SLAM

Master Planning Report
Volume 2 of 2 - Appendices

City of Stamford, Connecticut
Stamford Public Schools
21017.00

April, 2022

VOLUME 2 OF 2
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APPENDIX A1: DEMOGRAPHICS AND ENROLLMENT PROJECTION REPORT

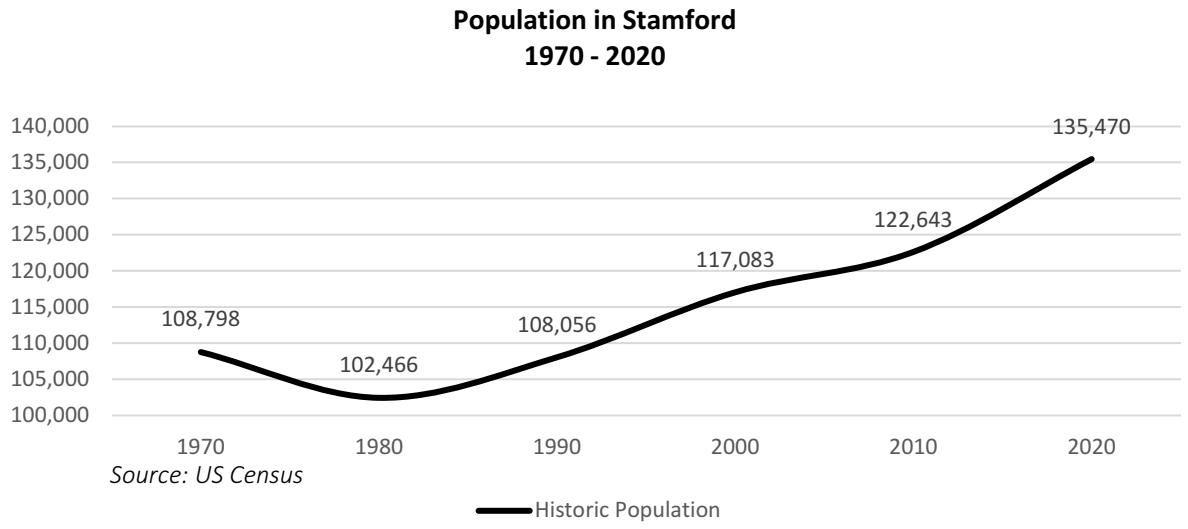
Factors Impacting Enrollment

This report examines factors that influence school enrollments, namely trends in demographics, births, housing, and economics. These trends provide a framework for the districtwide and school-by-school enrollment projections for the City of Stamford.

Demographics & Housing

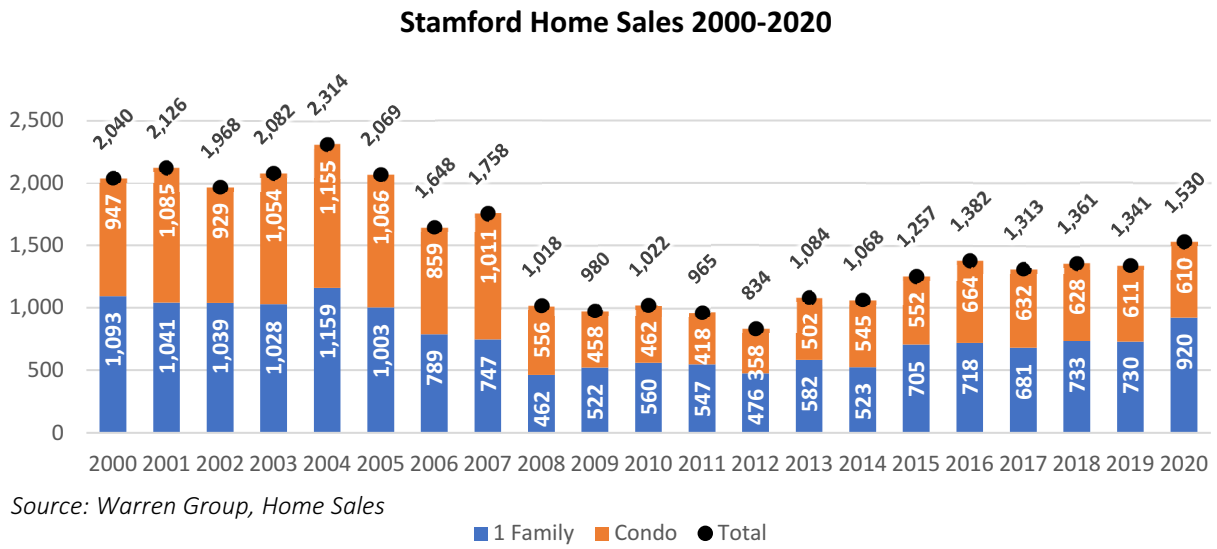
Demographics

Based on 2020 Census Stamford's population is 135,470 – up 10.5% from 2010. Stamford added more residents than any Connecticut municipality between 2010 and 2020 and grew at the second fastest rate. Second in population only to Bridgeport, Stamford can attribute its growth to extensive residential development in and around the Downtown and South End neighborhoods. This targeted growth in development follows the vision laid out in Stamford's Master Plan.

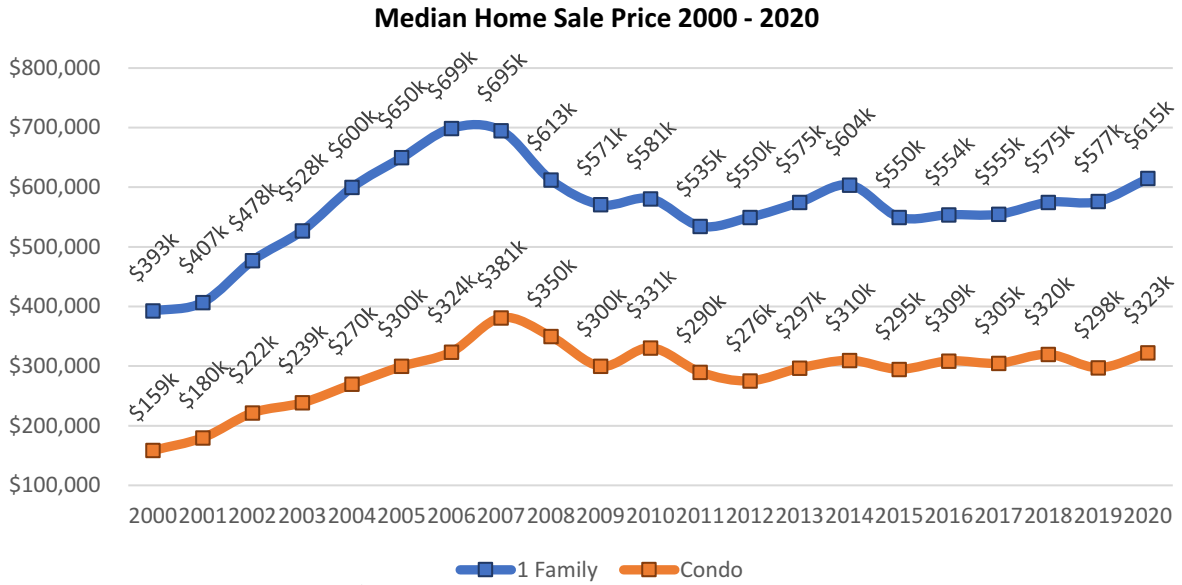


Housing

Home sales, both condos and single family, struggled to recover from the recession. In 2012 Stamford had the lowest number of home sales (834) between 2000-2020. Since 2012 the number of home sales has started to grow, and in 2021 YTD sales (1,919) surpassed pre-recession numbers. Home sale prices have also started to rise. In 2021 prices for single family homes jumped by 9%, reaching their highest level since 2007.



Source: Warren Group, Home Sales



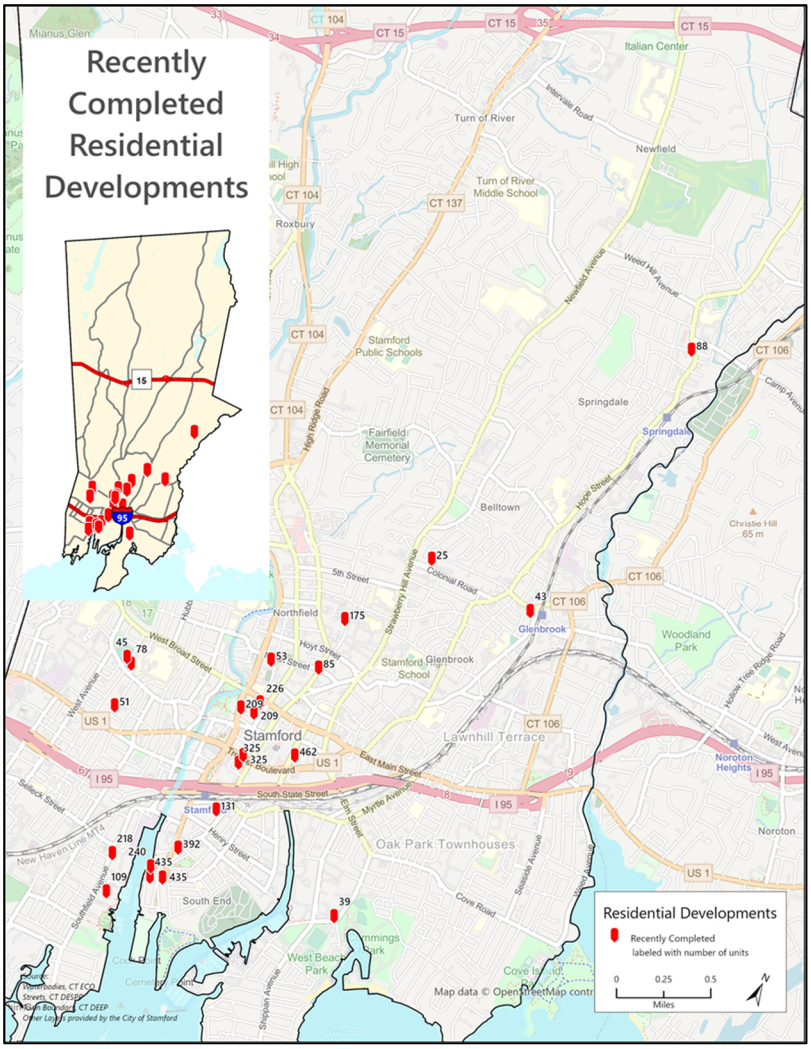
Source: Warren Group, Home Sales

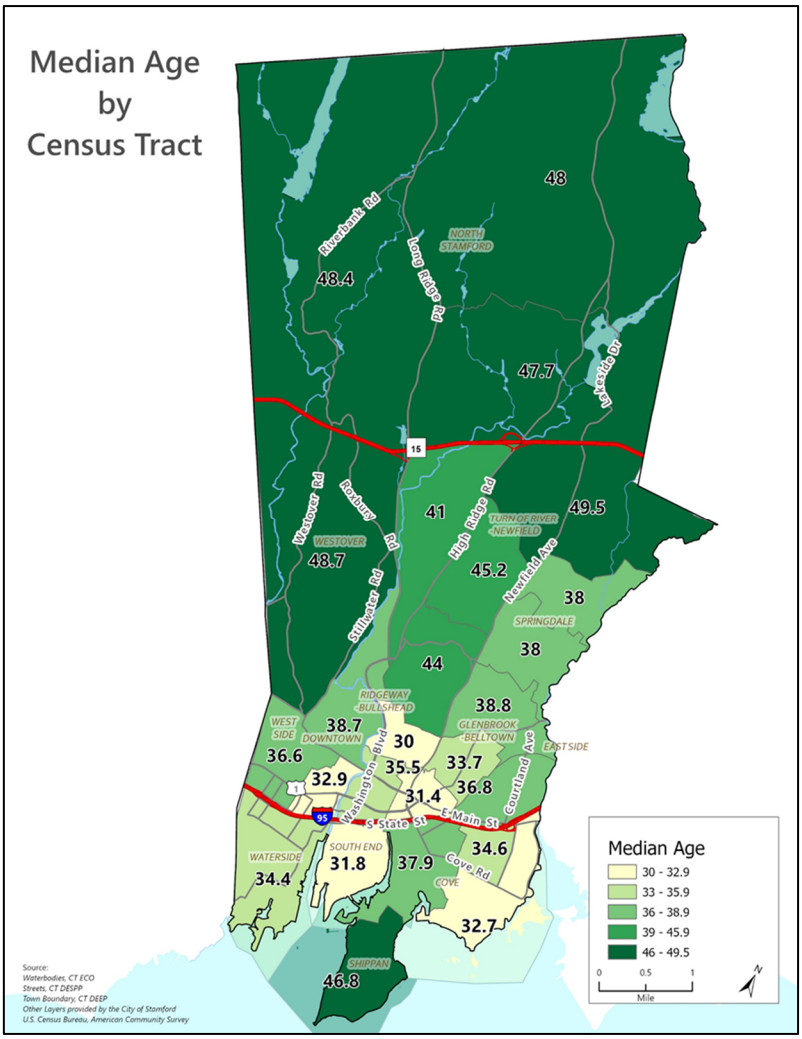
Construction activity has ebbed and flowed since 2000. Since 2012 there has been strong growth in the number of annual building permits. However, there is limited land left in Stamford for large single-family developments. Since 2010 the number of single-family building permits has roughly mirrored demolition permits, indicating a that tear-downs and rebuilds are driving single-family permit activity.

Recent development in Stamford has been geared toward large-scale multifamily residential buildings. Since 2015, 27 major residential projects have been completed with

over 4,500 units coming online. Almost all are in multi-family developments. These types of developments are marketed toward young professionals. Census data shows that Stamford added 6,380 housing units since 2010. The census tracts where housing units are being built are also the census tracts with the youngest median ages.

Overall, the median age in Stamford is 37.4. Looking at median age by census tract shows that populations in the northern section of Stamford skew towards late 40's, then shift downward along the I-95 corridor, except for the Shippan neighborhood where the median age of residents is in their mid-40's. Lower median ages tend to be clustered around the same areas of residential development.

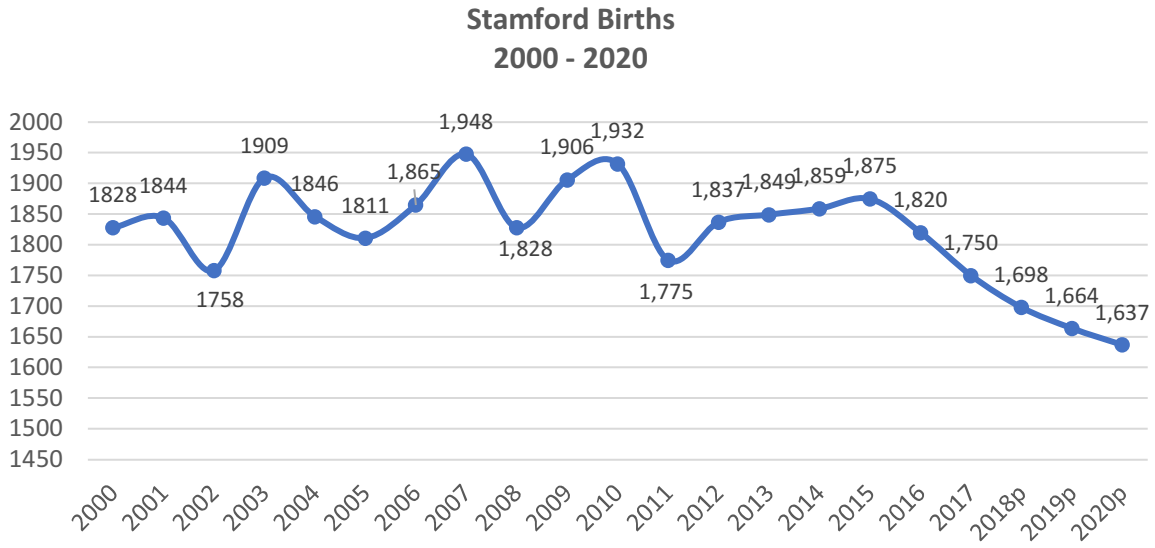



Median Age
by
Census Tract
48
48.4
47.7
49.5
41
45.2
38
38
44
38.8
38.7
36.6
30
35.5
33.7
32.9
36.8
31.4
34.6
31.8
37.9
34.4
32.7
46.8
NORTH STAMFORD
WESTOVER
TURN OF RIVER
NEWFIELD
SPRINGDALE
RIDGEWAY
BULLSHEAD
WEST SIDE
DOWNTOWN
GLENBROOK
BELLTOWN
EAST SIDE
SOUTH END
WATERSIDE
COVE
SHIPPAN
Riverbank Rd
Long Ridge Rd
Lakeside Dr
Westover Rd
Roxbury Rd
High Ridge Rd
Newfield Ave
Stillwater Rd
Washington Blvd
Courtland Ave
S State St
E Main St
Cove Rd
15
95
1
Median Age
30 - 32.9
33 - 35.9
36 - 38.9
39 - 45.9
46 - 49.5
0
0.5
1
Mile
N
Source:
Waterbodies, CT ECO
Streets, CT DESPP
Town Boundary, CT DEEP
Other Layers provided by the City of Stamford
U.S. Census Bureau, American Community Survey

Birth Trends and Projections

From 2000 to 2015 births in Stamford fluctuated between 1,750 and 1,950 annually with periods of peaks and valleys. Since 2015 birth rates have steadily dropped year to year, reaching a low of 1,637 in 2020.

Birth projections for 2021 through 2026 are necessary to project Kindergarten classes in years 6 through 10 of the planning horizons. The birth projections assume that the underlying economic and housing conditions of the last 5 years will persist into the near future. Projected births are estimated to increase slightly in the next 5 years ranging from 1,684 to 1,730 births in 2026.

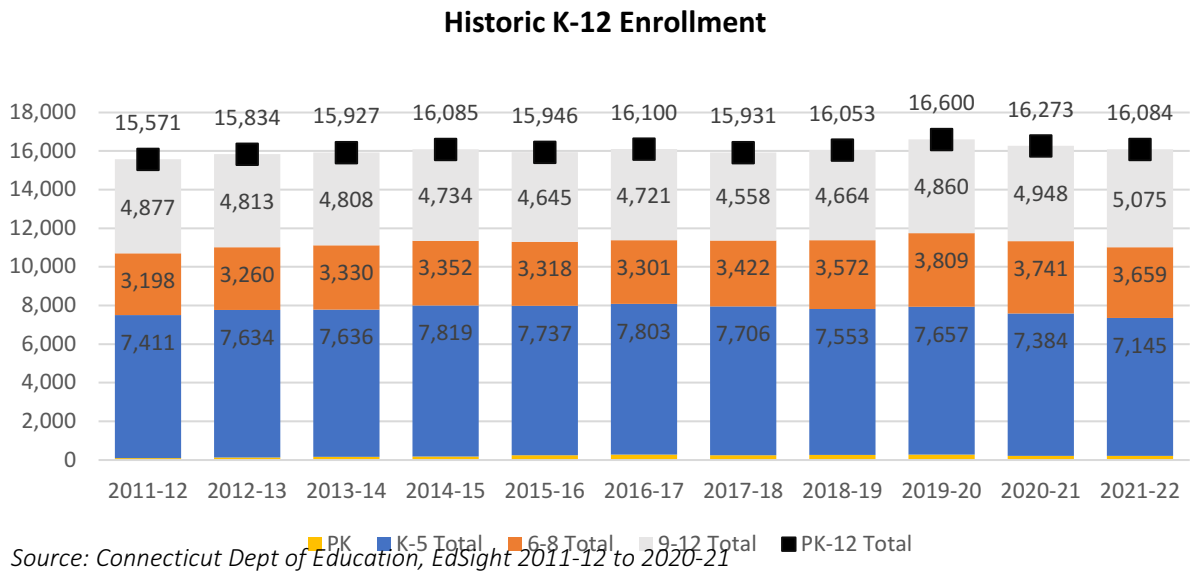


Source: CT Dept of Public Health

Enrollment Analysis

Enrollment History & Trends

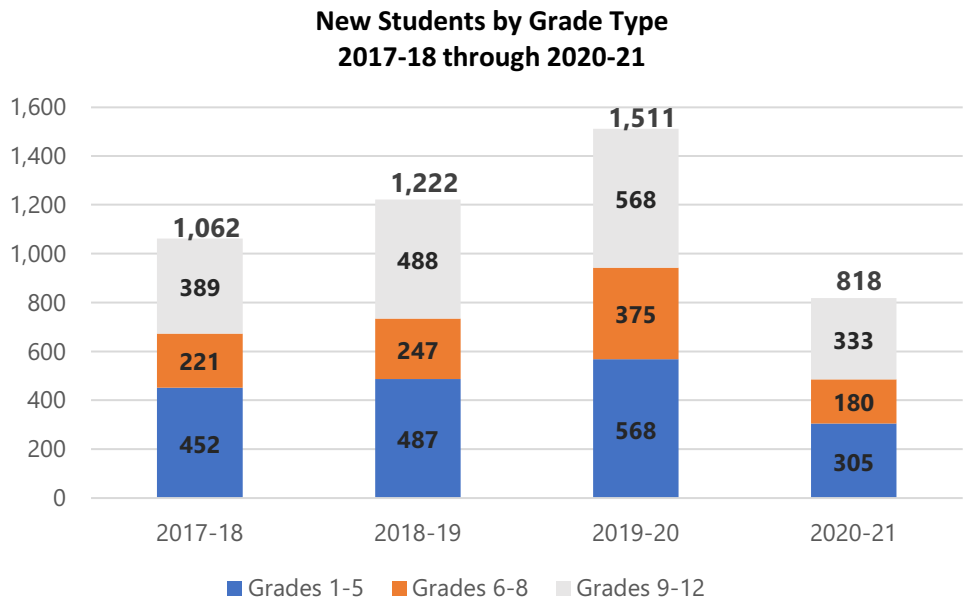
After a recent enrollment peak in 2019-20, enrollment has declined the last two years. Growth in enrollment between 2017-18 through 2019-20 is likely attributed, in part, to the closing and consolidation of local parochial schools. For the 2017-18 school year, 4 Catholic schools consolidated into a single K-8 program with enrollment declining each year, per the Connecticut State Department of Education. Trinity Catholic High School, after steady declines in enrollment, closed at the end of the 2019-20 school year.



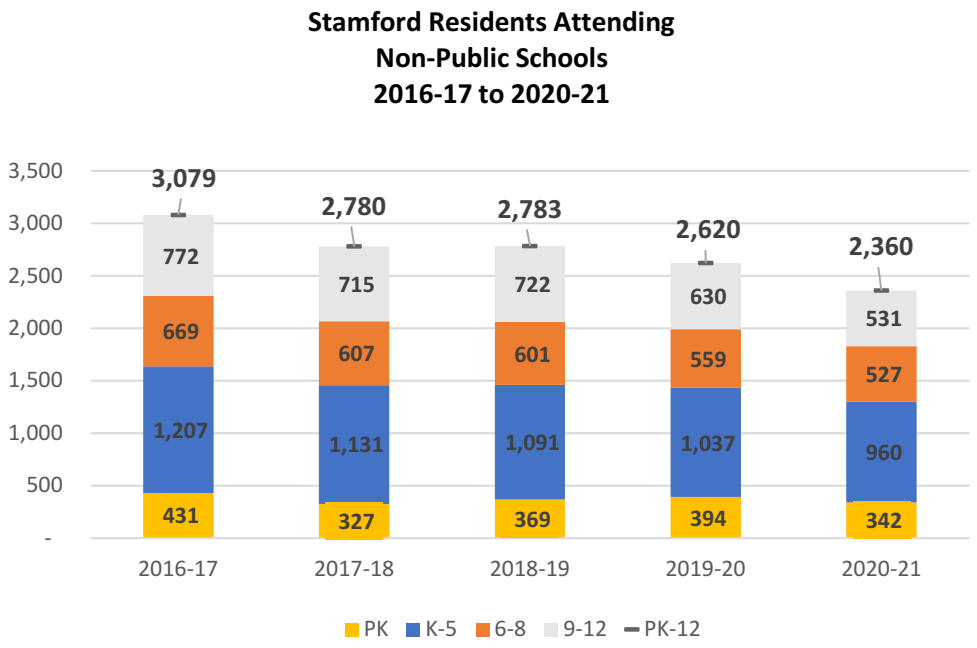
Source: Connecticut Dept of Education, EdSight 2011-12 to 2020-21

New-to-District

Prior to the pandemic in-migration of "new-to-district" students was increasing steadily, also likely related to the decline in parochial enrollment. During the 2020-21 school year this number dropped 43% as the pandemic froze student movement and increased again in 2021-22, though lower than recent levels.



Source: Stamford Public Schools



Source: Connecticut State Dept of Education

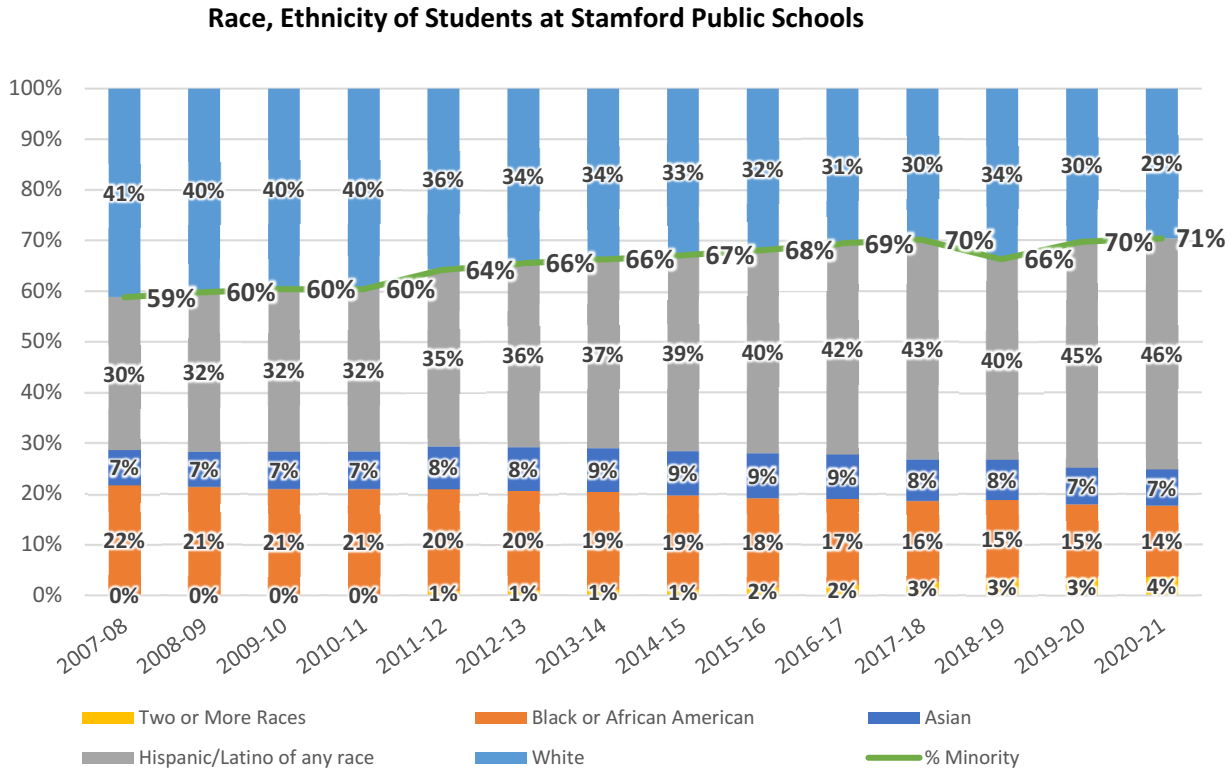
Impact of Development

New single-family residential homes are a major driver for new student enrollment. Given the high amount of residential development in Stamford, a very careful impact analysis was undertaken to understand how these new residential developments were affecting enrollment. From the 4,500+ residential units built between 2015-2021, only 54 new students were generated. The housing stock that Stamford is building is not geared toward families, but toward young professionals. This type of housing, along with lower birth rates, signals that a surge or significant uptick in enrollment is unlikely across the projection timeline.

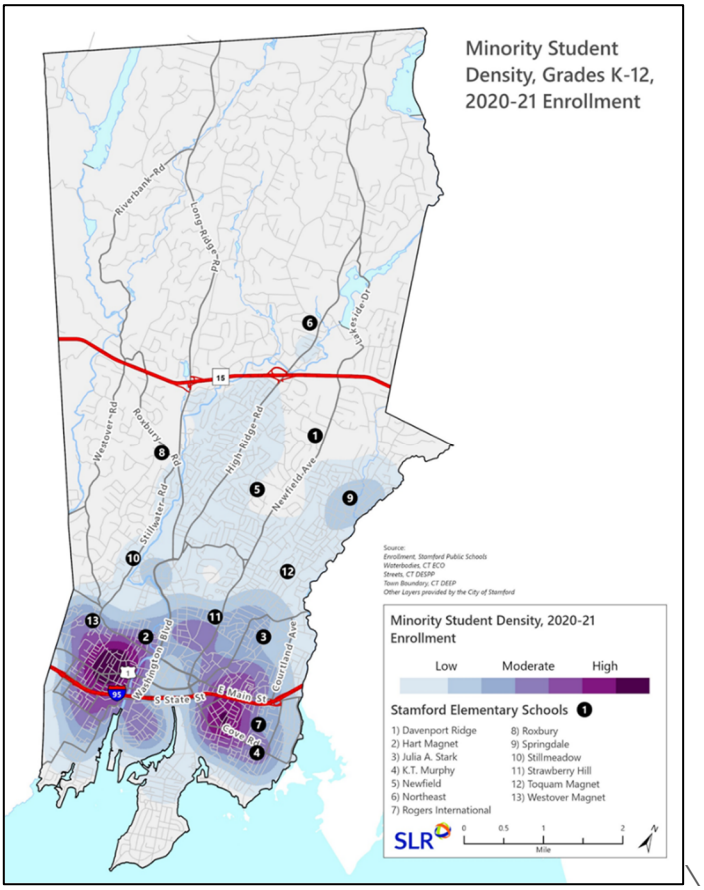
Student Demographics

Diversity

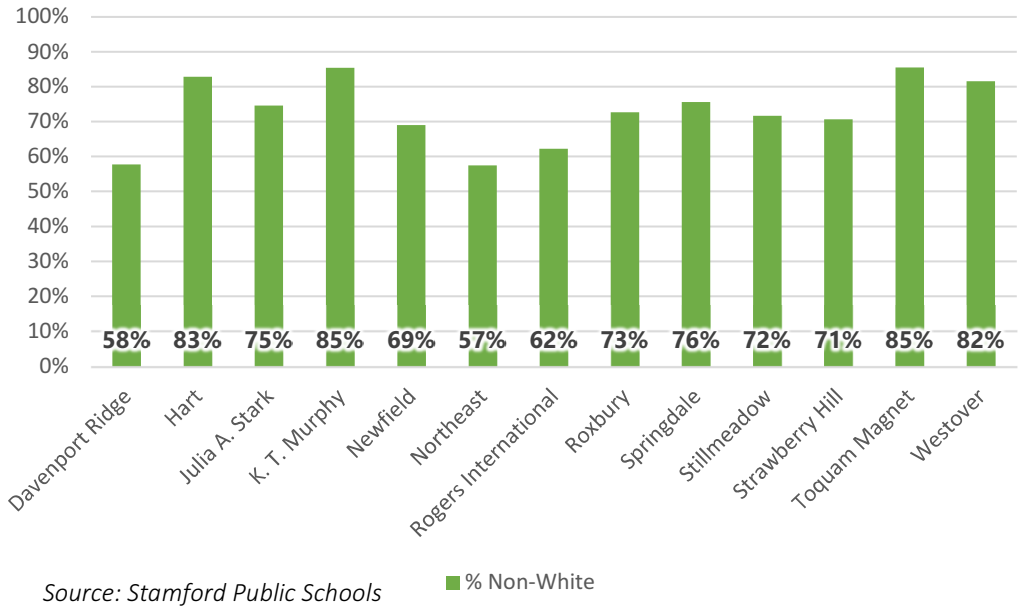
Stamford is a diverse city and growing more so. Minority composition of the student body has increased from 60% to 71%. The largest growing demographic is in Hispanic/Latino students whose numbers increased from 30% of the student body in the 2007-08 school year to 46% in the 2020-21 school year. K.T Murphy Elementary, Toquam Magnet, Westover Elementary & Hart Elementary each have a total minority composition of greater than 80%. Minority student enrollment is clustered in 2 major pockets along the I-95 corridor.



Source: CT Dept of Education, EDSight 2007-08 to 2020-21



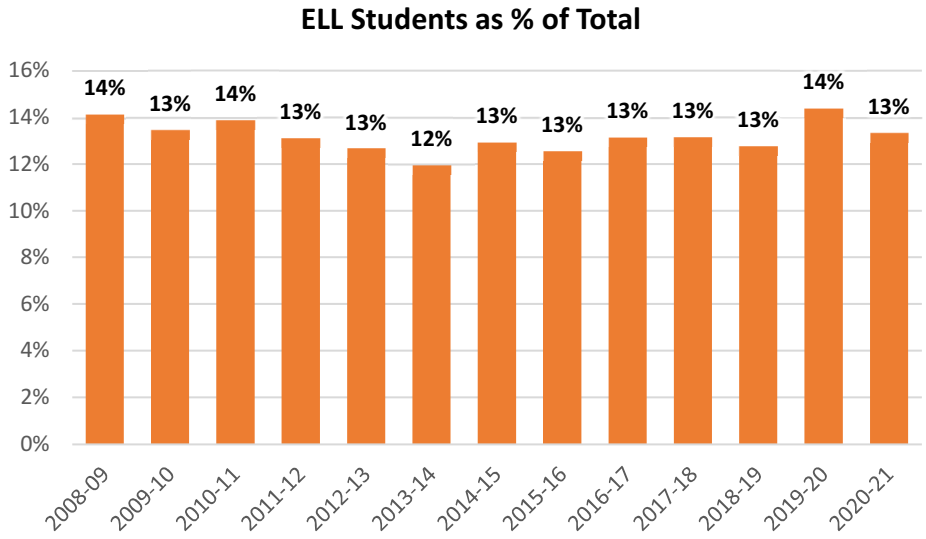
K-5 Diversity 2020-21



Source: Stamford Public Schools

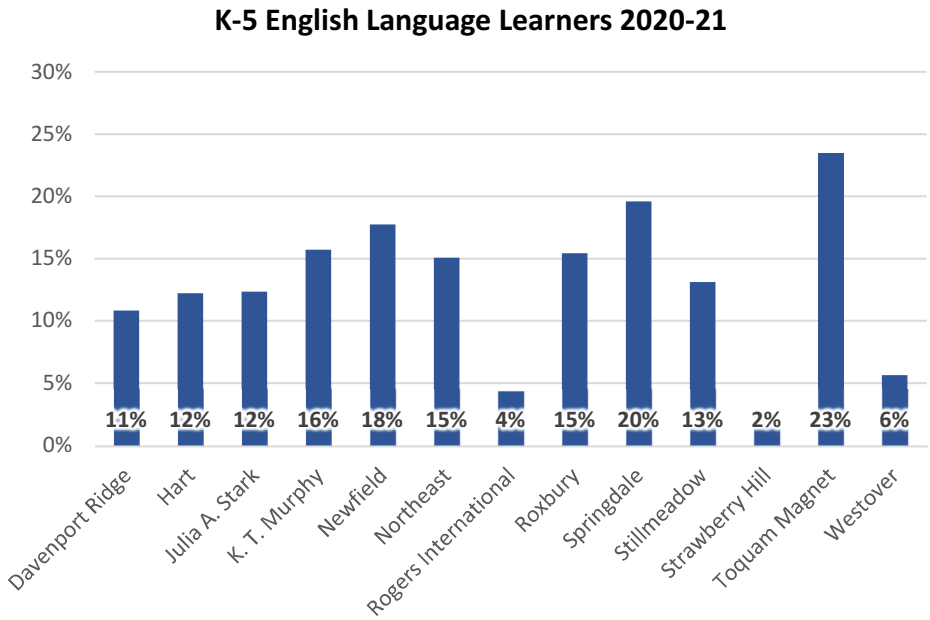
English Language Learners (ELL)

Despite the increase in diversity, the percentage of ELL students has remained very stable, ranging from 12% to 14% of the student body since 2008. ELL learners are also concentrated in the same general geographic clusters as minority students.



Source: Connecticut Dept of Education, EdSight 2011-12 to 2020-21

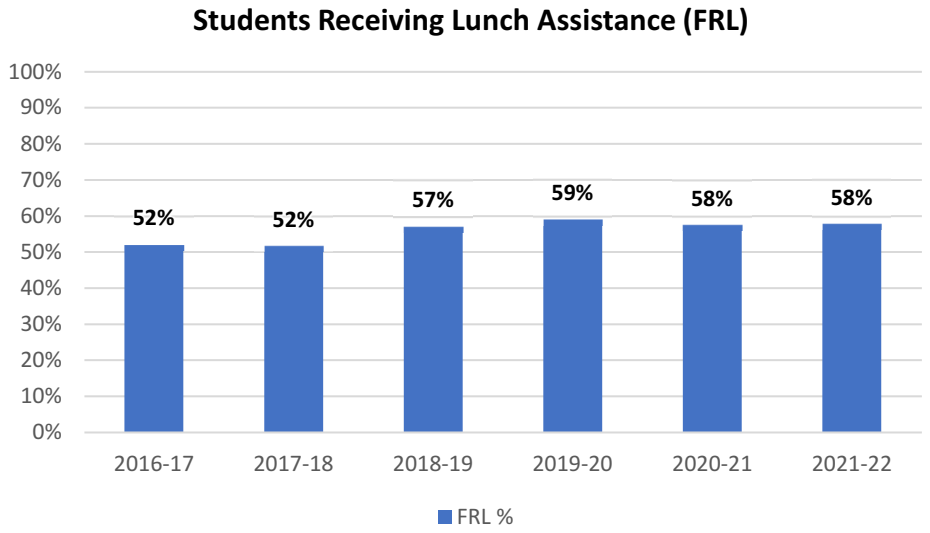
For K-5 language learners the highest percentage of ELL students are enrolled at Toquam (23%), Springdale (20%), and Newfield (18%).



Source: Stamford Public Schools

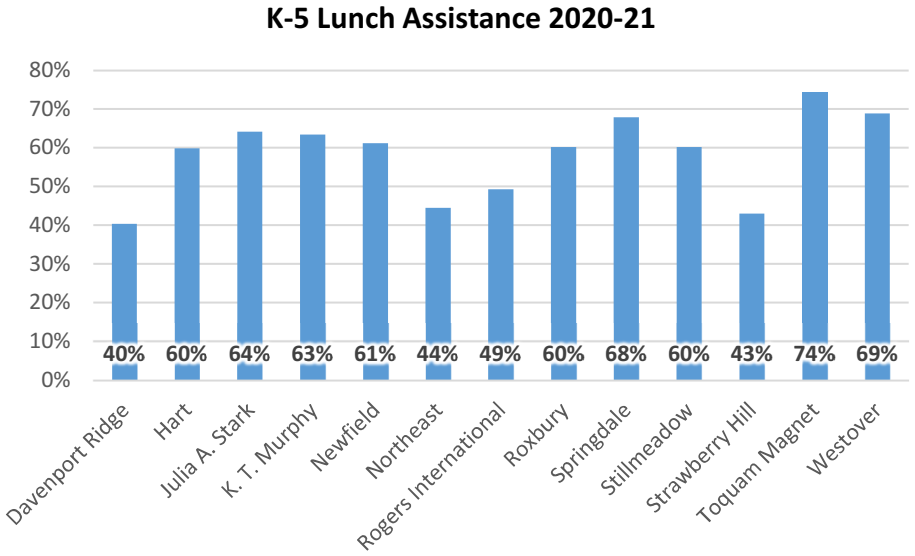
Lunch Assistance

Students receiving lunch assistance have ranged from 52% to 59% since 2015-16. Students receiving lunch assistance are also concentrated in the same general geographic clusters as minority students and ELL students.



Source: Connecticut Dept of Education, EdSight 2011-12 to 2020-21, 2021-22 based on October 1st PSIS

All elementary schools except Davenport Ridge, Northeast, Rogers & Strawberry Hill exceed the districtwide percentage (58%) with Toquam (74%), Westover (69%) and Springdale (68%) having the greatest percentages.

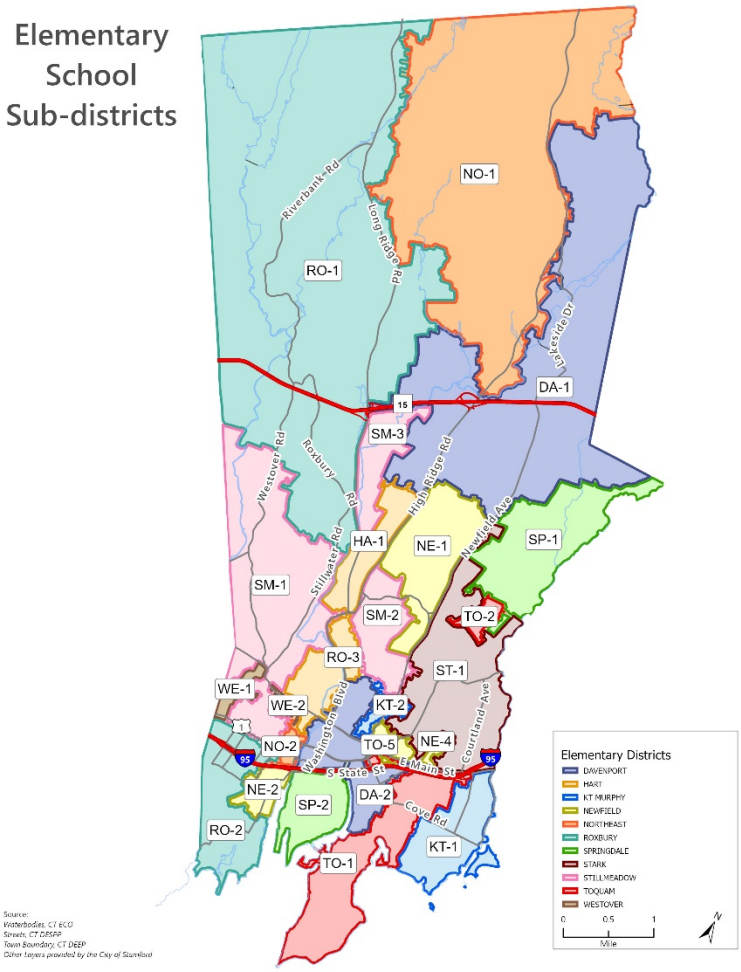


Source: Stamford Public Schools

Elementary School Sub-Districts

To meet internal policy goals for balancing diversity and equity among Stamford's schools, Stamford Public Schools created satellite zones and magnet programs. The result is that elementary school district boundaries are not always contiguous. This system has been identified on the following map as "planning sub-districts". Analyzing the demographics within each sub-district will inform the Facility Utilization and Master Planning elements of this study.

As the aim of this portion of the study is to understand the geographic distribution of where students are located, students were assigned the school they would attend based on their address.



Each sub-district was labeled with the first two letters of the elementary school and a number based on the size of the sub-district area. For example, RO-1 indicates the largest area of the Roxbury district, RO-2 is smaller, and RO-3 is the smallest.

Using 3 years of Stamford's enrollment data (2018-19, 2019-20, 2020-21), averages were calculated for the number of students within each subdistrict, how many students are minorities, enrolled in ELL, and receiving lunch assistance. On the following table, the color used for each school district correlates the map.

3-Year Average 2018-19, 2019-20, 2020-21	Students	Minority	ELL	Lunch
Davenport				
DA-1	355	111	7	60
DA-2	373	322	62	272
Total	**728**	**433**	**70**	**332**
Hart				
HA-1	414	326	64	248
Total	**414**	**326**	**64**	**248**
K.T. Murphy				
KT-1	431	329	65	303
KT-2	237	211	23	75
Total	**669**	**540**	**88**	**378**
Newfield				
NE-1	206	78	6	38
NE-2	181	159	55	169
NE-3	169	136	25	108
NE-4	112	96	24	101
Total	**668**	**469**	**110**	**416**
Northeast				
NO-1	325	83	4	34
NO-2	261	246	58	233
Total	**586**	**329**	**62**	**267**
Roxbury				
RO-1	230	78	4	31
RO-2	433	390	92	355
RO-3	6	5	2	5
Total	**669**	**472**	**98**	**391**

	Students	Minority	ELL	Lunch
Stillmeadow				
SM-1	576	422	98	376
SM-2	108	60	6	25
SM-3	83	44	0	22
Total	**767**	**527**	**104**	**423**
Springdale				
SP-1	430	241	22	183
SP-2	338	307	94	294
Total	**769**	**548**	**116**	**478**
Stark				
ST-1	823	583	92	492
Total	**823**	**583**	**92**	**492**
Toquam				
TO-1	743	601	151	546
TO-2	36	14	2	15
TO-3	0	0	0	0
TO-4	5	5	2	4
TO-5	3	2	3	2
Total	**787**	**622**	**158**	**567**
Westover				
WE-1	204	191	12	173
WE-2	73	71	16	66
WE-3	23	20	3	19
Total	**300**	**282**	**31**	**257**

Enrollment Projections

Projection Building Blocks

The cohort-survival methodology, with some modifications, was used to calculate all projections in this report. This is a standard methodology for projecting populations and

student enrollments. This methodology works well for stable populations, including those that are growing or declining at a steady rate. It is important to remember that the foundation of the cohort-survival methodology is that the recent past can be a good predictor of the near future. The persistency ratios calculated in this method account for the various factors affecting enrollments, including housing development, economic conditions, student transfers, and mobility into and out of a school district. Accurate birth and enrollment data used in this projection methodology are critical to its overall accuracy as each year builds upon the last. Kindergarten enrollments are calculated based on the number of births 5 years prior. Facility construction and programmatic changes in the district all have a bearing on enrollment.

This report projects future Stamford Public School enrollments over the next 10 years. SLR reviewed previous enrollment projection models and determined that the following projection model, which assumes continued steady moderate growth in local housing and labor markets, continues to represent the most likely future course for Stamford Public Schools.

Persistency Ratios

Persistency ratios were calculated based on historic enrollment data to determine growth or loss in each class as it progresses through the school system. A persistency ratio of 1.00 means that the class size remains the same as it advances from one grade to the next. A persistency ratio of 1.05 means the class size increases by 5% or a class of 100 gains five additional students in the following year. Enrollment data from 2008-09 through 2021-2022 combined with birth data from 2002 to the present were used to calculate Birth-K and grade-to-grade persistency ratios. The following table shows the calculated ratios.

The Birth-K persistency ratio relates the size of incoming kindergarten cohorts to the number of births in the community 5 years prior. A ratio less than 1 indicates net outmigration during the intervening time period, while a ratio greater than 1 indicates net in-migration.

In 2020-21 Kindergarten in-migration increased, likely due to delayed starts from the pandemic. This impacts the current birth-to-K ratio. Over the past 2 years each grade 1-5 saw a loss of students. Overall, elementary, and middle school migration is down. In 2021-22 Stamford experienced the largest shrink in K-4 to 1-5 across the 14 years of our study range.

Kindergarten through 12th Grade Persistency Ratio by School Year
2008-09 to 2021-22

Year	Birth-K	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12	Elem. Migration	Est. of Migration
2008-09	0.6480	0.9860	0.9639	0.9669	0.9930	1.0036	0.9352	0.9900	1.0187	1.2523	0.8664	1.0009	0.9445	-1.88%	-0.92%
2009-10	0.7048	1.0008	0.9757	0.9967	0.9991	0.9869	0.9557	1.0099	0.9881	1.2544	0.8625	1.0179	0.9773	-1.05%	-0.11%
2010-11	0.7217	0.9846	0.9532	1.0060	0.9824	1.0079	0.9529	1.0237	1.0206	1.2509	0.8917	0.9787	1.0035	-1.33%	0.08%
2011-12	0.7534	0.9709	0.9649	0.9720	0.9983	1.0085	0.9051	1.0149	0.9898	1.2815	0.8908	0.9885	0.9930	-1.46%	-0.62%
2012-13	0.7572	0.9915	0.9661	0.9814	0.9991	1.0103	0.9173	1.0356	1.0073	1.1991	0.8763	0.9858	0.9792	-1.14%	-0.79%
2013-14	0.7270	0.9702	0.9497	0.9935	0.9810	0.9991	0.9627	1.0110	1.0167	1.1832	0.9018	1.0094	0.9924	-2.05%	-0.57%
2014-15	0.7608	0.9985	0.9532	0.9781	0.9951	0.9849	0.9624	1.0070	1.0055	1.1188	0.9253	0.9775	0.9983	-2.32%	-1.00%
2015-16	0.6879	0.9324	0.9676	0.9751	0.9791	0.9695	0.9480	0.9800	0.9843	1.0462	0.9126	0.9975	1.0380	-2.71%	-2.42%
2016-17	0.7273	1.0053	0.9638	1.0023	0.9947	0.9968	0.9362	0.9973	1.0120	1.0914	0.9766	1.0170	1.0234	-1.09%	0.06%
2017-18	0.7011	1.0085	0.9731	0.9609	0.9619	1.0023	0.9525	1.0036	1.0063	1.1006	0.9089	0.9761	0.9991	-2.53%	-1.38%
2018-19	0.6998	0.9736	0.9570	0.9877	0.9992	0.9887	0.9570	0.9884	1.0091	1.1318	0.9377	1.0403	1.0082	-1.71%	-0.38%
2019-20	0.7192	0.9946	0.9912	1.0265	0.9907	0.9904	1.0221	1.0362	1.0454	1.2756	0.9168	0.9956	0.9966	-0.04%	2.12%
2020-21	0.6144	0.9753	0.9658	0.9726	0.9672	0.9741	0.9701	0.9816	0.9970	1.2148	0.7769	1.0259	1.0214	-3.01%	-1.62%
2021-22	0.6681	1.0026	0.9479	0.9485	0.9653	0.9636	0.9734	1.0050	1.0138	1.2258	0.8556	0.8967	0.9992	-4.39%	-1.76%

Kindergarten through 12th Grade Persistency Ratio by School Year
2008-09 to 2021-22

Year	Birth-K	K-1	1-2	2-3	3-4	4-5	5-6	6-7	7-8	8-9	9-10	10-11	11-12	Elem. Migration	Est. of Migration
2008-09	0.6480	0.9860	0.9639	0.9669	0.9930	1.0036	0.9352	0.9900	1.0187	1.2523	0.8664	1.0009	0.9445	-1.88%	-0.92%
2009-10	0.7048	1.0008	0.9757	0.9967	0.9991	0.9869	0.9557	1.0099	0.9881	1.2544	0.8625	1.0179	0.9773	-1.05%	-0.11%
2010-11	0.7217	0.9846	0.9532	1.0060	0.9824	1.0079	0.9529	1.0237	1.0206	1.2509	0.8917	0.9787	1.0035	-1.33%	0.08%
2011-12	0.7534	0.9709	0.9649	0.9720	0.9983	1.0085	0.9051	1.0149	0.9898	1.2815	0.8908	0.9885	0.9930	-1.46%	-0.62%
2012-13	0.7572	0.9915	0.9661	0.9814	0.9991	1.0103	0.9173	1.0356	1.0073	1.1991	0.8763	0.9858	0.9792	-1.14%	-0.79%
2013-14	0.7270	0.9702	0.9497	0.9935	0.9810	0.9991	0.9627	1.0110	1.0167	1.1832	0.9018	1.0094	0.9924	-2.05%	-0.57%
2014-15	0.7608	0.9985	0.9532	0.9781	0.9951	0.9849	0.9624	1.0070	1.0055	1.1188	0.9253	0.9775	0.9983	-2.32%	-1.00%
2015-16	0.6879	0.9324	0.9676	0.9751	0.9791	0.9695	0.9480	0.9800	0.9843	1.0462	0.9126	0.9975	1.0380	-2.71%	-2.42%
2016-17	0.7273	1.0053	0.9638	1.0023	0.9947	0.9968	0.9362	0.9973	1.0120	1.0914	0.9766	1.0170	1.0234	-1.09%	0.06%
2017-18	0.7011	1.0085	0.9731	0.9609	0.9619	1.0023	0.9525	1.0036	1.0063	1.1006	0.9089	0.9761	0.9991	-2.53%	-1.38%
2018-19	0.6998	0.9736	0.9570	0.9877	0.9992	0.9887	0.9570	0.9884	1.0091	1.1318	0.9377	1.0403	1.0082	-1.71%	-0.38%
2019-20	0.7192	0.9946	0.9912	1.0265	0.9907	0.9904	1.0221	1.0362	1.0454	1.2756	0.9168	0.9956	0.9966	-0.04%	2.12%
2020-21	0.6144	0.9753	0.9658	0.9726	0.9672	0.9741	0.9701	0.9816	0.9970	1.2148	0.7769	1.0259	1.0214	-3.01%	-1.62%
2021-22	0.6681	1.0026	0.9479	0.9485	0.9653	0.9636	0.9734	1.0050	1.0138	1.2258	0.8556	0.8967	0.9992	-4.39%	-1.76%

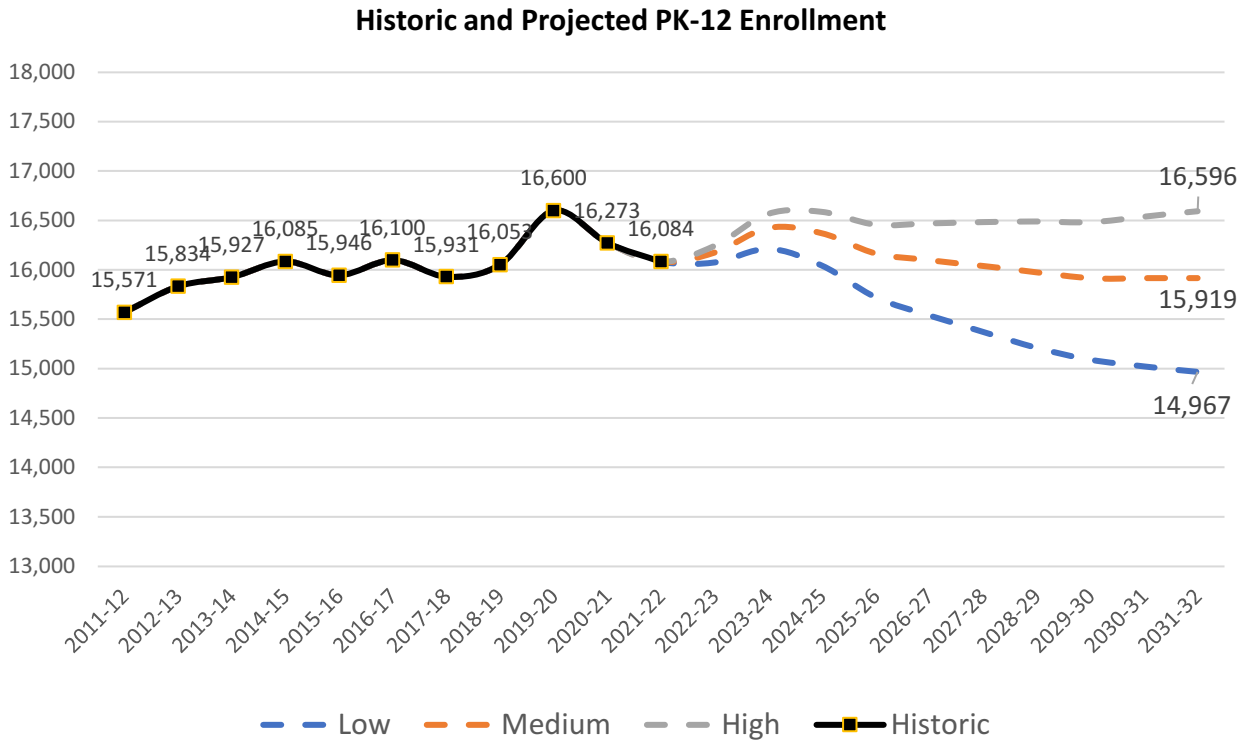
Enrollment History

2021-22 enrollment did not rebound from 2020-21 and decreased by 189. Looking at the 2019-20 school year, enrollment is down 3.1%, more than 500 students.

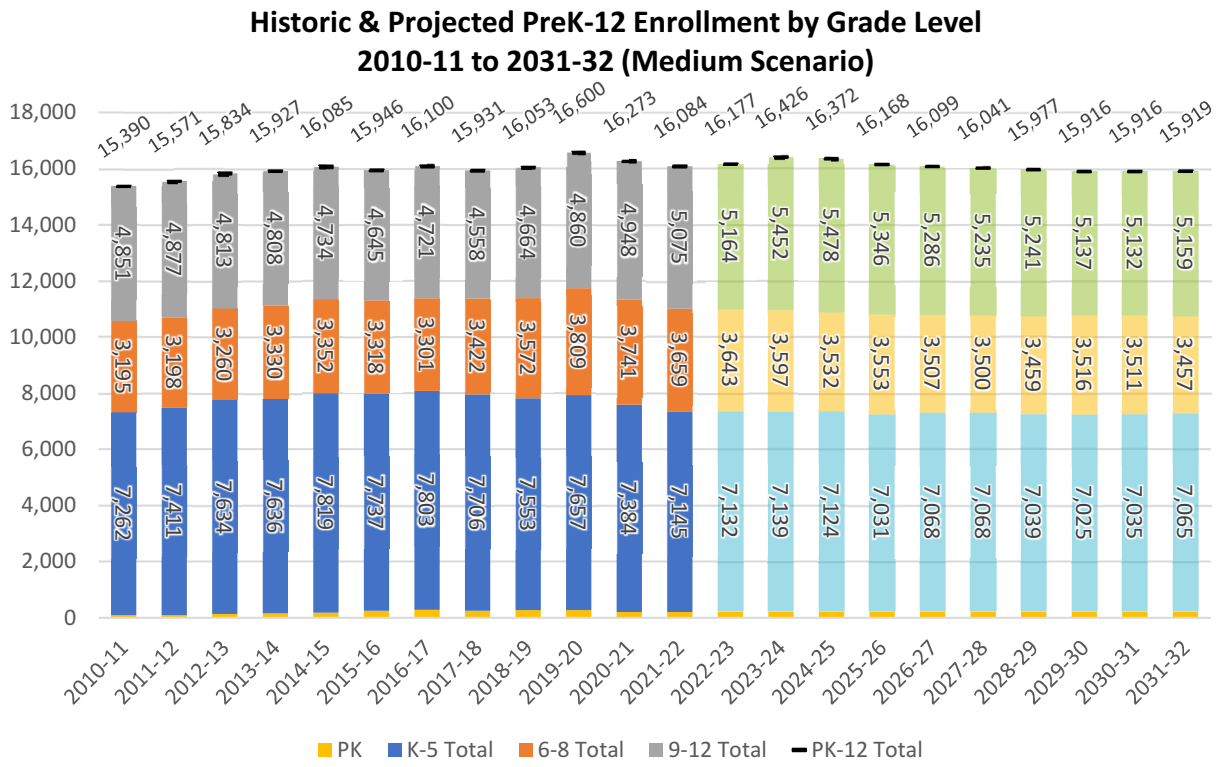
PK through 12th Grade Enrollment
2008-09 to 2021-22

Year	Birth Year	Births	K	1	2	3	4	5	6	7	8	9	10	11	12	PK	PK-12 Total	K-12 Total	K-5 Total	6-8 Total	9-12 Total
2007-08	2002	1,758	1,210	1,245	1,179	1,149	1,101	1,080	1,100	1,069	1,086	1,287	1,098	1,154	1,121	103	14,982	14,879	6,964	3,255	4,660
2008-09	2003	1,909	1,237	1,193	1,200	1,140	1,141	1,105	1,010	1,089	1,089	1,360	1,115	1,099	1,090	88	14,956	14,868	7,016	3,188	4,664
2009-10	2004	1,846	1,301	1,238	1,164	1,196	1,139	1,126	1,056	1,020	1,076	1,366	1,173	1,135	1,074	70	15,134	15,064	7,164	3,152	4,748
2010-11	2005	1,811	1,307	1,281	1,180	1,171	1,175	1,148	1,073	1,081	1,041	1,346	1,218	1,148	1,139	82	15,390	15,308	7,262	3,195	4,851
2011-12	2006	1,865	1,405	1,269	1,236	1,147	1,169	1,185	1,039	1,089	1,070	1,334	1,199	1,204	1,140	85	15,571	15,486	7,411	3,198	4,877
2012-13	2007	1,948	1,475	1,393	1,226	1,213	1,146	1,181	1,087	1,076	1,097	1,283	1,169	1,182	1,179	127	15,834	15,707	7,634	3,260	4,813
2013-14	2008	1,828	1,329	1,431	1,323	1,218	1,190	1,145	1,137	1,099	1,094	1,298	1,157	1,180	1,173	153	15,927	15,774	7,636	3,330	4,808
2014-15	2009	1,906	1,450	1,327	1,364	1,294	1,212	1,172	1,102	1,145	1,105	1,224	1,201	1,131	1,178	180	16,085	15,905	7,819	3,352	4,734
2015-16	2010	1,932	1,329	1,352	1,284	1,330	1,267	1,175	1,111	1,080	1,127	1,156	1,117	1,198	1,174	246	15,946	15,700	7,737	3,318	4,645
2016-17	2011	1,775	1,291	1,336	1,303	1,287	1,323	1,263	1,100	1,108	1,093	1,230	1,129	1,136	1,226	275	16,100	15,825	7,803	3,301	4,721
2017-18	2012	1,837	1,288	1,302	1,300	1,252	1,238	1,326	1,203	1,104	1,115	1,203	1,118	1,102	1,135	245	15,931	15,686	7,706	3,422	4,558
2018-19	2013	1,849	1,294	1,254	1,246	1,284	1,251	1,224	1,269	1,189	1,114	1,262	1,128	1,163	1,111	264	16,053	15,789	7,553	3,572	4,664
2019-20	2014	1,859	1,337	1,287	1,243	1,279	1,272	1,239	1,251	1,315	1,243	1,421	1,157	1,123	1,159	274	16,600	16,326	7,657	3,809	4,860
2020-21	2015	1,875	1,152	1,304	1,243	1,209	1,237	1,239	1,202	1,228	1,311	1,510	1,104	1,187	1,147	200	16,273	16,073	7,384	3,741	4,948
2021-22	2016	1,820	1,216	1,155	1,236	1,179	1,167	1,192	1,206	1,208	1,245	1,607	1,292	990	1,186	205	16,084	15,879	7,145	3,659	5,075

Districtwide Projections



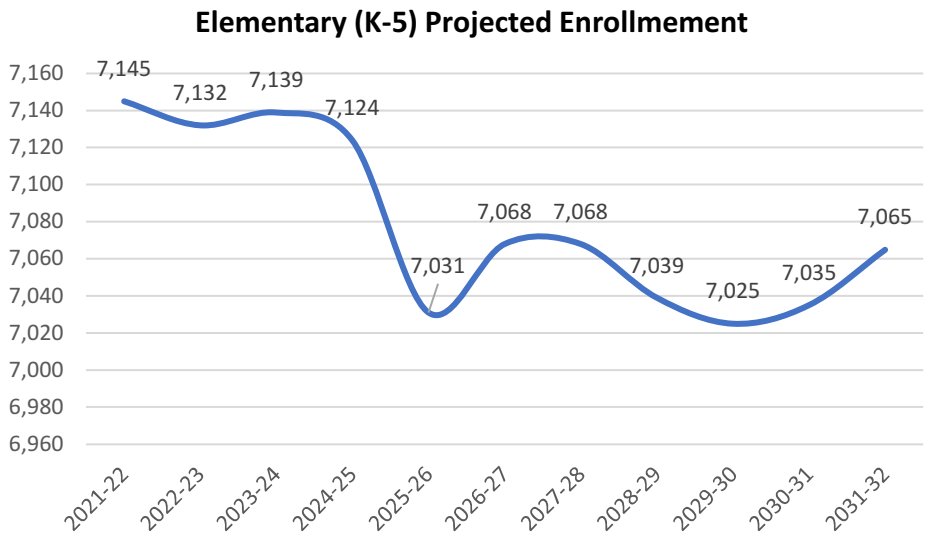
- **High:** Assumes unemployment and in-migration trends return to pre-pandemic levels and population continues to grow
- **Medium:** **Recommended Model** assumes that in-migration slows, unemployment levels off and birth rates continue to decline
- **Low:** Assumes in-migration lags, unemployment rebounds, and population declines



Elementary (K-5) Projections

- Elementary enrollment expected to drop slightly and then remain steady until 2025 when 2020's low births cause a sharp drop of 93 students
- Enrollment will climb slightly, then fluctuate between 20-30 students per year

Projected K-5 Total Enrollment by School												
School	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Davenport Ridge	609	611	617	623	618	609	597	593	591	589	591	594
Hart	564	532	529	529	524	514	515	525	521	519	519	523
Julia A. Stark	574	574	570	588	588	596	596	594	591	590	591	594
K.T. Murphy	465	431	426	426	427	434	421	422	420	418	420	422
Newfield	513	523	506	513	511	500	509	494	494	494	496	498
Northeast	571	564	575	568	581	563	586	586	584	581	581	584
Rogers International	550	497	491	493	488	485	484	497	493	493	494	495
Roxbury	570	562	574	573	578	563	573	555	552	551	553	556
Springdale	541	548	562	570	570	555	554	548	547	545	545	547
Stillmeadow	610	630	622	637	640	630	631	617	616	617	617	617
Strawberry Hill	607	569	562	556	555	554	558	564	563	563	561	564
Toquam Magnet	604	570	576	562	546	533	547	564	559	559	560	564
Westover School	569	534	522	501	498	495	497	509	508	506	507	507
TOTAL:	7,347	7,145	7,132	7,139	7,124	7,031	7,068	7,068	7,039	7,025	7,035	7,065



Middle School (6-8) Projections

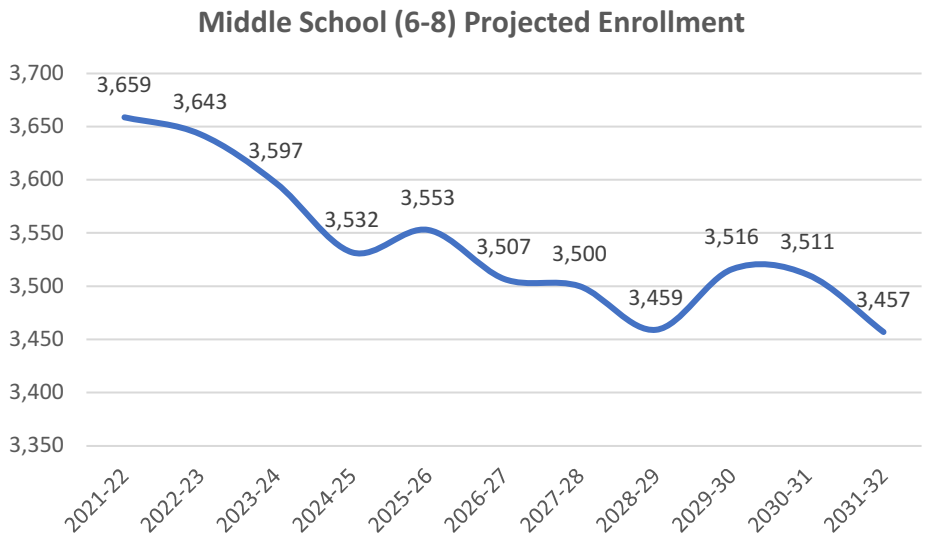
- Middle school enrollment is expected to decline steadily for the next 7 years, then increase slightly and then resume a downward trend

Projected Middle School (6-8) Enrollments by School

School	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
Cloonan	626	591	565	564	571	553	560	548	561	552	546
Dolan	626	604	583	559	565	590	595	598	600	593	584
Rippowam	746	724	691	701	710	698	677	652	662	671	658
Rogers Int'l	258	256	248	246	239	234	219	219	225	232	228
Scofield	587	578	570	569	571	562	560	555	566	561	552
Strawberry Hill	90	180	270	270	270	270	270	270	269	270	271
Turn of the River	673	657	617	570	574	547	566	564	580	579	565
SPS Anchor	5	5	5	5	5	5	5	5	5	5	5
Out of District	48	48	48	48	48	48	48	48	48	48	48
Total	**3,659**	**3,643**	**3,597**	**3,532**	**3,553**	**3,507**	**3,500**	**3,459**	**3,516**	**3,511**	**3,457**

SPS Anchor held constant at 5 students

Out of District students held constant at 48 students



High School Projections

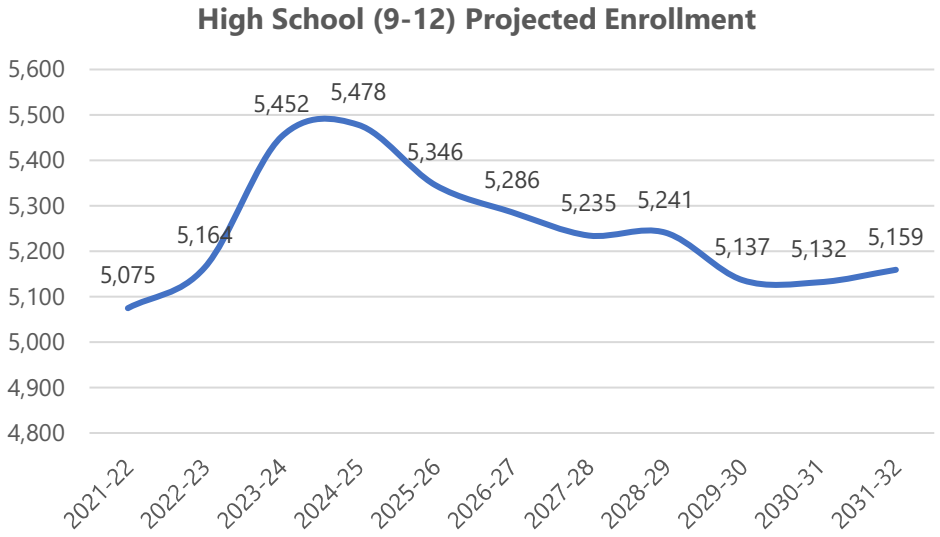
- High school enrollment is projected to increase over the next 4 years and then start to decrease as smaller middle school classes matriculate through the high school

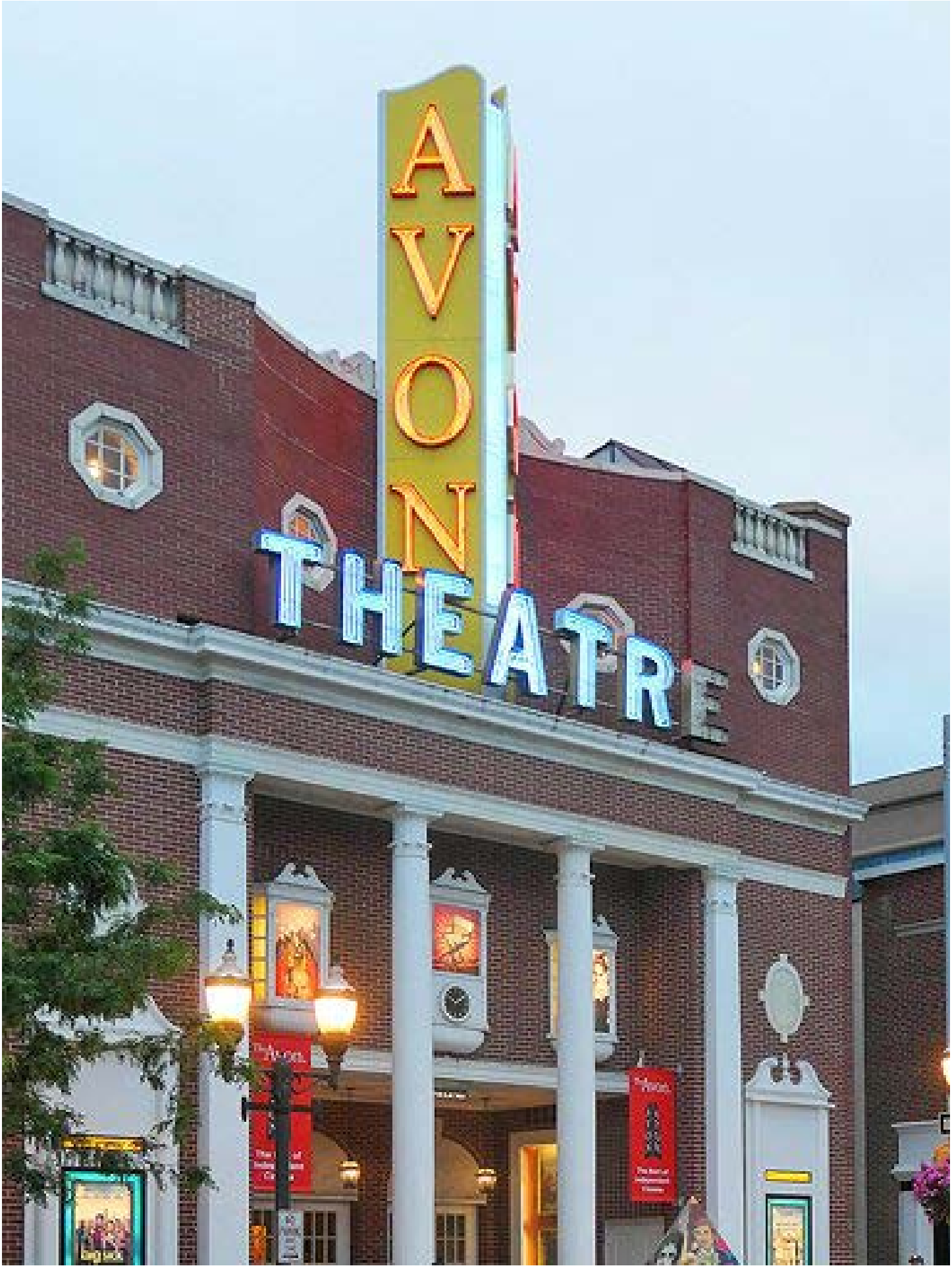
Projected High School (9-12) Enrollments by School

School	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
AITE	625	622	621	633	645	657	676	677	673	669	669
Stamford High School	1,975	2,026	2,138	2,153	2,094	2,049	2,082	2,075	2,049	2,056	2,044
Westhill High School	2,286	2,326	2,504	2,506	2,419	2,397	2,291	2,302	2,226	2,218	2,257
Anchor	71	72	71	69	70	67	68	69	71	71	71
WHS PAVE	9	9	9	9	9	9	9	9	9	9	9
IAI	19	19	19	19	19	18	19	19	19	19	19
Out of District	90	90	90	89	90	89	90	90	90	90	90
High School Total	**4,957**	**5,046**	**5,334**	**5,361**	**5,228**	**5,170**	**5,117**	**5,123**	**5,019**	**5,014**	**5,041**

Anchor Enrollment held constant at 71 students, WHS Pave held constant at 9

Individuals Achieving Independence (IAI) held constant at 19 students
Out of District held constant at 90 students


High School (9-12) Projected Enrollment
5,600
5,500
5,400
5,300
5,200
5,100
5,000
4,900
4,800
5,075
5,164
5,452
5,478
5,346
5,286
5,235
5,241
5,137
5,132
5,159
2021-22
2022-23
2023-24
2024-25
2025-26
2026-27
2027-28
2028-29
2029-30
2030-31
2031-32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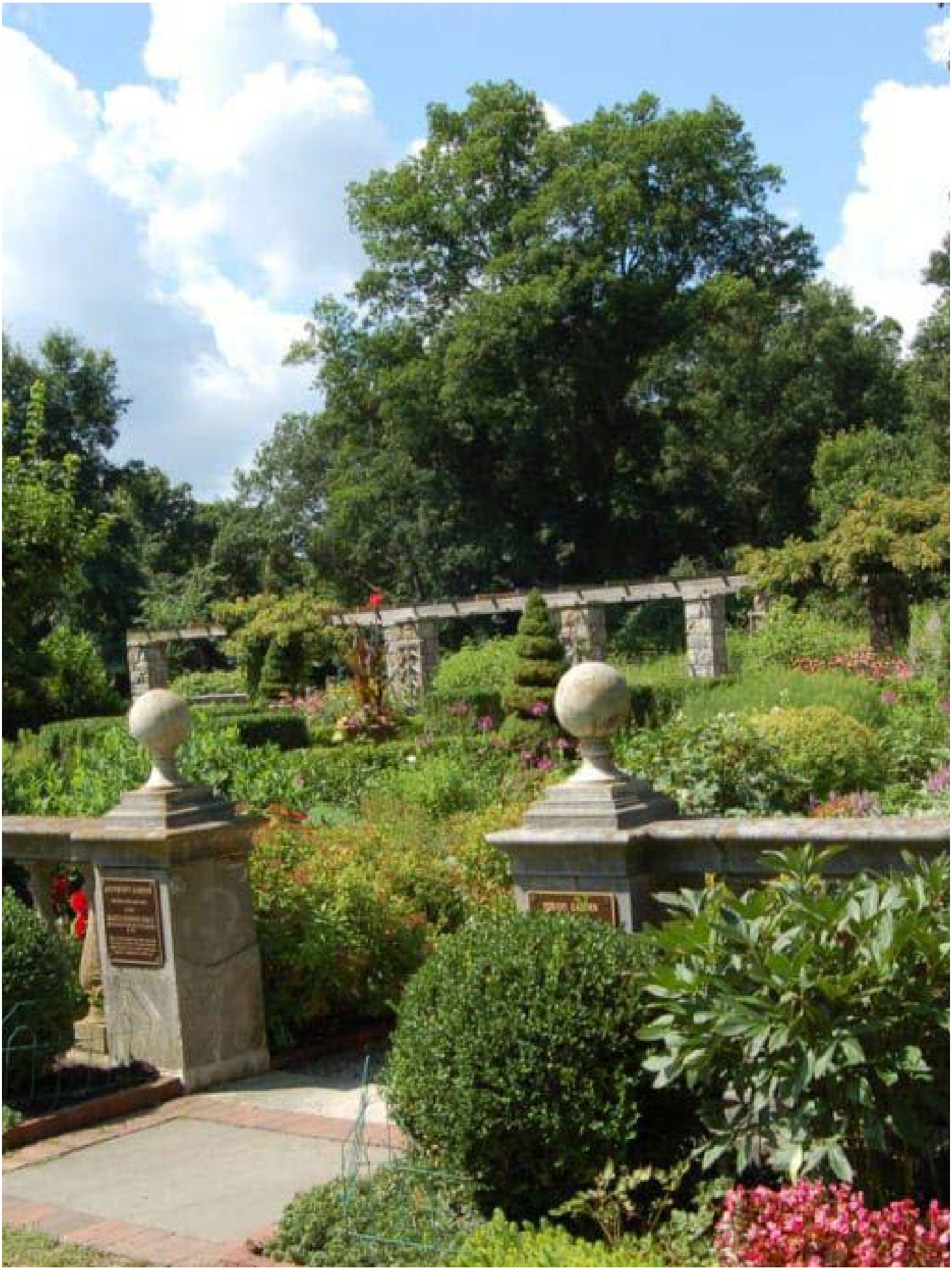
APPENDIX 2: FCAA & DM&AR REPORTS

The full detailed Facility Condition Assessment & Analysis (FCAA) reports and Deferred Maintenance/ Asset Renewal (DM&AR) reports are included in this Appendix 2, organized by school type as follows:

- Appendix 2.1: Elementary Schools (K-5 and K-8)
- Appendix 2.2: Middle Schools
- Appendix 2.3: High Schools
- Appendix 2.4: Other Facilities
- Appendix 2.5: Standards & Definitions document

The reports are in alphabetical order within each sub-section.



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2021

Davenport Ridge ES Facility Assessment & Analysis Report

Property:
Davenport Ridge Elementary
1300 Newfield Avenue
Stamford, Connecticut 06905

Prepared By:
StudioJAED
42 Weybosset Street, Suite 403
Providence, RI 02903
401.648.0884

SLAM | STUDIO JAED

November 10, 2021

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1.0 Authorized Assessment Account

In June 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a district-wide facility condition assessment and analysis of the Davenport Ridge Elementary property located in Stamford, Connecticut. The primary goal of this project was to (1) investigate existing conditions and (2) identify deferred maintenance and long term capital renewal needs. As per industry standard guidelines, StudioJAED surveyed the property, interviewed site personnel, reviewed available construction/maintenance documents, and recorded observations related to the physical site and associated building structure. SLAM teamed with SLR to perform the site assessment and D'Agostino & Associates for technology / security.

This report is for the use of Stamford Public Schools and their assignees. All parties agree by accepting this report that any use of this report shall be limited by the exceptions and qualifications in this report, acknowledge that actual site conditions may change with time, and hidden conditions may exist at the property that were not discovered within the scope of the assessment. Any use of this report by other parties is at the risk of such party.

StudioJAED used a degree of care and skill ordinarily exercised by consultants in the preparation of the report and in assembling the data contained herein. No warranties are provided, either expressed or implied. StudioJAED is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The Facility Assessment and Analysis Report was completed and reviewed by the undersigned team members. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (401) 648-0884.

StudioJAED

Discipline Lead: _____
Philip R. Conte, AIA, NCARB
Principal, Assessment Architect

Discipline Lead: _____
David T. Spangler, P.E.
Principal, Assessment Mechanical / Plumbing Engineer

Discipline Lead: _____
Parag H. Patel, P.E.
Assessment Electrical Engineer

Report Reviewer: _____
Pamela J. Babuca, ALEP, ASID, IFMA
Principal

2.0 Executive Summary

StudioJAED Architects and Engineers, along with specialty systems sub-consultants SLR and D'Agostino & Associates, performed a facility condition assessment and analysis of the Davenport Ridge Elementary property located in Stamford, Connecticut hereinafter referred to as the "Property". The purpose of the assessment was to perform a visual analysis of the Property's general condition and identify recommendations for major building systems and equipment maintenance, repair, or replacement over the next (10) ten years. Items identified were considered significant for the facility to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age.

2.1 Scope of Work

The primary field survey was conducted on 22, July, 2021 and the weather, as recorded on Accuweather.com, was partly cloudy with actual high and low temperatures of 82°F/63°F. The assessment team reviewed available documentation and interviewed site personnel regarding knowledge of any known existing conditions or issues. A general list of typical elements surveyed includes the following:

- Site and Grounds – Pavement, Parking, Curbs, Loading Docks, Walks, Landscaping, Irrigation, Site Drainage, Exterior Lighting, Walls, Fencing/Railing, and Exterior Amenities.
- Structural Systems – Readily observable portions of Foundations and Structural Framing of Walls, Columns, Intermediate Floors and Roofs.
- Building Envelope – Roofing Systems, Exterior Finishes, Stairs and Steps, Exterior Doors, and Exterior Windows.
- Interior Building Components – Property-owned Electrical, Heating/Ventilating/Air Conditioning (HVAC), and Plumbing Systems.
- Safety and Code Compliance – Life Safety, Fire Suppression Systems, and General Visual Review of Accessibility to Disabled Persons to include Accessible Exterior and Interior Routes, Doors and Common Toilet Facilities.

2.2 Prioritization of Need

Recommended corrective actions to repair and/or replace a building system or component were assigned a priority which, in the opinion of the assessor, classified the urgency of the work to be performed. The 10 year prioritization model utilized for this project was based on an industry standard, 4 tier approach. Definitions for each of the priority classifications are as shown.

PRIORITY CLASSIFICATIONS:

Priority 1 - Immediate
Work should be performed immediately.
Potential safety or security risk.

Priority 2 - High
Work to be performed within next 1-2 years.
Asset has reached the end of useful life.

Priority 3 - Medium
Work to be performed within next 3-5 years.
Asset will reach the end of useful life soon.

Priority 4 - Low
Work to be performed within next 6-10 years.
Anticipated need for repair or replacement.

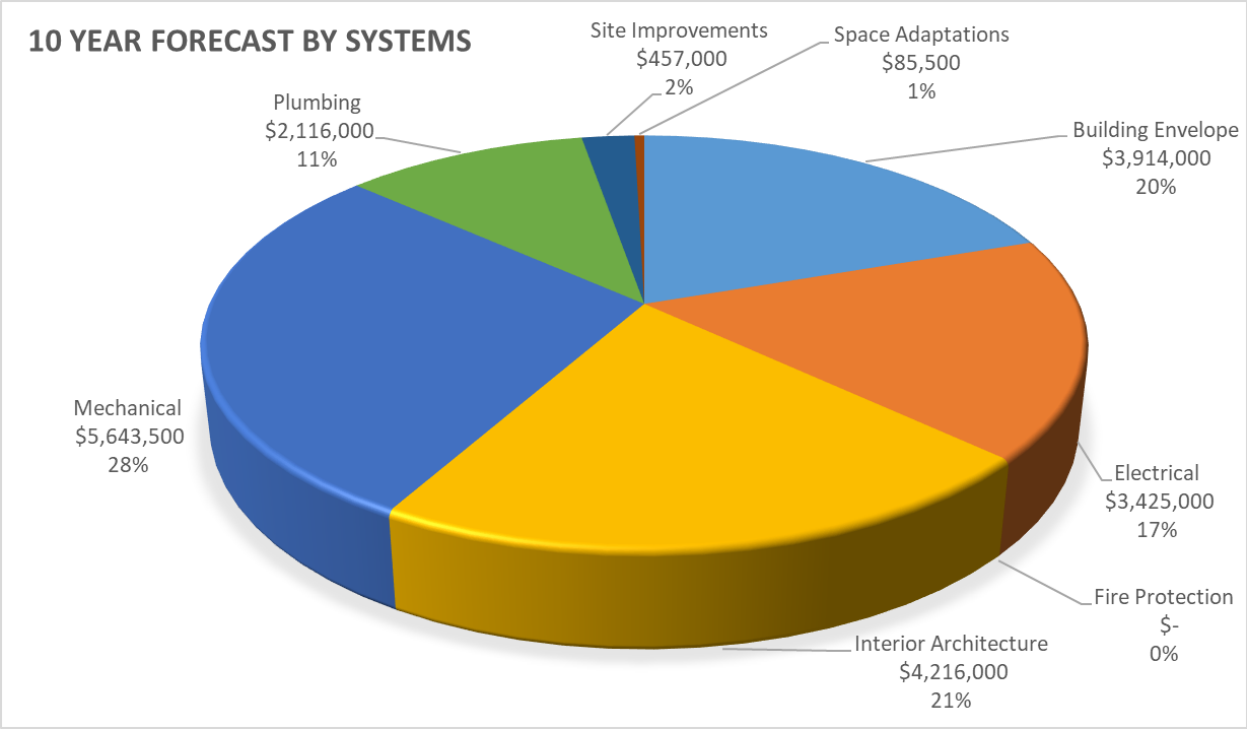
2.3 Findings & Recommendations

10 YEAR FORECAST BY PRIORITY

Priority		Extended Cost	% of Need
Immediate	$	-	0.0%
High (1 - 2 Years)	$	10,463,643	52.7%
Medium (3 - 5 Years)	$	3,489,503	17.6%
Low (6 - 10 Years)	$	5,903,855	29.7%
	$	**19,857,000**	**100%**

StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by Priority table provides an understanding of need based on the urgency or timeline for work to be completed. Based on industry standard architectural and engineering best practices, approximately (53%) fifty-three percent of the work should be completed within the next 1-2 years.

The 10 Year Forecast by Systems provides an analysis of estimated improvement needs by major systems. The data indicates that the Mechanical (28%), Interior Architecture (21%), and Building Envelope (20%) systems have the greatest overall investment needs. Refer to Appendix A to review a more detailed description of needs in the Deferred Maintenance & Asset Renewal Report.



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition. Refer to Section 4.0, General Physical Condition Rating, for additional information regarding the condition of major systems from a cost per gross square feet analysis of needs perspective.

3.0 General Property & Building Systems Description

3.1 Site / Amenities

The property is located at Davenport Ridge Elementary, Stamford, Fairfield County Connecticut on approximately 16.87 acres. The property slopes gently downward from the north side of the property toward the south property line and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with a wood chips surface. Retaining walls are located at various locations along the property perimeter, in the courtyard, adjacent to the basketball courts, and at the front of the building.

There are approximately 106 spaces in open lots. The paved parking areas are in excellent condition, with the bus loop pavement being brand new. Sidewalk surfaces are in good condition. Fencing is provided at various locations along the property line and select play areas. The perimeter fencing is in good condition with isolated sections of damage. There is no lighting in the parking lot or bus loop. Grass play areas/field appear to be in good condition. Constructed play areas are in good condition. The paved play areas are in good condition. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system.

Sanitary sewer and the storm water sewer are provided by the City of Stamford. Domestic water is supplied by Aquarian, electrical service is supplied by CLMP, and natural gas is provided by Yankee Gas.

RUN

BUSES
ONLY

3.2 Architectural Systems

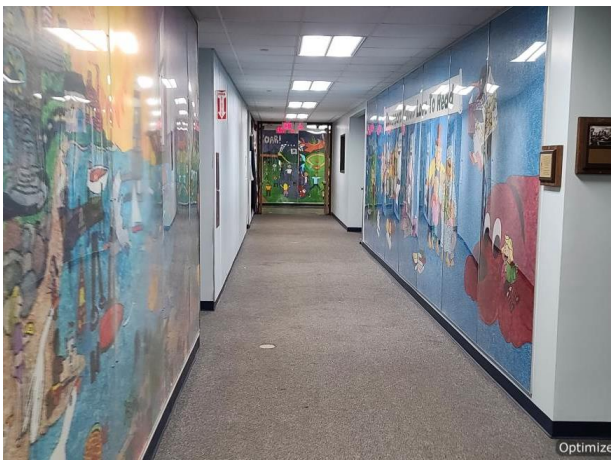
Main Building

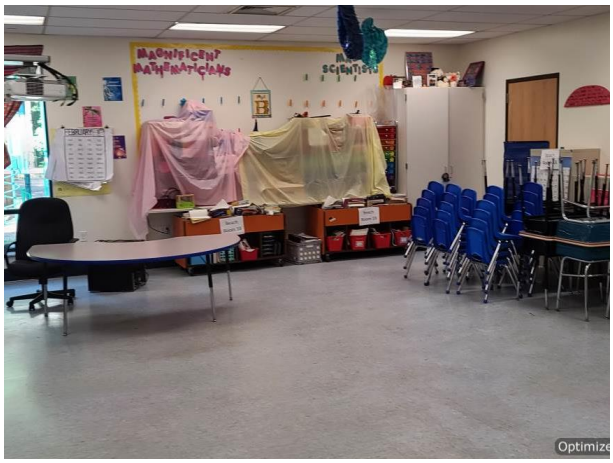
Davenport Ridge Elementary is approximately 84,890 square feet and is a one storey structure. The building is conventional steel frame structure on concrete slab with limited pre-cast concrete waffle roof slabs. The roof assembly is comprised of flat roofs with fully adhered, single ply membrane. The exterior wall finish is unpainted, pre-cast concrete ribbed panels. There is no evidence of significant settlement or structural failure.

The exterior building envelope is in fair to poor condition. The single ply membrane roof should be replaced. Windows are recommended to be recaulked to prevent moisture infiltration. The exterior façade is in need of general maintenance and cleaning.

Interior floor finishes include honed slate, resilient tile, ceramic tile, carpet, wood plank, and painted concrete slab and are in fair condition. Interior wall finishes include painted drywall, plaster, CMU, ceramic tile, wood panels, and some vinyl wallcovering and are in fair condition. Interior ceiling finishes include exposed structure, suspended acoustic tiles, adhered acoustic tiles, painted plaster, and painted drywall and are in fair condition. Certain casework is in poor condition and in need of replacement. All Interior doors are worn and should be refinished. Classroom and conference room projection equipment should be replaced.

The building is partially non-compliant in terms of ADA restroom accommodations. Two single user ADA toilets are recommended.

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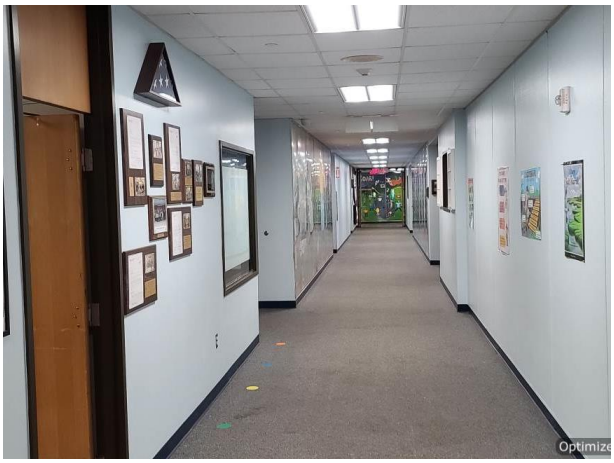

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3.3 Mechanical Systems

Main Building

Davenport Ridge Elementary was originally constructed in 1972. Some mechanical systems have been renewed in the years following original construction, the latest of which are approximately noted as:

- Package Rooftop A/C & Heat Units – 2021
- Ductwork and Older Centrifugal Roof Exhausters– 2000
- Newer Centrifugal Roof Exhausters – 2020
- Pneumatic Control System – 2000

Some mechanical systems primarily date to original construction:

- Cabinet and Unit Heaters
- Electric Baseboard Fin Tube Radiation

The main building is primarily served by the package rooftop A/C-heat units. The distribution/terminal/package equipment have either gas or are electric resistance. It is recommended that the Cabinet Heaters, Electric Unit Heaters, and Electric Baseboard Fin Tube Radiation are replaced within the 10 year study period. The Pneumatic Control System should also be replaced with a DDC Control System within the study period.

HVAC System Comprehensive Improvement Analysis

The existing mechancial system at Davenport Ridge Elementary provides adequate heating, ventilation, and air conditioning building-wide. Therefore, the District-Wide Summary: 10 Year Forecast Cost Analysis only includes the capital improvement needs identified in the Deferred Maintenance & Asset Renewal Report.

Custodian 5

FIRE
LIFT HERE

3.4 Plumbing Systems

Main Building

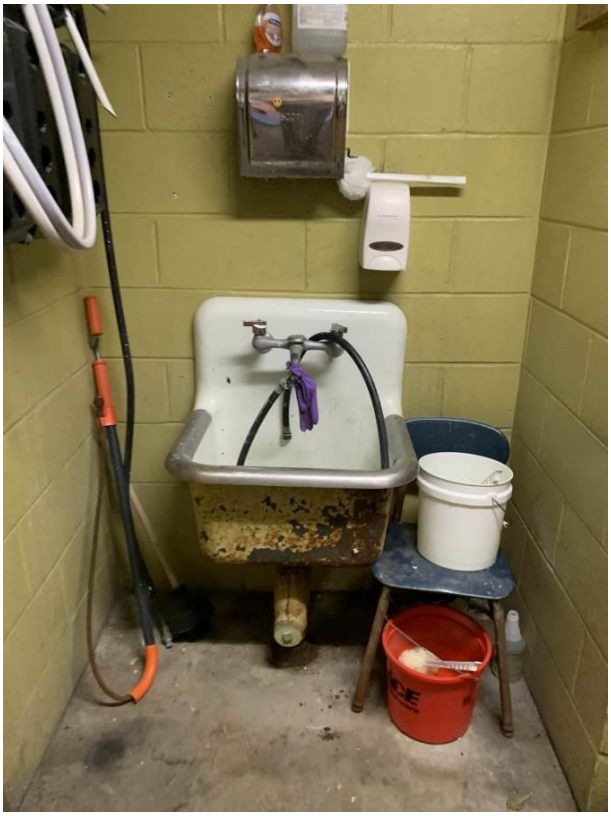
Some plumbing systems have been renewed in the years following original construction, the latest of which are approximately noted as:

- Domestic Water Heater and Circulation Pump – 2016
- Classroom/Residential Sinks – 2020
- Electric Water Cooler/Bottle Fillers – 2016

Some plumbing systems primarily date to original construction:

- Domestic Water Piping System
- Sanitary Piping System
- Plumbing Fixtures

All major plumbing systems, other than the Classroom Sinks should be replaced in the 10 year study period.



AO Smith

GOJO

3.5 Fire & Other Protection Systems

Main Building

The sprinkler system was installed in 2017 and will reach the end of its 30 year useful life in 26 years. The system does not need to be replaced within the study period.

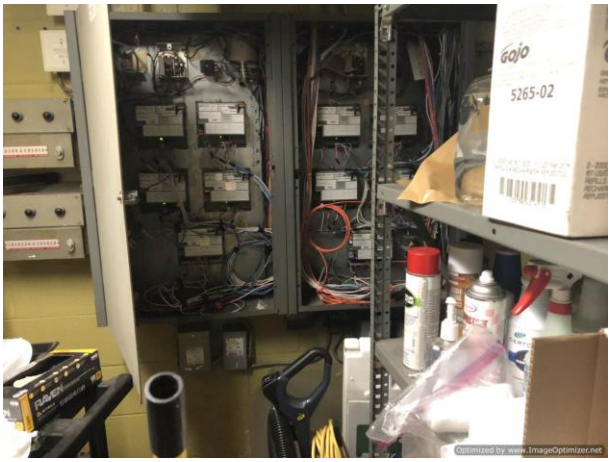
Main building fire alarm system is old but functional. Classrooms do have audio / visual devices.

3.6 Electrical Systems

Main Building

The building is powered by incoming 2400A 480v 3ph 4 wire service. Secondary service is provided by two transformers located in a custodial cabinet, both 45 KVA 480v Delta to 208v/120v secondaries. Panels located throughout the building are powered from this switchgear. Branch circuits for outlets, lighting and equipment originate from these panels. Most of the wiring in the building is original since the time of construction. Building's Emergency and Exit lights are powered by a 70 kW diesel generator converted to natural gas located outside in the Southeast corner of the building near the loading dock. Lighting throughout the school is LED. Light fixtures are either recessed or surface mounted. Classroom lights are controlled by wall switches and motion sensors.

Power
Generation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3.7 Technology & Security Systems

Technology

The main building has a mix of Category 5, Category 5E, and Category 6 cabling supporting all end devices, which is adequate to support the current technology and security systems. We recommend replacing this cabling to the most recent category rating to accommodate future technology devices. Fiber optic backbone cabling between the MDF and each IDF (2 total) consists of OM1 62.5/125um fiber optic cabling, which is capable of 1 Gbps per fiber pair. We recommend installing and replacing this fiber to OM4, which will support 40Gbps, to support the bandwidth requirements of new technology, especially the increased future use of Wi-Fi.

The Public Address system is in working order but is an antiquated analog system and beyond its useful life and maintenance. We recommend replacing this system for new. The Master Clock System is also antiquated and no longer in use. The secondary wall clocks have been replaced with Quarts unsynchronized clocks. It is recommended to install a synchronized clock system to coordinate with the PA system.

Classroom Interactive Boards currently have Promethean boards which have been recently installed and are in good working order.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Security

The Intrusion Detection Security system is in working order but is an antiquated system. It is recommended to replace this cabling and devices to accommodate the future security needs of this property. The Video Surveillance Systems is undergoing an addition of a new managed system and includes new IP cameras in several areas of the school. There are locations where existing analog cameras are still being used and viewed on this new system. Coverage of the school is fair. We recommend replacing the existing analog cameras with IP cameras and supplementing the coverage with new IP cameras. The main entry door is equipped with an antiquated Aiphone intercom-door-release and a surveillance camera viewing the door. It is recommended to replace the existing Aiphone device with a modern device to include video that will assist with the assessment of a visitor requesting access into the school.

4.0 General Physical Condition Rating

The general physical condition ratings identified below are based on StudioJAED's visual inspection and overall impression of the Property's major building systems assessed as defined in the Executive Summary, Section 2.0.

MAIN BUILDING		Condition Rating		
Item	**Building / Site System**	**Good**	**Fair**	**Poor**
1	Building Envelope		X	X
2	Interior Architecture		X	
3	Mechanical Systems		X	
4	Electrical Systems		X	
5	Plumbing Systems		X	X
6	Fire Alarm / Protection Systems	X		
7	Site Improvements		X	

5.0 Opinions of Probable Costs

The opinions of probable cost presented in this document are for repair or renewal / replacement projected capital needs identified from a visual inspection of the defined Property site elements and primary building systems anticipated over the subsequent 10 year term. These opinions are based on StudioJAED's knowledge of industry standards and recommended "good" architectural and engineering practice. For the purpose of generating projected investment dollars, needs were calculated based on approximate quantities and estimated unit cost values were defined. Recommended corrective actions recorded do not constitute a warranty that all items, which may require repair or replacement, are included.

As a measure of quality assurance, StudioJAED's cost estimates were developed by our Certified Professional Estimators. All unit "trade" costs were developed using the RSMeans "CostWorks" application which was regionally adjusted to the materials, labor, and equipment cost for Bridgeport, Connecticut. The cost model approach applied to each corrective action was based on Construction Management-at-Risk (CMAR) with an additional (20%) twenty percent allowance to cover design fees and owner contingency.

The opinions of probable costs should be considered a preliminary order of magnitude for budget development. It also assumes that each facility will continue to operate in its current capacity and relative quality of care. Actual costs will vary from StudioJAED's probable costs based on a number of potential factors such as: a finer granularity or understanding of required scope of work, design solution approach, type of construction, quality of materials, equipment or system specifications, field conditions, need for abatement of hazardous materials, decision to comprehensively replace equipment or system versus partial replacement / repair, phased or staged implementation (if required), quality of contractor, overall project management, solicitation of competitive pricing, etc. An expanded budget projection/analysis typically requires the development of schematic design documents and preliminary specifications to obtain contractor bid estimates.

6.0 Limitations & Qualifications

The services described within this document were performed by StudioJAED. No warranties are provided, either expressed or implied. While StudioJAED made every reasonable effort to properly evaluate the Property conditions within the contracted scope of work, it is important to recognize that the investigation was limited in several respects including, but not limited to, the following:

StudioJAED's findings and conclusions are based primarily on the visual appearance of the Property at the time of our site visit and comparatively evaluated in contrast to our extensive condition assessment experience. Observations included only areas that were readily accessible to our assessment team members without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions.

Some of StudioJAED's conclusions are partially based on information provided by others. For the purposes of this report, we have assumed this information to be complete and correct unless noted otherwise. StudioJAED assumes no responsibility for incorrect information provided by others.

Our opinions of cost represent a preliminary opinion only and are neither a quote nor a warranty or representation as to the actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the Property conditions and are further limited by possible future changes in technology, by regulatory requirements, by Property location, and by contingencies that cannot reasonably be discovered until after commencement of onsite construction activities. StudioJAED shall not be liable to the Client nor any other property for any costs or expenses that may be incurred in excess of these estimates, for any losses that may be incurred as a result of these estimates being different from the actual costs, nor for any damages whatsoever in connection with these estimates.

This report is intended for the use of and may be relied upon only by the entities identified in Section 1.0 – Authorized Assessment Account. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or it findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by other based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans

Deferred Maintenance & Asset Renewal Report

Davenport ES

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Davenport Elementary School								
B20 Exterior Enclosure								
B2010-02-07C Correct Precast Concrete Wall Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	24,597 SQFT	$203,091
B2010-29-02C Correct Metal Panel Wall Finish Deterioration by Prep & Refinish	B2010 Exterior Wall	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	540 SQFT	$5,081
B2011-06-19C Correct Exterior Concrete Soffit or Fascia Finish Deterioration by Prep & Refinish	B2011 Exterior Wall Specialties	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	7,500 SQFT	$69,789
B2021-01-07C Correct Window General Moisture or Air Infiltration by Recaulking	B2021 Exterior Window General	Building Exterior		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	2,400 LNFT	$28,131
B2030-08-01C Correct Overhead Door Only Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	81 SQFT	$5,026
			Total Estimated Cost for **B20 Exterior Enclosure**					**$311,118**
B30 Roofing								
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	84,729 SQFT	$3,334,018
B3010-18-02C Correct Concrete Roof Non-Structural Spalling by Topping	B3010 Roof Covering	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	5,271 SQFT	$210,973

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".
Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B3020-01-04C Correct Roof Penetration Fall Protection Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof	*Existing fall protection is 4' tall*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	80 SQFT	$5,234
B3020-03-01C Correct Skylight Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	40 SQFT	$8,223
B3020-04-01C Correct Roof Hatch Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	$4,386
B3020-04-05C Correct Roof Hatch Guardrail Required by Install New	B3020 Roof Opening	Roof		Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	2 EACH	$4,949
B3054-01-02C Correct Steel Equipment Support Finish Deterioration by Prep & Refinish	B3054 Roof Equipment Support	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,200 LNFT	$34,551
			Total Estimated Cost for **B30 Roofing**					**$3,602,334**
C10 Interior Construction								
C1011-01-01C Correct Accordion Folding Partition Deterioration by Demolition & Replacement	C1011 Interior Operable Partition	Cafeteria		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	108 SQFT	$14,341
C1020-02-05C Correct Wood Door Finish Deterioration by Prep & Refinish	C1020 Interior Door	Building Wide		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	141 EACH	$45,838

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	33 EACH	$59,782
C1030-06-02C Correct Interior Signage Panel Signage Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide	*All outlets in kitchen GFCI type*	Bldg Imprv	P2 / 1-2 Yrs	Environ Imprvmt	117 EACH	$16,899
			Total Estimated Cost for **C10 Interior Construction**					**$136,861**
C20 Stairs & Ramps								
C2050-01-01C Correct Handrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	60 LNFT	$4,738
			Total Estimated Cost for **C20 Stairs & Ramps**					**$4,738**
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Art Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,800 SQFT	$11,718
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	78,345 SQFT	$327,883
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Cafeteria		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	800 SQFT	$3,348

Deferred Maintenance & Asset Renewal Report

Davenport ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	7,014 SQFT	$29,354
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,640 SQFT	$11,049
C3010-02-03C Correct Wood Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Art Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	310 SQFT	$1,012
C3010-02-03C Correct Wood Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Building Wide		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1,800 SQFT	$5,876
C3010-02-03C Correct Wood Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Cafeteria		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,269 SQFT	$4,143
C3010-02-03C Correct Wood Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,800 SQFT	$9,141
C3010-03-01C Correct Ceramic Tile Wall Finish Deterioration by Demolition & Replacement	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,500 SQFT	$48,043
C3010-15-01C Correct Felt Wall Panel or Covering Finish Deterioration by Demolition & Replacement	C3010 Wall Finish	Art Room	*Removal Only*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,800 SQFT	$70,834

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.

Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.

Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.

Priority 4 - Work to be performed within next 6-10 years or is an arch/eng “good practice”.

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-01-04C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (101-1000 SF)	C3020 Floor Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	423 SQFT	$14,566
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	3,500 SQFT	$98,308
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,752 SQFT	$91,666
C3020-09-03C Correct Quarry Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Kitchen		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	660 SQFT	$10,428
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Cafeteria		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	350 SQFT	$2,884
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Gymnasium		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	6,736 SQFT	$55,511
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	330 SQYD	$35,149
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	606 SQYD	$64,547

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-19-03C Correct Stone Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	5,296 SQFT	$20,489
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Art Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	850 SQFT	$9,998
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Building Wide		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	6,250 SQFT	$73,517
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Cafeteria		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	643 SQFT	$7,563
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,083 SQFT	$12,739
C3030-06-05C Correct Metal Linear Panel Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Art Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,686 SQFT	$4,777
			Total Estimated Cost for **C30 Interior Finishes**					**$1,024,546**
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	44 EACH	$126,675

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	31 EACH	$67,722
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	10 EACH	$25,346
D2010-05-07C Correct Shower Enclosure, Mixing Valve/Faucet and Trim Set Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	PE Offices/Maint		Def Maint	P2 / 1-2 Yrs	Useful Life	3 EACH	$14,663
D2010-08-02C Correct Electric Water Cooler (Hi-Low) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	4 EACH	$17,966
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	10 EACH	$38,986
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$3,708
D2010-16-03C Correct Commercial Kitchen Stainless Steel Sink Triple Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$5,721

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-16-03C Correct Commercial Kitchen Stainless Steel Sink Triple Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$5,721
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	84,890 BLDG SF	$1,363,727
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Service Area		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$7,874
D2020-08-04C Correct Domestic Water Heater (120 Gal Gas Fired) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Service Area		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$7,849
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	*Select locations as needed.*	Def Maint	P2 / 1-2 Yrs	Useful Life	45,000 BLDG SF	$430,380
			Total Estimated Cost for **D20 Plumbing**					**$2,116,339**
D30 HVAC								
D3010-04-06C Correct Gas Fuel Distribution Piping (1"-4") Pipe Surface Deterioration by Prep & Refinish	D3010 Energy Supply	Roof	*Piping to Rooftop Units*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,047 LNFT	$7,485

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3020-18-01C Correct Electric Unit Heater Deterioration by Demolition & Replacement	D3020 Heat Generation	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	16 EACH	$48,243
D3040-09-07C Correct Exhaust or Induction Fan (3/4 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	13 EACH	$88,784
D3040-13-01C Correct Ductwork & Insulation (Interior) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	84,890 SQFT	$3,893,660
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Corridor & Misc		Def Maint	P2 / 1-2 Yrs	Useful Life	31 EACH	$225,290
D3050-27-01C Correct Electric Baseboard Heat Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Restroom & Misc		Def Maint	P2 / 1-2 Yrs	Useful Life	47 LNFT	$4,953
D3060-01-05C Correct Pneumatic Control System Deterioration by Demolition & Replacement with Alternate DDC System (Bldg SF)	D3060 HVAC Instrumentation & Controls	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	84,890 BLDG SF	$1,374,719
			Total Estimated Cost for **D30 HVAC**					**$5,643,133**
D50 Electrical								
D5010-04-07C Correct Secondary Transformer (45 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Custodial Closet	*Custodial Closet 6. Two transformers are too hot to touch and likely undersized for current load.*	Def Maint	P3 / 3-5 Yrs	Function/ Functional	2 EACH	$30,413

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-05-07C Correct Main Distribution Panel (3000 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	*277/480V service into the building. Room is locked with key access.*	Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$115,714
D5010-12-04C Correct Panelboard (100 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Custodial Closet	*Custodial Closet 6.*	Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$17,172
D5010-12-04C Correct Panelboard (100 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	*Located in the same room as the floor to ceiling 1200 Amp panels.*	Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$17,172
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide	*Each panelboard with 4#4/0 +1 # 4 g- 2 1/2 inch EMT conduit.*	Def Maint	P3 / 3-5 Yrs	Useful Life	18 EACH	$243,619
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Custodial Closet	*Custodial Closet 6. 277V panel for lighting.*	Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$13,534
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	*Panels required for additonal outlets.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	4 EACH	$95,496
D5010-13-04C Correct Switchboard (1200 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	*Floor to height 50+ year old panels. One set of switches are for electric heat that is no longer in use.*	Def Maint	P3 / 3-5 Yrs	Useful Life	3 EACH	$170,661

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5020-02-03C Correct Surface Mounted Fluorescent Fixture Deterioration by Demolition & Replacement with Alternate Fixture Type (LED)	D5020 Lighting & Branch Wiring	Gymnasium		Def Maint	P3 / 3-5 Yrs	Function/ Functional	20 EACH	$25,860
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide	*Additional classroom outlets.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	164 EACH	$157,008
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*4 #4/0 + #4 g- 2 1/2 inch EMT conduit.*	Def Maint	P3 / 3-5 Yrs	Useful Life	3,600 LNFT	$27,907
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*2#12 +1 # 12g-MC cable to support additional outlets.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	16,400 LNFT	$127,131
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*2#!2 +1 # 12g- MC cable*	Def Maint	P3 / 3-5 Yrs	Function/ Functional	75,600 LNFT	$586,042
D5031-03-01C Correct Security System Motion or Glass Break Detector Deterioration by Demolition & Replacement (BLDG SF)	D5031 Security Access & Surveillance	Building Wide		Def Maint	P3 / 3-5 Yrs	Security	84,890 BLDG SF	$40,747
D5031-07-01C Correct Video Surveillance Indoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Upgrades have been recently installed.*	Def Maint	P4 / 6-10 Yrs	Useful Life	10 EACH	$33,425

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5031-20-01C Correct Security Access Control System (Head End Only) Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Minimal access control on site.*	Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$5,351
D5031-20-03C Correct Security Access Control with Video Intecom Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Main Entryway	*Antiquated intercom at main entry. Install new video intercom for added security.*	Def Maint	P2 / 1-2 Yrs	Security	2 EACH	$11,119
D5032-01-05C Correct Master Clock System Deterioration by Demolition & Replacement with Wireless System (Bldg SF)	D5032 Clock & Program Systems	Building Wide	*Replace with Wireless System.*	Def Maint	P4 / 6-10 Yrs	Useful Life	84,890 BLDG SF	$225,862
D5033-01-01C Correct Building Wide Intercom System Deterioration by Demolition & Replacement (Bldg SF)	D5033 Intercom Systems	Building Wide	*Antiquated Rauland/Telecenter system.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	84,890 BLDG SF	$305,451
D5035-04-01C Correct Building-Wide Telephone System Deterioration by Demolition & Replacement (Bldg SF)	D5035 Telephone System	Building Wide	*Intermittent problems with the phone cabling. Recommended to upgrade to VoIP.*	Def Maint	P2 / 1-2 Yrs	Useful Life	84,890 BLDG SF	$290,568
D5036-01-03C Correct Technology System Wiring Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide	*Cabling should be replaced with most current category rated cabling within 6-10 years. Horizontal wiring*	Def Maint	P4 / 6-10 Yrs	Useful Life	225,000 LNFT	$686,016
D5036-03-06C Correct Data Room Equipment Grounding System Required by Install New	D5036 Technology System	MDF, ALL IDF'S	*All equipment and racks should be grounded.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	3 LPSM	$12,674

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.

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Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.

Priority 4 - Work to be performed within next 6-10 years or is an arch/eng “good practice”.

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5036-06-01C Correct Fiber Optic Backbone Wiring Deterioration by Demolition & Replacement	D5036 Technology System	MDF to Each IDF	*All IDF's currently have OM1 fiber ran from the MDF. Antiquated system should be upgraded to meet the needs of today's technology standards.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	500 LNFT	$2,222
D5090-01-02C Correct Diesel Fuel Emergency Generator (50 kW) Required by Install New	D5090 Other Electrical Systems	MDF, ALL IDF'S	*Owner requested all MDF / IDF (3) equipment & associated room cooling be on emer generator. Allowance to add new unit and/or tie into existing with available*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$119,053
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	MDF		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$23,010
D5090-04-04C Correct Uninterruptable Power Supply System (5 KVA) Required by Install New	D5090 Other Electrical Systems	IDF1, IDF2	*Install UPS's*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	2 EACH	$42,000
			Total Estimated Cost for **D50 Electrical**					**$3,425,227**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E10 Equipment								
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	41 EACH	$1,118,955
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	13 EACH	$354,791
			Total Estimated Cost for **E10 Equipment**					**$1,473,746**
E20 Furnishings								
E2010-01-01C Correct Wardrobe Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	16 EACH	$19,431
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Art Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	12 LNFT	$4,164
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	10 LNFT	$3,470
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Art Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	22 LNFT	$18,279

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	40 LNFT	$33,234
E2011-01-01C Correct Custom Drapery Deterioration by Demolition & Replacement (Window SF)	E2011 Window Treatment	Cafeteria		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	540 SQFT	$24,697
			Total Estimated Cost for **E20 Furnishings**					**$103,276**
F20 Selective Demolition								
F2020-04-03C Correct Asbestos Pipe Insulation and Pipe Remediation Required by Abatement & Pipe Removal	F2020 Hazardous Components Abatement	Gymnasium	*At Roof Drains above Gyms. Intact with 30 LF exposed in Gym 1 and Gym 2. Per AHERA Report*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	60 LNFT	$7,182
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Art Room	*Existing damaged or worn 12x12 tile. See AHERA Report.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	2,680 SQFT	$60,974
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide	*Existing damaged or worn 12x12 tile. See AHERA Report.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	50,632 SQFT	$1,151,955
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Cafeteria	*Existing damaged or worn 12x12 tile. See AHERA Report.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	4,100 SQFT	$93,281
F2020-13-01C Correct Asbestos Wiring Insulation Remediation Required by Abatement	F2020 Hazardous Components Abatement	Auditorium	*Refer to AHERA reports.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 LNFT	$22,334

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
F2020-15-01C Correct Asbestos Sink Undercoating Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	24 EACH	$137,513
			Total Estimated Cost for **F20 Selective Demolition**					**$1,473,239**
G20 Site Improvements								
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walk leading to Side Door on NE corner of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	100 SQYD	$9,403
G2030-01-02C Correct Bituminous Sidewalk Deterioration by Demo & Replacement with Alternative Material (Concrete)	G2030 Pedestrian Paving	Walk Adjacent to Bus Loop & Parent Drop-Off		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,025 SQYD	$145,175
G2030-01-02C Correct Bituminous Sidewalk Deterioration by Demo & Replacement with Alternative Material (Concrete)	G2030 Pedestrian Paving	Walk to the Flag Pole		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	25 SQYD	$3,541
G2030-02-03C Correct Concrete Sidewalk Not Required by Demolition & Restoration	G2030 Pedestrian Paving	Courtyard		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,025 SQFT	$8,580
G2030-08-01C Correct Concrete Paving Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Interior Courtyard		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	890 SQFT	$16,953

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2040-04-02C Correct Chain Link Fence & Gates (4' High) Deterioration by Demolition & Replacement	G2040 Site Development	At Paved Play on West Side of School	*Fence Fabric only will need replacement*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	200 LNFT	$5,400
G2040-04-06C Correct Chain Link Fence & Gates (8' High) Deterioration by Demolition & Replacement	G2040 Site Development	Fence at Baseball Fields Benches & Bleachers	*Fence Fabric only will need replacement*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	150 LNFT	$14,500
G2040-17-01C Correct Playground Hard Surfacing Deterioration by Demolition & Replacement	G2040 Site Development	Paved Play on NW Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	700 SQYD	$23,517
G2040-17-01C Correct Playground Hard Surfacing Deterioration by Demolition & Replacement	G2040 Site Development	Paved Play on West Side of School. Adjacent to Playground		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	350 SQYD	$11,759
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscaping	Baseball Fields		Def Maint	P4 / 6-10 Yrs	Useful Life	6,200 SQYD	$112,735
G2050-04-5C Correct Major Landscaping Required by Adding & Trimming Trees, Plants, Ground Cover, and Planting Beds	G2050 Landscaping	Interior Courtyard		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	7,670 SQFT	$74,156
G2050-04-6C Correct Adult Tree Major Deterioration by Trimming	G2050 Landscaping	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$1,297
			Total Estimated Cost for **G20 Site Improvements**					**$427,015**

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Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".

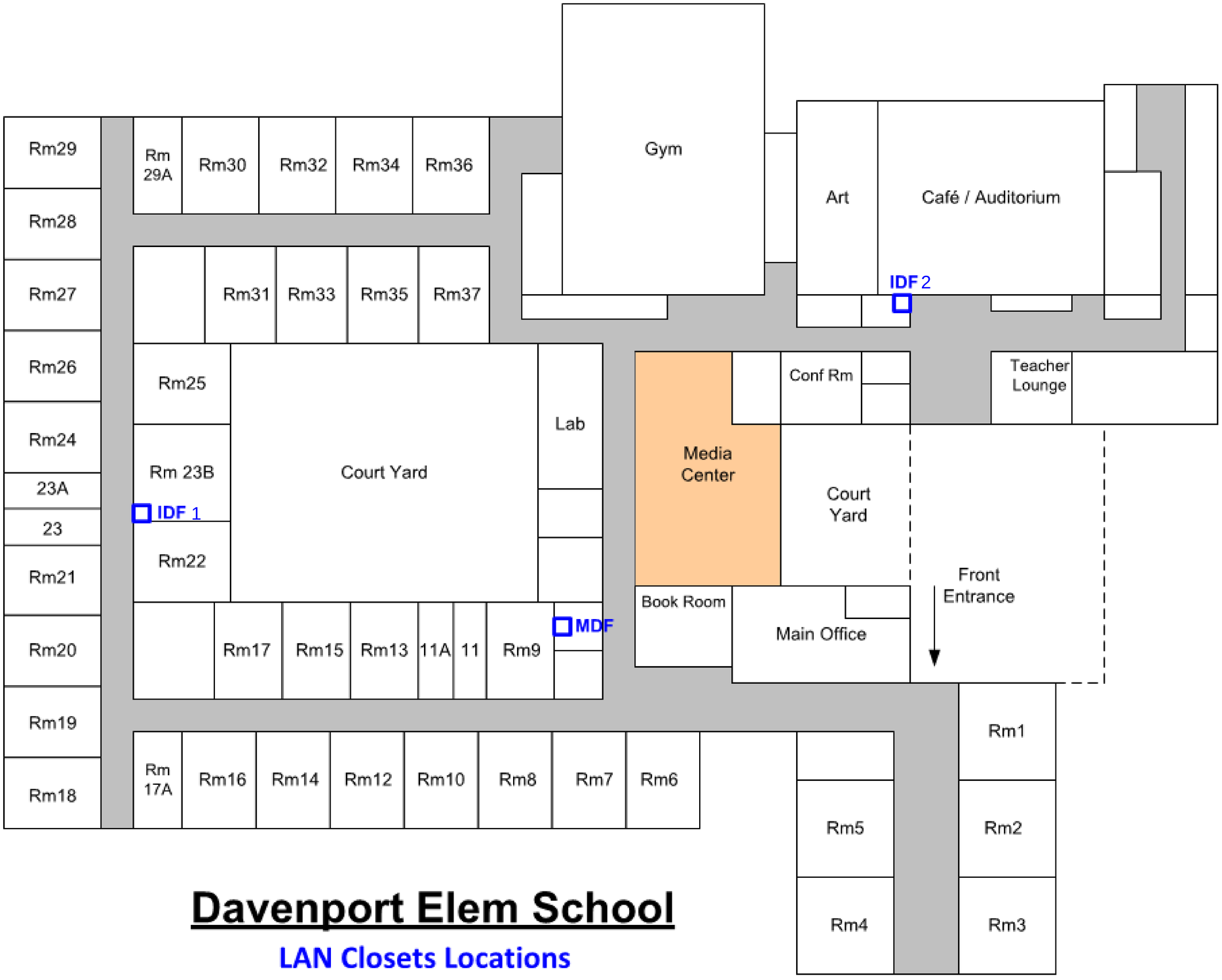
Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
H10 Space Requirements								
H1020-05-02C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Building Wide	*Provide (2) single user accessible toilets each at 75 SQFT.*	Bldg Imprv	P2 / 1-2 Yrs	Accessibility	150 SQFT	$85,489
						Total Estimated Cost for **H10 Space Requirements**		**$85,489**

Davenport Elementary School Total Estimated Cost: **$19,827,061**

Total Estimated "Deferred Maintenance" Cost: **$19,166,361**

Total Estimated "Building Improvement" Cost: **$660,699**



Davenport Elem School

LAN Closets Locations

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2021

Hart Magnet ES Facility Assessment & Analysis Report

Property:
Hart Magnet Elementary
61 Adams Avenue
Stamford, Connecticut 06902

Prepared By:
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November 10, 2021

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1.0 Authorized Assessment Account

In June 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a district-wide facility condition assessment and analysis of the Hart Magnet Elementary property located in Stamford, Connecticut. The primary goal of this project was to (1) investigate existing conditions and (2) identify deferred maintenance and long term capital renewal needs. As per industry standard guidelines, StudioJAED surveyed the property, interviewed site personnel, reviewed available construction/maintenance documents, and recorded observations related to the physical site and associated building structure. SLAM teamed with SLR to perform the site assessment and D'Agostino & Associates for technology / security.

This report is for the use of Stamford Public Schools and their assignees. All parties agree by accepting this report that any use of this report shall be limited by the exceptions and qualifications in this report, acknowledge that actual site conditions may change with time, and hidden conditions may exist at the property that were not discovered within the scope of the assessment. Any use of this report by other parties is at the risk of such party.

StudioJAED used a degree of care and skill ordinarily exercised by consultants in the preparation of the report and in assembling the data contained herein. No warranties are provided, either expressed or implied. StudioJAED is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The Facility Assessment and Analysis Report was completed and reviewed by the undersigned team members. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (401) 648-0884.

StudioJAED

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Principal, Assessment Architect

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Principal

2.0 Executive Summary

StudioJAED Architects and Engineers, along with specialty systems sub-consultants SLR and D'Agostino & Associates, performed a facility condition assessment and analysis of the Hart Magnet Elementary property located in Stamford, Connecticut hereinafter referred to as the "Property". The purpose of the assessment was to perform a visual analysis of the Property's general condition and identify recommendations for major building systems and equipment maintenance, repair, or replacement over the next (10) ten years. Items identified were considered significant for the facility to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age.

2.1 Scope of Work

The primary field survey was conducted on 10, August, 2021 and the weather, as recorded on Accuweather.com, was foggy with actual high and low temperatures of 80°F/72°F. The assessment team reviewed available documentation and interviewed site personnel regarding knowledge of any known existing conditions or issues. A general list of typical elements surveyed includes the following:

- Site and Grounds – Pavement, Parking, Curbs, Loading Docks, Walks, Landscaping, Irrigation, Site Drainage, Exterior Lighting, Walls, Fencing/Railing, and Exterior Amenities.
- Structural Systems – Readily observable portions of Foundations and Structural Framing of Walls, Columns, Intermediate Floors and Roofs.
- Building Envelope – Roofing Systems, Exterior Finishes, Stairs and Steps, Exterior Doors, and Exterior Windows.
- Interior Building Components – Property-owned Electrical, Heating/Ventilating/Air Conditioning (HVAC), and Plumbing Systems.
- Safety and Code Compliance – Life Safety, Fire Suppression Systems, and General Visual Review of Accessibility to Disabled Persons to include Accessible Exterior and Interior Routes, Doors and Common Toilet Facilities.

2.2 Prioritization of Need

Recommended corrective actions to repair and/or replace a building system or component were assigned a priority which, in the opinion of the assessor, classified the urgency of the work to be performed. The 10 year prioritization model utilized for this project was based on an industry standard, 4 tier approach. Definitions for each of the priority classifications are as shown.

PRIORITY CLASSIFICATIONS:

Priority 1 - Immediate
Work should be performed immediately.
Potential safety or security risk.

Priority 2 - High
Work to be performed within next 1-2 years.
Asset has reached the end of useful life.

Priority 3 - Medium
Work to be performed within next 3-5 years.
Asset will reach the end of useful life soon.

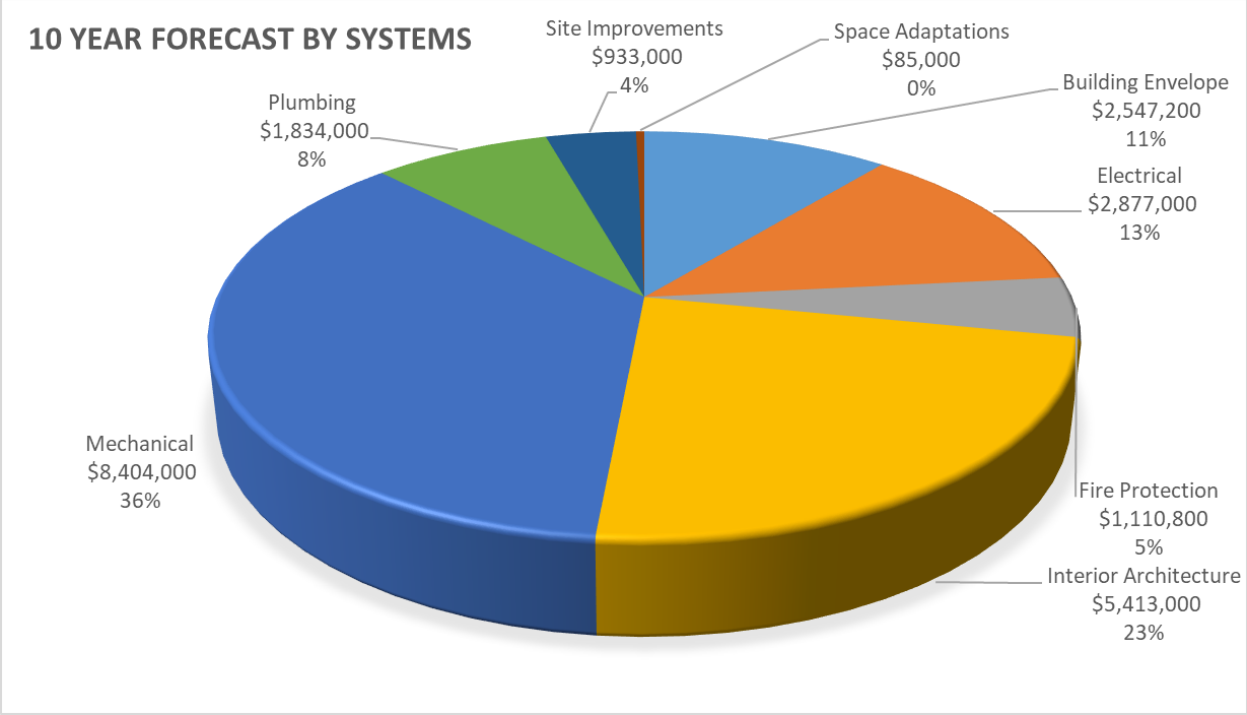
Priority 4 - Low
Work to be performed within next 6-10 years.
Anticipated need for repair or replacement.

2.3 Findings & Recommendations

Priority		Extended Cost	% of Need
Immediate	$	-	0.0%
High (1 - 2 Years)	$	9,816,034	42.3%
Medium (3 - 5 Years)	$	4,142,082	17.9%
Low (6 - 10 Years)	$	9,245,884	39.8%
	$	**23,204,000**	**100%**

StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by Priority table provides an understanding of need based on the urgency or timeline for work to be completed. Based on industry standard architectural and engineering best practices, over (42%) forty-two percent of the work should be completed within the next 1-2 years.

The 10 Year Forecast by Systems provides an analysis of estimated improvement needs by major systems. The data indicates that the Mechanical (36%), Interior Architecture (23%), and Electrical (13%) systems have the greatest overall investment needs. Refer to Appendix A to review a more detailed description of needs in the Deferred Maintenance & Asset Renewal Report.



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition. Refer to Section 4.0, General Physical Condition Rating, for additional information regarding the condition of major systems from a cost per gross square feet analysis of needs perspective.

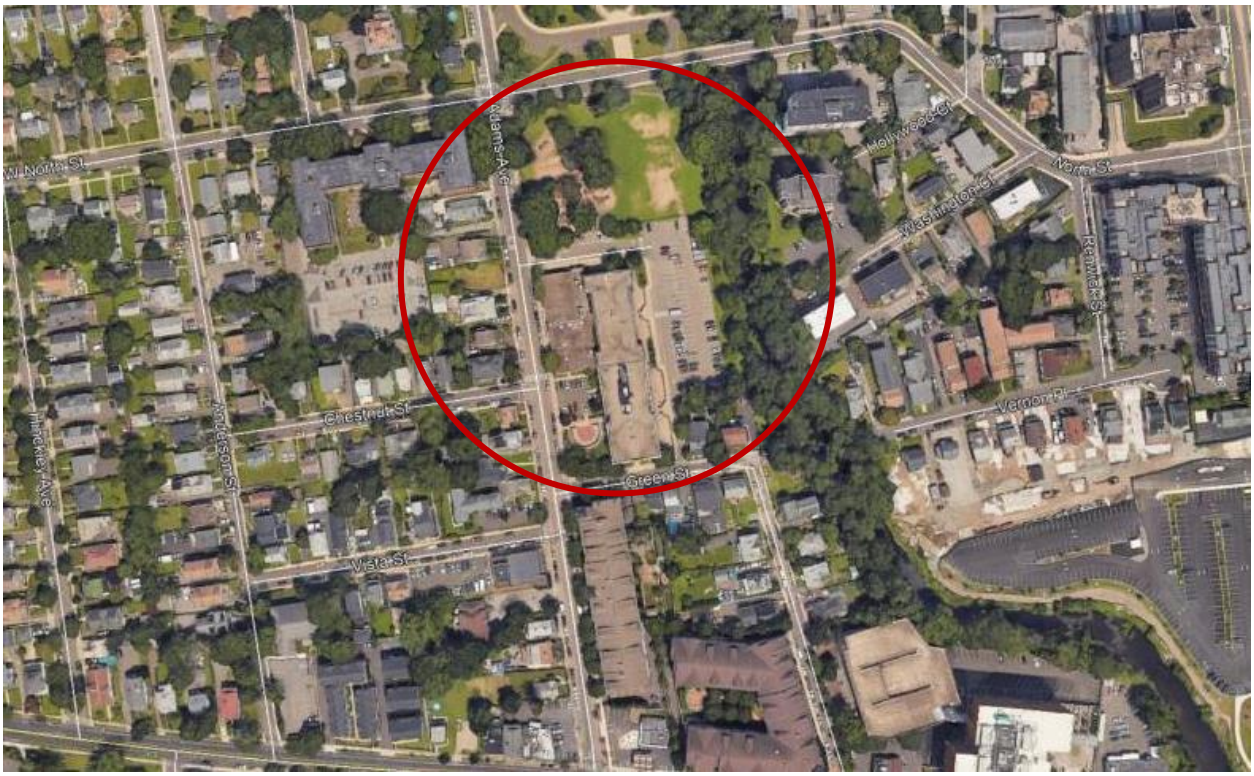
3.0 General Property & Building Systems Description

3.1 Site / Amenities

The property is located at Hart Elementary Magnet, Stamford, Fairfield County Connecticut on approximately 2.55 acres. The property slopes gently downward from the east side of the property toward the west property line and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with a wood chips surface. Retaining walls not applicable.

There are approximately 99 spaces in open lots. The paved parking areas are in poor condition with evidence of cracking and heavy pavement section deterioration. Sidewalk surfaces are in good condition. Fencing is provided at various locations along the property line and select play areas. The perimeter fencing is in good condition with isolated sections of damage. Grass play areas/field appear to be in fair to poor condition. Constructed play areas are in good condition. The travel path to the playground is heavily used and lacks a defined route or crosswalks. This needs to be addressed for student safety. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system. However, previous reports indicate that portions of the storm water from the paved areas flow across the surface into the adjacent public streets.

Sanitary sewer and the storm water sewer are provided by the City of Stamford. Domestic water is supplied by Aquarian, electrical service is supplied by CLMP, and natural gas is provided by Yankee Gas.



DO NOT
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3.2 Architectural Systems

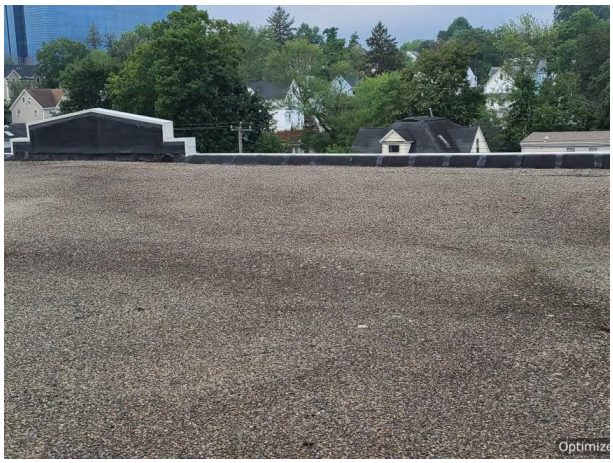
Main Building

Hart Magnet Elementary is approximately 82,300 square feet and is a three storey structure. The building is masonry non-bearing sidewalls and wood floor and roof joists at original portion, steel frame with open web joists at addition on reinforced concrete slab on grade on 2 levels due to grade change. The roof assembly is comprised of flat, gravel surfaced built-up roof (GSBUR) systems. The exterior wall finish is unpainted brick veneer, cast stone ornamentation, painted wood, and metal trim. It is recommended that a structural investigation be conducted to investigate underlying cause and correction of the wall at the southeast corner.

The exterior building envelope is in fair to poor condition. Built-up bituminous roofing is recommended to be replaced with alternative material (single-ply). Damaged aluminum frame windows should be replaced. Windows should be recaulked to prevent moisture infiltration. There are both insulated and single pane windows and both are in fair to poor condition. The exterior façade is in need of repair, cleaning, and repointing where necessary.

Interior floor finishes include resilient tile, ceramic tile, carpet, wood plank, and painted concrete slab and are in fair condition. Interior wall finishes include painted drywall, plaster, CMU, ceramic tile, and stained wood panels and are in fair condition. Interior ceiling finishes include exposed structure and suspended acoustic tiles and are in fair condition. Casework and countertops are in poor condition and in need of replacement. All interior doors are worn and approaching the end of their useful life. Classroom and conference room projection equipment should be replaced.

The building is partially non-compliant in terms of ADA restroom accommodations and 2 single unit ADA toilets are recommended.



Hopes
&
Dreams

#1

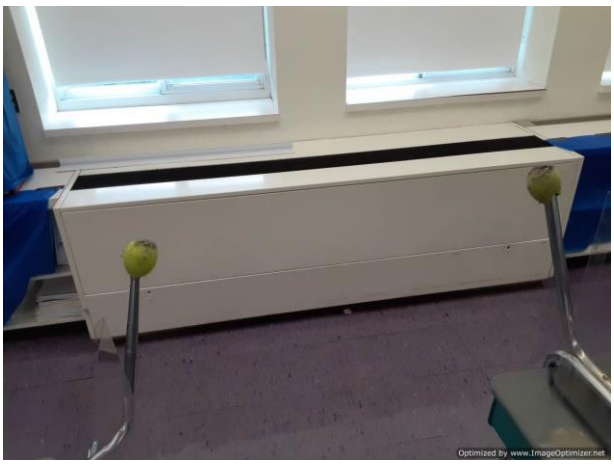
3.3 Mechanical Systems

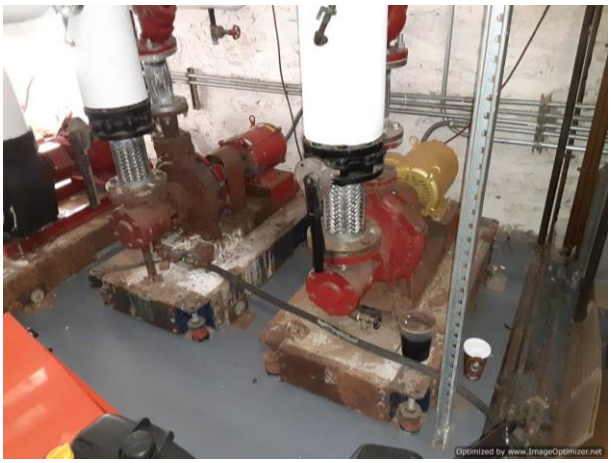
Main Building

The mechanical systems are largely the systems installed in the building when the addition/renovation was completed 1998. Equipment has been replaced throughout the years including various pumps, expansion tanks, roof mounted exhaust fans, the chiller in 2010 and several rooftop packaged HVAC units in 2017. Two hot water boilers provide hot water for heating via a two-pipe system to the building via unit ventilators and fin tube radiation distribution equipment. The chilled water to hot water heat exchanger was replaced in 2019. Cooling and fresh air is provided to large areas of the building by packaged DX rooftop HVAC units. One split system air conditioning unit provide cooling to the Data Center and one ductless mini-split provides cooling to an area on the first floor. Roof mounted exhaust fans provide exhaust air for building. The electronic controls should be updated during the assessment period. The make-up air unit to the Kitchen is non-functional and should be replaced. All of the hot water piping, unit ventilators, VAV boxes, fin tube radiation, exhaust fans and several packaged rooftop HVAC units should be replaced within the assessment period.

HVAC System Comprehensive Improvement Analysis

The mechancial system at Hart Magnet ES does not provide adequate ventilation or air conditioning. Based on existing equipment conditions and an initiative to add air condition building-wide, the District-Wide Summary: 10 Year Forecast Cost Analysis contains an allowance for the wholesale system replacement including demolition of the current system including central plant and distribution. This approach takes into consideration only select capital improvement needs in the Deferred Maintenance & Asset Renewal Report not impacted by system replacement.

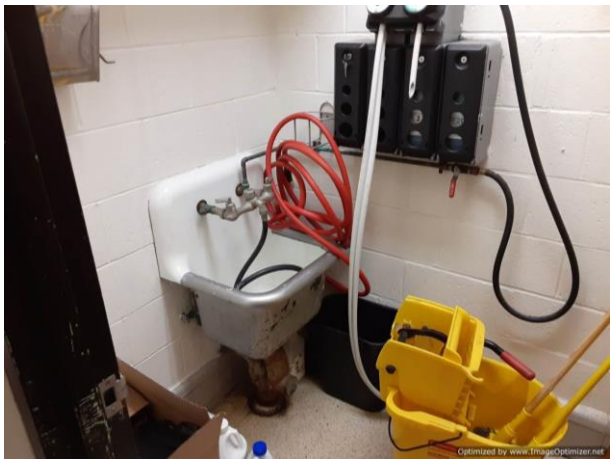




3.4 Plumbing Systems

Main Building

The main building plumbing systems appears to largely be installed during the 1998 renovation. Hot water is provided by one gas fired hot water heater and circulator which was replaced in 2018. Fixtures appear to have been replaced sporadically throughout the years on an as needed basis. Water coolers are being replaced with bottle fillers building wide by the district. The fixtures and domestic water piping should be replaced within the assessment period.

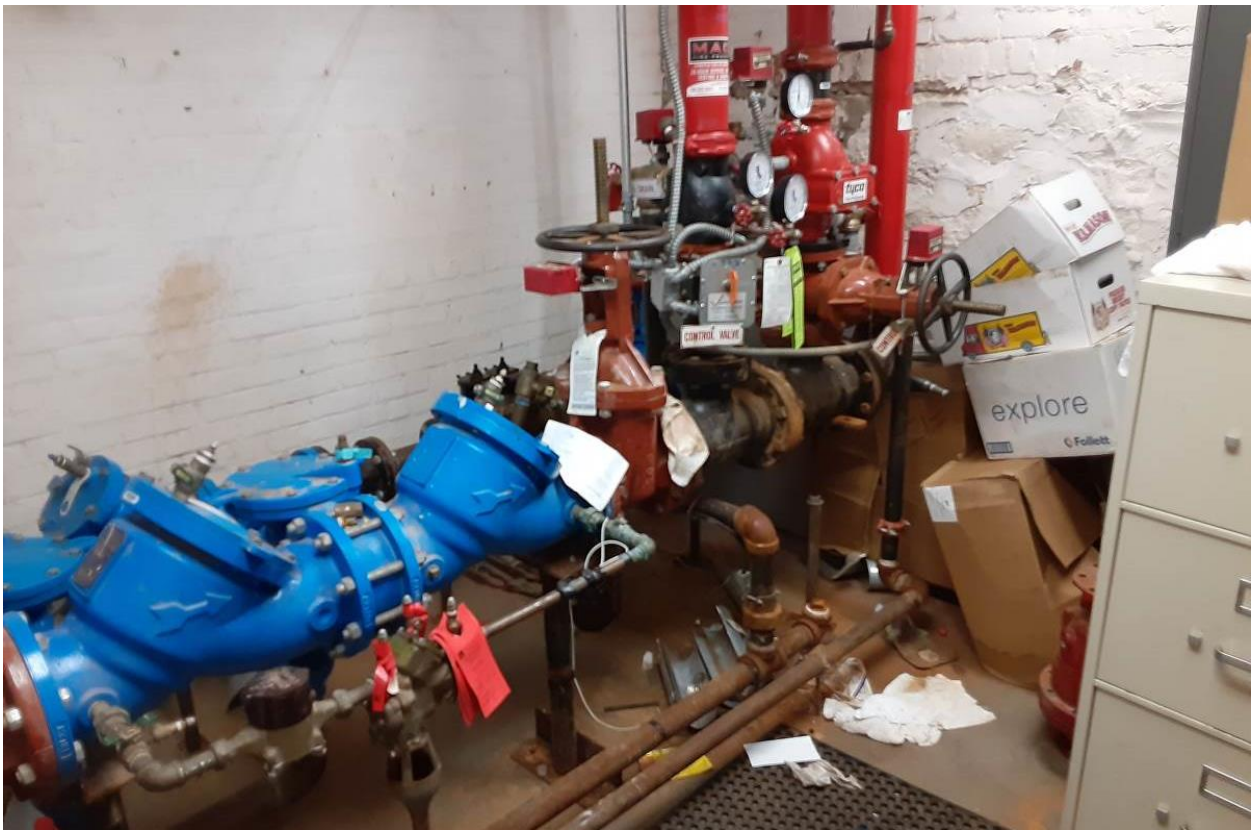


3.5 Fire & Other Protection Systems

Main Building

The building sprinkler system was installed in 1998 and will reach the end of its 30 year useful life in 7 years. The sprinkler system should be planned to be replaced within the assessment period.

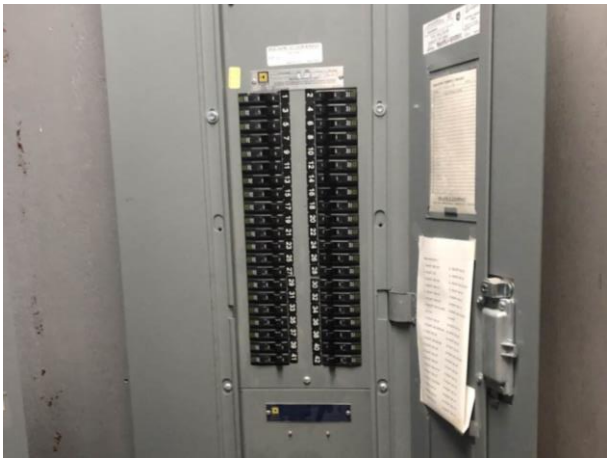
Main building fire alarm system old but functional. Some classrooms have audio/visual devices, and some do not.



3.6 Electrical Systems

Main Building

The building is powered by utility owned outdoor pad mounted transformer located in the front of the school. Secondary service feeder from pad mounted transformer feeds a 1600 amp rated electronic circuit breaker disconnect switch with distribution sections. This switchgear is located in Electrical room in lower level. Panels located in the building are powered from this switchgear. Branch circuits for outlets, lighting and equipment originate from these panels. Most of the wiring in the building is from a time of significant construction in 1998. Lighting throughout the school is LED. Light fixtures are indirect pendant supported in all classrooms. Classroom lights are controlled by wall switches and some motion sensors.



3.7 Technology & Security Systems

Technology

The main building has a mix of Category 5, Category 5E, and Category 6 cabling supporting all end devices, which is adequate to support the current technology and security systems. We recommend replacing this cabling to the most recent category rating to accommodate future technology devices. Fiber optic backbone cabling between the MDF and each IDF (2 total) consists of OM1 62.5/125um fiber optic cabling, which is capable of 1 Gbps per fiber pair. We recommend installing and replacing this fiber to OM4, which will support 40Gbps, to support the bandwidth requirements of new technology, especially the increased future use of Wi-Fi.

The Public Address system is an antiquated analog system and beyond its useful life and maintenance. We recommend replacing this system for new. The Master Clock System is also antiquated and beyond its useful life. We recommend upgrading the Master Clock System to provide an accurate time source.

Classroom Interactive Boards currently have a mixed age of boards. Most of the boards were installed before 2014 which would make them 7 years old and older. These boards will be coming into their useful life and will need an upgrade in the coming years.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Security

The Intrusion Detection Security system was upgraded about ten years ago and in working order. The Video Surveillance Systems is undergoing an addition of a new managed system and includes new IP cameras in several areas of the school. There are locations where existing analog cameras are still being used and viewed on this new system. Coverage of the school is fair. We recommend replacing the existing analog cameras with IP cameras and supplementing the coverage with new IP cameras. The main entry door is equipped with an antiquated Aiphone intercom-door-release and a surveillance camera viewing the door. It is recommended to replace the existing Aiphone device with a modern device to include video that will assist with the assessment of a visitor requesting access into the school.

4.0 General Physical Condition Rating

The general physical condition ratings identified below are based on StudioJAED's visual inspection and overall impression of the Property's major building systems assessed as defined in the Executive Summary, Section 2.0.

MAIN BUILDING		Condition Rating		
Item	**Building / Site System**	**Good**	**Fair**	**Poor**
1	Building Envelope		X	X
2	Interior Architecture		X	
3	Mechanical Systems		X	X
4	Electrical Systems		X	
5	Plumbing Systems		X	
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements		X	X

5.0 Opinions of Probable Costs

The opinions of probable cost presented in this document are for repair or renewal / replacement projected capital needs identified from a visual inspection of the defined Property site elements and primary building systems anticipated over the subsequent 10 year term. These opinions are based on StudioJAED's knowledge of industry standards and recommended "good" architectural and engineering practice. For the purpose of generating projected investment dollars, needs were calculated based on approximate quantities and estimated unit cost values were defined. Recommended corrective actions recorded do not constitute a warranty that all items, which may require repair or replacement, are included.

As a measure of quality assurance, StudioJAED's cost estimates were developed by our Certified Professional Estimators. All unit "trade" costs were developed using the RSMeans "CostWorks" application which was regionally adjusted to the materials, labor, and equipment cost for Bridgeport, Connecticut. The cost model approach applied to each corrective action was based on Construction Management-at-Risk (CMAR) with an additional (20%) twenty percent allowance to cover design fees and owner contingency.

The opinions of probable costs should be considered a preliminary order of magnitude for budget development. It also assumes that each facility will continue to operate in its current capacity and relative quality of care. Actual costs will vary from StudioJAED's probable costs based on a number of potential factors such as: a finer granularity or understanding of required scope of work, design solution approach, type of construction, quality of materials, equipment or system specifications, field conditions, need for abatement of hazardous materials, decision to comprehensively replace equipment or system versus partial replacement / repair, phased or staged implementation (if required), quality of contractor, overall project management, solicitation of competitive pricing, etc. An expanded budget projection/analysis typically requires the development of schematic design documents and preliminary specifications to obtain contractor bid estimates.

6.0 Limitations & Qualifications

The services described within this document were performed by StudioJAED. No warranties are provided, either expressed or implied. While StudioJAED made every reasonable effort to properly evaluate the Property conditions within the contracted scope of work, it is important to recognize that the investigation was limited in several respects including, but not limited to, the following:

StudioJAED's findings and conclusions are based primarily on the visual appearance of the Property at the time of our site visit and comparatively evaluated in contrast to our extensive condition assessment experience. Observations included only areas that were readily accessible to our assessment team members without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions.

Some of StudioJAED's conclusions are partially based on information provided by others. For the purposes of this report, we have assumed this information to be complete and correct unless noted otherwise. StudioJAED assumes no responsibility for incorrect information provided by others.

Our opinions of cost represent a preliminary opinion only and are neither a quote nor a warranty or representation as to the actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the Property conditions and are further limited by possible future changes in technology, by regulatory requirements, by Property location, and by contingencies that cannot reasonably be discovered until after commencement of onsite construction activities. StudioJAED shall not be liable to the Client nor any other property for any costs or expenses that may be incurred in excess of these estimates, for any losses that may be incurred as a result of these estimates being different from the actual costs, nor for any damages whatsoever in connection with these estimates.

This report is intended for the use of and may be relied upon only by the entities identified in Section 1.0 – Authorized Assessment Account. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or it findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by other based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans

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Deferred Maintenance & Asset Renewal Report

Hart Magnet ES

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Hart Magnet Elementary School								
B10 Superstructure								
B1012-01-01C Correct Exterior Steel Ladder Deterioration by Demolition & Replacement	B1012 Exterior Building Access Ladder	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	15 LNFT	$7,009
			Total Estimated Cost for **B10 Superstructure**					**$7,009**
B20 Exterior Enclosure								
B2010-02-02C Correct Precast Concrete Thru-Wall Flashing Deterioration by Demolition & Replacement	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	839 LNFT	$253,083
B2010-02-07C Correct Precast Concrete Wall Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	6,780 SQFT	$55,981
B2010-03-07C Correct Brick Masonry Wall Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	30,591 SQFT	$239,777
B2010-03-09C Correct Brick Masonry Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	11,000 SQFT	$390,007
B2010-07-01C Correct Cast Stone Wall Deterioration by Demolition & Replacement	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	120 SQFT	$20,886

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".
Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2020-02-01C Correct Aluminum Frame Window Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,000 SQFT	$78,788
B2021-01-07C Correct Window General Moisture or Air Infiltration by Recaulking	B2021 Exterior Window General	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	5,500 LNFT	$64,467
B2030-04-01C Correct Hollow Metal Door Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	$8,141
			Total Estimated Cost for **B20 Exterior Enclosure**					**$1,111,131**
B30 Roofing								
B3010-07-03C Correct Built-Up Bituminous Roof Deterioration by Demolition & Replacement with Alternative Material (Single-ply)	B3010 Roof Covering	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	35,250 SQFT	$1,403,789
B3020-03-01C Correct Skylight Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof	*5 Skylights*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	100 SQFT	$20,558
B3020-04-01C Correct Roof Hatch Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$2,193
B3020-04-05C Correct Roof Hatch Guardrail Required by Install New	B3020 Roof Opening	Roof		Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	1 EACH	$2,474
			Total Estimated Cost for **B30 Roofing**					**$1,429,014**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C10 Interior Construction								
C1010-06-02C Correct Drywall Partition Deterioration by Demolition & Replacement	C1010 Interior Partition	Building Wide	*At Elevator Lobby - Gymnasium Level*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	60 SQFT	$1,305
			Total Estimated Cost for **C10 Interior Construction**					**$1,305**
C20 Stairs & Ramps								
C2020-05-02C Correct Resilient / Rubber Stair Tread & Riser Finish Deterioration by Demolition & Replacement	C2020 Interior Stair Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	740 LNFT	$57,438
			Total Estimated Cost for **C20 Stairs & Ramps**					**$57,438**
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,800 SQFT	$7,533
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	116,802 SQFT	$488,830
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Classroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	53,500 SQFT	$223,904
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,693 SQFT	$11,271

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Media Room		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	3,600 SQFT	$15,066
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,280 SQFT	$9,542
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	10,220 SQFT	$42,772
C3010-02-03C Correct Wood Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,500 SQFT	$4,897
C3010-11-01C Correct FRP Wall Panel Deterioration by Demolition & Replacement	C3010 Wall Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,430 SQFT	$17,646
C3020-01-04C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (101-1000 SF)	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	368 SQFT	$12,672
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,305 SQFT	$36,655
C3020-05-01C Correct Non Slip Rubber Floor Deterioration by Demolition & Replacement	C3020 Floor Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,850 SQFT	$57,763

Deferred Maintenance & Asset Renewal Report

Hart Magnet ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-08-03C Correct Ceramic Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Restroom		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	7,980 SQFT	$155,758
C3020-09-03C Correct Quarry Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	830 SQFT	$13,114
C3020-10-02C Correct Terrazzo Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	195 SQFT	$1,817
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	932 SQFT	$7,681
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,850 SQFT	$31,727
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	84 SQYD	$8,947
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	85 SQYD	$9,054
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Room		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	294 SQYD	$31,315

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
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Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng “good practice”.

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Media Room		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	260 SQFT	$1,533
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,000 SQFT	$31,669
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	18,460 SQFT	$194,871
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Classroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	35,172 SQFT	$371,290
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	830 SQFT	$8,762
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Media Room		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,400 SQFT	$25,335
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,734 SQFT	$18,305

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,200 SQFT	$12,668
			Total Estimated Cost for **C30 Interior Finishes**					**$1,852,397**
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	30 EACH	$86,369
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide	*Select water closets need to be replaced within in near term.*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	$5,758
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	30 EACH	$86,369
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	35 EACH	$76,461
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	35 EACH	$76,461
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	6 EACH	$15,208

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	5 EACH	$12,673
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	6 EACH	$23,392
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	7 EACH	$15,849
D2010-11-05C Correct Residential Sink with Bubbler Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Classroom		Def Maint	P2 / 1-2 Yrs	Useful Life	30 EACH	$71,263
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$7,415
D2010-16-02C Correct Commercial Kitchen Stainless Steel Sink Double Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$4,902
D2010-16-03C Correct Commercial Kitchen Stainless Steel Sink Triple Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$5,721

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	82,300 BLDG SF	$1,322,120
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$7,874
D2030-07-01C Correct Grease Interceptor Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$15,756
			Total Estimated Cost for **D20 Plumbing**					**$1,833,591**
D30 HVAC								
D3010-01-06C Correct Underground Oil Fuel Storage Tank Deterioration (6000 Gal) by Remediation & Replacement	D3010 Energy Supply	Building Exterior		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$125,229
D3010-02-01C Correct Oil Fuel Transfer Pump Deterioration by Demolition & Replacement	D3010 Energy Supply	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$11,806
D3020-02-07C Correct Hot Water Boiler Deterioration (2,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$164,790
D3020-02-07C Correct Hot Water Boiler Deterioration (2,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$164,790

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3020-05-01C Correct Dual Fuel Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$32,422
D3020-07-01C Correct Chimney Bird Screen or Guard Deterioration by Demolition & Replacement	D3020 Heat Generation	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$2,420
D3020-09-02C Correct Thermal Expansion Tank (50 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$5,232
D3020-09-04C Correct Thermal Expansion Tank (200 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$24,293
D3020-09-04C Correct Thermal Expansion Tank (200 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$24,293
D3040-04-03C Correct VAV Terminal Unit with HW Reheat Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	20 EACH	$124,631
D3040-05-01C Correct Gas-Fired Makeup Air Unit (500 MBH) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$49,573

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-09-03C Correct Exhaust or Induction Fan (1/5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	3 EACH	$14,679
D3040-09-03C Correct Exhaust or Induction Fan (1/5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	4 EACH	$19,571
D3040-09-05C Correct Exhaust or Induction Fan (1/2 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$11,495
D3040-09-05C Correct Exhaust or Induction Fan (1/2 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$11,495
D3040-09-09C Correct Exhaust or Induction Fan (1 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$15,411
D3040-09-09C Correct Exhaust or Induction Fan (1 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$15,411
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$12,205
D3040-09-13C Correct Exhaust or Induction Fan (5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$12,788

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-09-17C Correct Exhaust & Induction Fan Not Required by Demolition & Safe Off	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$2,483
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	82,300 BLDG SF	$1,247,556
D3040-18-04C Correct Hydronic Distribution Base Mount Pump (10 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$38,968
D3040-18-04C Correct Hydronic Distribution Base Mount Pump (10 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$38,968
D3040-18-05C Correct Hydronic Distribution Base Mount Pump (15 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$48,719
D3040-18-05C Correct Hydronic Distribution Base Mount Pump (15 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$48,719
D3050-01-06C Correct Packaged Rooftop Air Conditioning & Heating Unit (15 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$57,909

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-01-06C Correct Packaged Rooftop Air Conditioning & Heating Unit (15 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$57,909
D3050-01-08C Correct Packaged Rooftop Air Conditioning & Heating Unit (30 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$148,559
D3050-07-06C Correct Computer Room (MDF/IDF) Split System Air Conditioning System Required by Install New	D3050 Terminal & Packaged Units	MDF, ALL IDF'S	*MDF, and all IDF's require additional room cooling for equipment operation. 2 Rooms at approx. 100 sf each.*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	2 EACH	$21,701
D3050-12-01C Correct Horizontal Heating and Cooling Unit Ventilator (2 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classroom		Def Maint	P2 / 1-2 Yrs	Useful Life	12 EACH	$227,400
D3050-12-02C Correct Horizontal Heating and Cooling Unit Ventilator (3 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classroom		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$22,339
D3050-12-03C Correct Horizontal Heating and Cooling Unit Ventilator (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classroom		Def Maint	P2 / 1-2 Yrs	Useful Life	32 EACH	$1,002,157
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	8 EACH	$58,139

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	70 LNFT	$20,602
D3060-02-03C Correct Electronic Control (DDC) System Deterioration by Demolition & Replacement (Bldg SF)	D3060 HVAC Instrumentation & Controls	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	82,300 BLDG SF	$1,276,611
			Total Estimated Cost for **D30 HVAC**					**$5,161,273**
D40 Fire Protection								
D4010-01-04C Correct Wet Pipe Sprinkler System Deterioration by Demolish & Replace System (Bldg SF)	D4010 Sprinklers	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	82,300 BLDG SF	$1,110,793
			Total Estimated Cost for **D40 Fire Protection**					**$1,110,793**
D50 Electrical								
D5010-04-11C Correct Secondary Transformer (225 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Basement		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$43,843
D5010-04-12C Correct Secondary Transformer (300 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Basement		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$31,853
D5010-05-05C Correct Main Distribution Panel (1600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Basement		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$70,066

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*Located in warming kitchen*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*Locaed on side wall in back of stage*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*Electric Room inside Spec Ed Room 110*	Def Maint	P4 / 6-10 Yrs	Useful Life	5 EACH	$67,672
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	2nd Floor	*Electrical Room in front of Spec Ed Room 207*	Def Maint	P4 / 6-10 Yrs	Useful Life	5 EACH	$67,672
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Basement		Def Maint	P4 / 6-10 Yrs	Useful Life	5 EACH	$67,672
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Basement	*4- 4/0 + 4/0g in 2 1/2" EMT*	Def Maint	P4 / 6-10 Yrs	Useful Life	10 EACH	$135,344
D5010-12-06C Correct Panelboard (400 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Basement	*4- (600 Kcmil) + 1 (600Kcmil) g in 4" EMT*	Def Maint	P4 / 6-10 Yrs	Useful Life	4 EACH	$64,893
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide	*Added receptacles/circuits for each Classroom*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	164 EACH	$157,008

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Basement	*4- 4/0 + 4/0g in 2 1/2" EMT*	Def Maint	P4 / 6-10 Yrs	Useful Life	2,000 LNFT	$15,504
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Basement	*4 (600 Kcmil) + 1 (600Kcmil)g in 4" EMT*	Def Maint	P4 / 6-10 Yrs	Useful Life	800 LNFT	$6,202
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*2- #12 + #12g MC cable wiring for extra receptacles in each classroom*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	16,400 LNFT	$127,131
D5031-03-01C Correct Security System Motion or Glass Break Detector Deterioration by Demolition & Replacement (BLDG SF)	D5031 Security Access & Surveillance	Building Wide	*Antiquated system - problems with nuisance alarms.*	Def Maint	P4 / 6-10 Yrs	Security	82,300 BLDG SF	$39,504
D5031-07-01C Correct Video Surveillance Indoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Upgrade analog cameras*	Def Maint	P3 / 3-5 Yrs	Useful Life	4 EACH	$13,370
D5031-20-01C Correct Security Access Control System (Head End Only) Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$5,351
D5031-20-04C Correct Security Access Control with Video Intercom Required by Install New	D5031 Security Access & Surveillance	Main entryways - front and rear		Bldg Imprv	P2 / 1-2 Yrs	Security	2 EACH	$0

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5032-01-05C Correct Master Clock System Deterioration by Demolition & Replacement with Wireless System (Bldg SF)	D5032 Clock & Program Systems	Building Wide	*Replace with Wireless System.*	Def Maint	P4 / 6-10 Yrs	Useful Life	82,300 BLDG SF	$218,971
D5033-01-01C Correct Building Wide Intercom System Deterioration by Demolition & Replacement (Bldg SF)	D5033 Intercom Systems	Main Office	*Public Address*	Def Maint	P3 / 3-5 Yrs	Useful Life	82,300 BLDG SF	$296,132
D5035-04-01C Correct Building-Wide Telephone System Deterioration by Demolition & Replacement (Bldg SF)	D5035 Telephone System	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	82,300 BLDG SF	$281,703
D5036-01-03C Correct Technology System Wiring Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	225,000 LNFT	$686,016
D5036-03-06C Correct Data Room Equipment Grounding System Required by Install New	D5036 Technology System	MDF and Each IDF	*All equipment and racks should be grounded.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	3 LPSM	$12,674
D5036-06-01C Correct Fiber Optic Backbone Wiring Deterioration by Demolition & Replacement	D5036 Technology System	MDF to Each IDF	*All IDF's currently have OM1 fiber ran from the MDF. This is an antiquated system and should be upgraded in order to meet the needs of today's technology standards.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	500 LNFT	$2,222

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5090-01-17C Correct Diesel Fuel Emergency Generator (500 kW) Required by Install New	D5090 Other Electrical Systems	MDF, ALL IDF'S	*Owner requested provision for emergency generator including capacity of all MDF / IDF equipment & associated room cooling.*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$374,176
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	MDF		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$23,010
D5090-04-04C Correct Uninterruptable Power Supply System (5 KVA) Required by Install New	D5090 Other Electrical Systems	All IDF's		Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	2 EACH	$42,000
			Total Estimated Cost for **D50 Electrical**					**$2,877,058**
E10 Equipment								
E1020-04-02C Correct Stage Curtain Deterioration by Cleaning	E1020 Institutional Equipment	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	700 SQYD	$102,768
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	36 EACH	$982,497
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	11 EACH	$300,207

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E1090-05-01C Correct Indoor Basketball Backboard Deterioration by Demolition & Replacement	E1090 Other Equipment	Gymnasium		Def Maint	P2 / 1-2 Yrs	Codes - HVAC	4 EACH	$40,581
E1090-05-02C Correct Gym Wall Padding Deterioration by Demolition & Replacement	E1090 Other Equipment	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,780 SQFT	$34,483
			Total Estimated Cost for **E10 Equipment**					**$1,460,536**
E20 Furnishings								
E2010-01-01C Correct Wardrobe Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	50 EACH	$60,723
E2010-02-01C Correct Cubby Storage Unit Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	256 EACH	$38,346
E2010-03-01C Correct Shelving Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	428 LNFT	$13,887
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	97 LNFT	$80,594
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Media Room		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	22 LNFT	$18,279

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E2010-04-11C Correct Laminate Countertop Only Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1,534 SQFT	$92,109
E2011-02-02C Correct Mini-blind Deterioration by Demolition & Replacement with Manual Shade System (Window SF)	E2011 Window Treatment	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	6,900 SQFT	$140,858
E2013-01-02C Correct Auditorium Seating Deterioration by Refurbish	E2013 Fixed Seating	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	256 EACH	$98,856
			Total Estimated Cost for **E20 Furnishings**					**$543,651**
F20 Selective Demolition								
F2020-01-02C Correct Asbestos Boiler Insulation and Packing by Abatement	F2020 Hazardous Components Abatement	Boiler Room	*See AHERA Report. Qty estimated.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 SQFT	$26,751
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	18,375 SQFT	$418,059
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Classroom		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	35,172 SQFT	$800,216
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Kitchen		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	50 SQFT	$1,138

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
F2020-13-01C Correct Asbestos Wiring Insulation Remediation Required by Abatement	F2020 Hazardous Components Abatement	Auditorium	*2- #12 + #12g MC cable*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 LNFT	$22,334
F2020-15-01C Correct Asbestos Sink Undercoating Remediation Required by Abatement	F2020 Hazardous Components Abatement	Boiler Room	*See AHERA Report.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	40 EACH	$229,188
			Total Estimated Cost for **F20 Selective Demolition**					**$1,497,686**
G10 Site Preparation								
G1030-01-02C Correct Site Grading Positive Drainage Required by Regrade & Site Restoration	G1030 Site Earthwork	Interior Courtyard		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	73 SQYD	$2,059
			Total Estimated Cost for **G10 Site Preparation**					**$2,059**
G20 Site Improvements								
G2010-01-03C Correct Bituminous Roadway Surface Deterioration by Overlay	G2010 Roadways	Entry to Main Parking Lot on Eastern Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	215 SQYD	$3,472
G2010-01-03C Correct Bituminous Roadway Surface Deterioration by Overlay	G2010 Roadways	Exit Drive on North Side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	420 SQYD	$6,783
G2020-01-01C Correct Bituminous Parking Lot Deterioration by Demolition & Replacement	G2020 Parking Lots	Entry to Main Parking Lot on Eastern Side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,100 SQYD	$324,979

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2020-01-01C Correct Bituminous Parking Lot Deterioration by Demolition & Replacement	G2020 Parking Lots	Staff Spaces to the East of Dumpster Pad		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	115 SQYD	$12,056
G2020-01-01C Correct Bituminous Parking Lot Deterioration by Demolition & Replacement	G2020 Parking Lots	Visitor Parking Lot at Main Entrance	*Failed base material causing damage to surface*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	375 SQYD	$39,312
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Staff Spaces to the East of Dumpster Pad		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	140 LNFT	$10,123
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Visitor Parking Lot at Main Entrance		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	250 LNFT	$18,077
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Sidewalk Adjacent to Pull Off on North Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	550 SQFT	$13,031
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walk at the Northeast Corner of School		Def Maint	P4 / 6-10 Yrs	Useful Life	1,475 SQFT	$34,946
G2030-04-02C Correct Brick Paving Deterioration by Resetting Paver	G2030 Pedestrian Paving	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	780 SQFT	$27,193
G2030-08-01C Correct Concrete Paving Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Dumpster Pad on North Side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	375 SQFT	$7,143

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Main Entrance		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	13 RISR	$16,830
G2031-01-03C Correct Concrete Above Grade Stair Masonry Finish Deterioration by Demolition & Replacement (Finish)	G2031 Exterior Stair Construction	Main Entrance		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	550 SQFT	$10,952
G2031-04-02C Correct Precast Concrete Stair Non Structural Spalling by Topping	G2031 Exterior Stair Construction	Building Exterior	*Stepped Seating at Amphitheater*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,100 SQFT	$47,176
G2032-01-01C Correct Concrete Ramp Deteriorated by Demolition & Replacement	G2032 Exterior Ramp Construction	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	550 SQFT	$126,562
G2033-01-01C Correct Handrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Main Entrance		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	55 LNFT	$4,683
G2033-01-04C Correct Handrail Deterioration by Prep & Refinish	G2033 Exterior Handrail & Guardrail	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	40 LNFT	$638
G2033-01-05C Correct Handrail Wall Rail Deterioration by Prep & Refinish	G2033 Exterior Handrail & Guardrail	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	224 LNFT	$3,573
G2033-03-01C Correct Guardrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	North Side of Main Parking Lot on Eastern Side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	80 LNFT	$25,499

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscapin	Soccer Fields/Baseball Outfield		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,400 SQYD	$61,822
G2050-04-4C Correct Deteriorated Trees and Stumps by Removal	G2050 Landscaping	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$2,438
G2050-04-5C Correct Major Landscaping Required by Adding & Trimming Trees, Plants, Ground Cover, and Planting Beds	G2050 Landscaping	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,773 SQFT	$26,810
			Total Estimated Cost for **G20 Site Improvements**					**$824,100**
G30 Site Civil Mech Utilities								
G3060-02-1C Correct Site Oil Distribution Piping Major Deterioration by Demo and Replacement	G3060 Fuel Distribution	Building Exterior		Def Maint	P4 / 6-10 Yrs	Useful Life	400 LNFT	$92,442
			Total Estimated Cost for **G30 Site Civil Mech Utilities**					**$92,442**
H10 Space Requirements								
H1020-05-02C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Building Wide	*Provide (2) single user accessible toilets each at 75 SQFT.*	Bldg Imprv	P2 / 1-2 Yrs	Accessibility	150 SQFT	$85,489
			Total Estimated Cost for **H10 Space Requirements**					**$85,489**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Z10 General Requirements								
Z1040-01-01C Correct Investigation Consultant Services Required by Contracting Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Exterior	*Structural investigation required for underlying cause and repair of Wall at South East Corner*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 LPSM	$14,382
				Total Estimated Cost for **Z10 General Requirements**				**$14,382**

Hart Magnet Elementary School Total Estimated Cost: **$19,961,354**

Total Estimated "Deferred Maintenance" Cost: **$19,138,701**

Total Estimated "Building Improvement" Cost: **$822,653**

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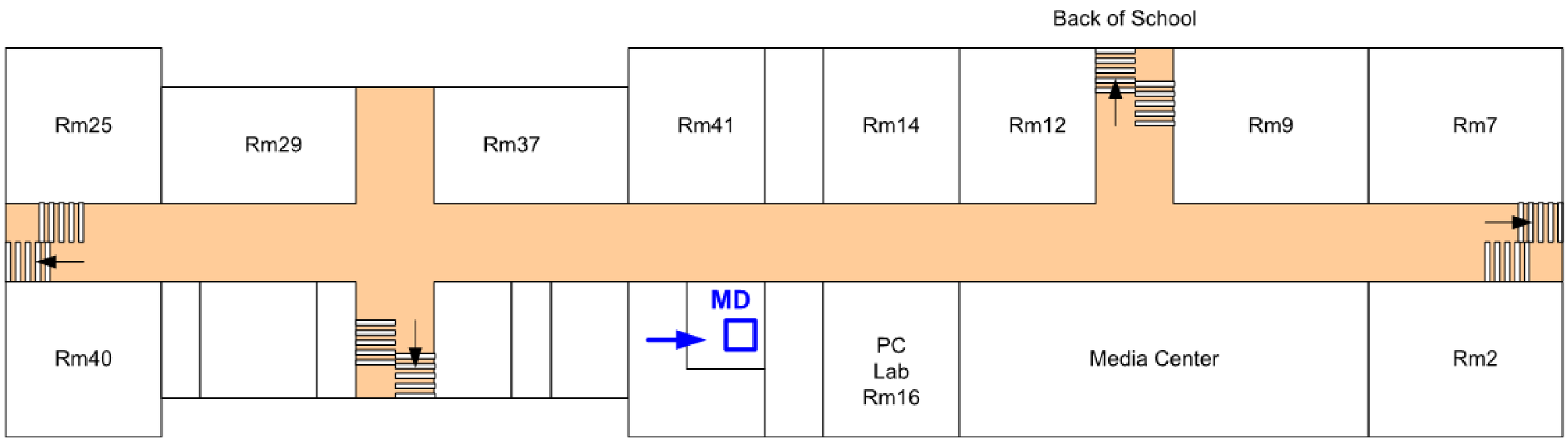
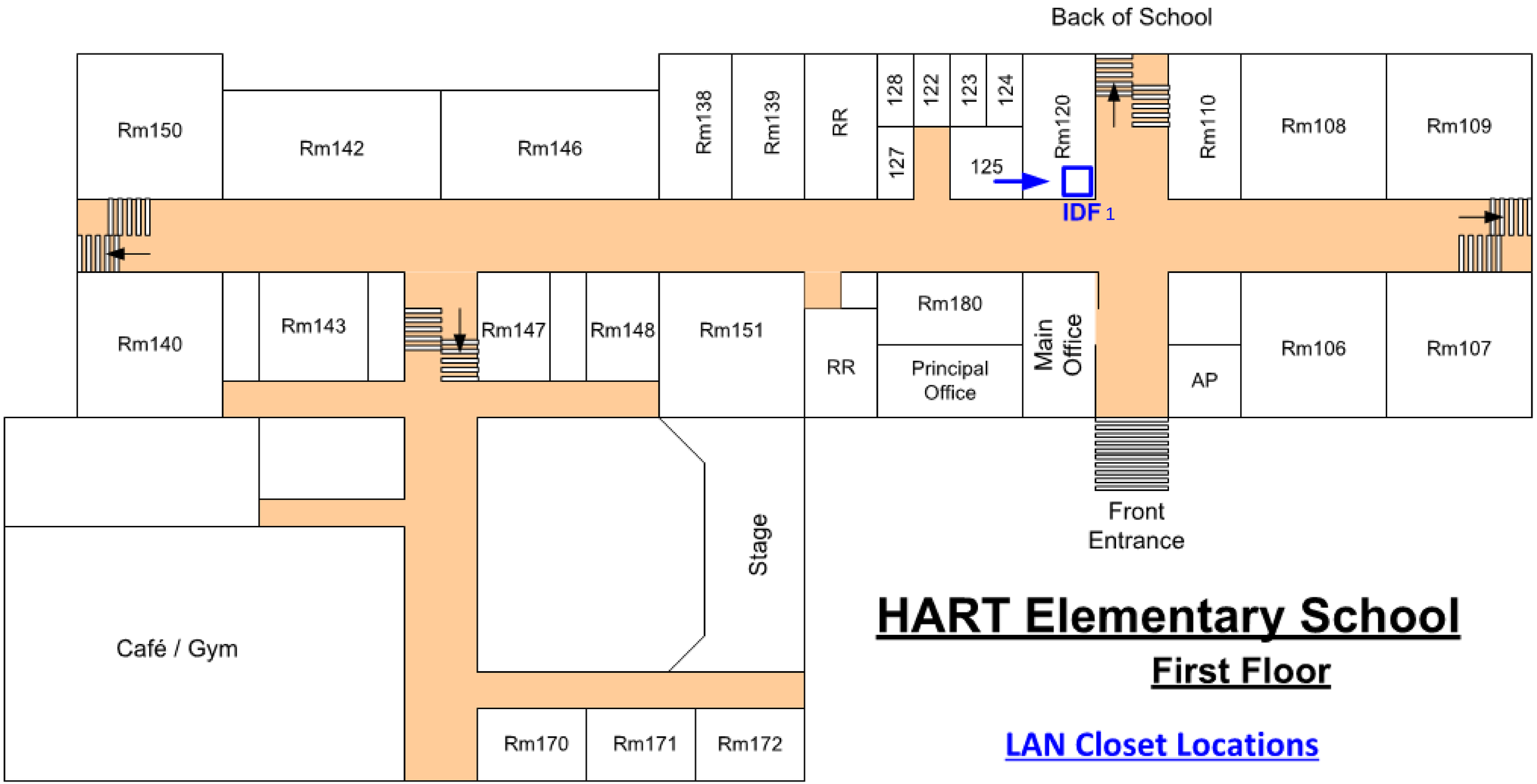


HART Elementary School

Ground Floor

LAN Closet Locations

07/2021



HART Elementary School

First Floor

LAN Closet Locations

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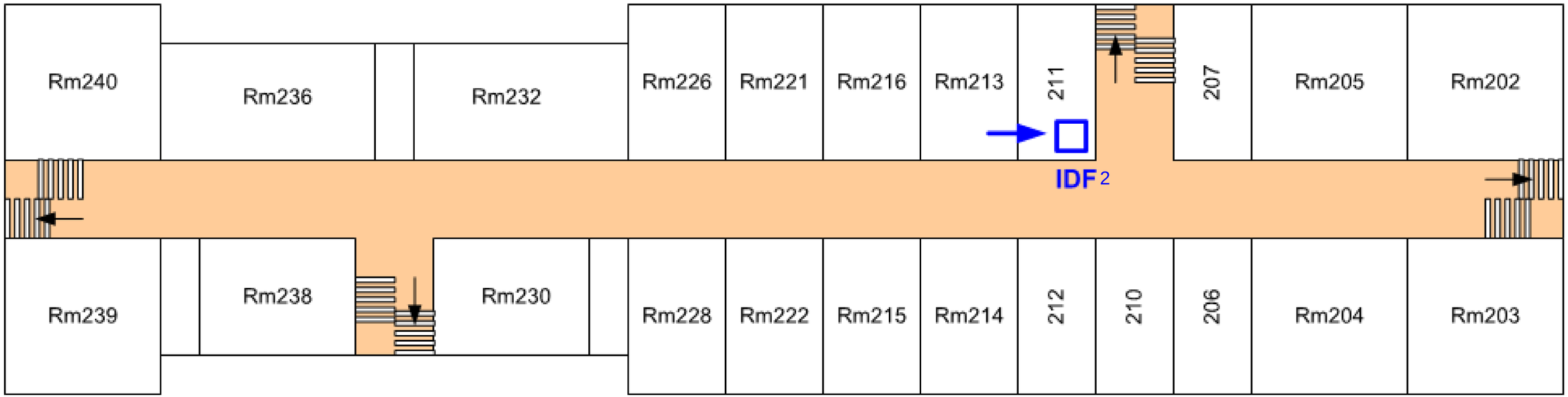

HART Elementary School

Second Floor

LAN Closet Locations

07/2021

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2021

Stark Elementary Facility Assessment & Analysis Report

Property:
Julia A. Stark Elementary
398 Glenbrook Road
Stamford, Connecticut 06906

Prepared By:
StudioJAED
42 Weybosset Street, Suite 403
Providence, RI 02903
401.648.0884

SLAM | STUDIO JAED

November 10, 2021

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1.0 Authorized Assessment Account

In June 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a district-wide facility condition assessment and analysis of the Julia A. Stark Elementary property located in Stamford, Connecticut. The primary goal of this project was to (1) investigate existing conditions and (2) identify deferred maintenance and long term capital renewal needs. As per industry standard guidelines, StudioJAED surveyed the property, interviewed site personnel, reviewed available construction/maintenance documents, and recorded observations related to the physical site and associated building structure. SLAM teamed with SLR to perform the site assessment and D'Agostino & Associates for technology / security.

This report is for the use of Stamford Public Schools and their assignees. All parties agree by accepting this report that any use of this report shall be limited by the exceptions and qualifications in this report, acknowledge that actual site conditions may change with time, and hidden conditions may exist at the property that were not discovered within the scope of the assessment. Any use of this report by other parties is at the risk of such party.

StudioJAED used a degree of care and skill ordinarily exercised by consultants in the preparation of the report and in assembling the data contained herein. No warranties are provided, either expressed or implied. StudioJAED is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The Facility Assessment and Analysis Report was completed and reviewed by the undersigned team members. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (401) 648-0884.

StudioJAED

Discipline Lead: _____
Philip R. Conte, AIA, NCARB
Principal, Assessment Architect

Discipline Lead: _____
David T. Spangler, P.E.
Principal, Assessment Mechanical / Plumbing Engineer

Discipline Lead: _____
Parag H. Patel, P.E.
Assessment Electrical Engineer

Report Reviewer: _____
Pamela J. Babuca, ALEP, ASID, IFMA
Principal

2.0 Executive Summary

StudioJAED Architects and Engineers, along with specialty systems sub-consultants SLR and D'Agostino & Associates, performed a facility condition assessment and analysis of the Julia A. Stark Elementary property located in Stamford, Connecticut hereinafter referred to as the "Property". The purpose of the assessment was to perform a visual analysis of the Property's general condition and identify recommendations for major building systems and equipment maintenance, repair, or replacement over the next (10) ten years. Items identified were considered significant for the facility to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age.

2.1 Scope of Work

The primary field survey was conducted on 9, August, 2021 and the weather, as recorded on Accuweather.com, was cloudy with actual high and low temperatures of 76°F/69°F. The assessment team reviewed available documentation and interviewed site personnel regarding knowledge of any known existing conditions or issues. A general list of typical elements surveyed includes the following:

- Site and Grounds – Pavement, Parking, Curbs, Loading Docks, Walks, Landscaping, Irrigation, Site Drainage, Exterior Lighting, Walls, Fencing/Railing, and Exterior Amenities.
- Structural Systems – Readily observable portions of Foundations and Structural Framing of Walls, Columns, Intermediate Floors and Roofs.
- Building Envelope – Roofing Systems, Exterior Finishes, Stairs and Steps, Exterior Doors, and Exterior Windows.
- Interior Building Components – Property-owned Electrical, Heating/Ventilating/Air Conditioning (HVAC), and Plumbing Systems.
- Safety and Code Compliance – Life Safety, Fire Suppression Systems, and General Visual Review of Accessibility to Disabled Persons to include Accessible Exterior and Interior Routes, Doors and Common Toilet Facilities.

2.2 Prioritization of Need

Recommended corrective actions to repair and/or replace a building system or component were assigned a priority which, in the opinion of the assessor, classified the urgency of the work to be performed. The 10 year prioritization model utilized for this project was based on an industry standard, 4 tier approach. Definitions for each of the priority classifications are as shown.

PRIORITY CLASSIFICATIONS:

Priority 1 - Immediate
Work should be performed immediately.
Potential safety or security risk.

Priority 2 - High
Work to be performed within next 1-2 years.
Asset has reached the end of useful life.

Priority 3 - Medium
Work to be performed within next 3-5 years.
Asset will reach the end of useful life soon.

Priority 4 - Low
Work to be performed within next 6-10 years.
Anticipated need for repair or replacement.

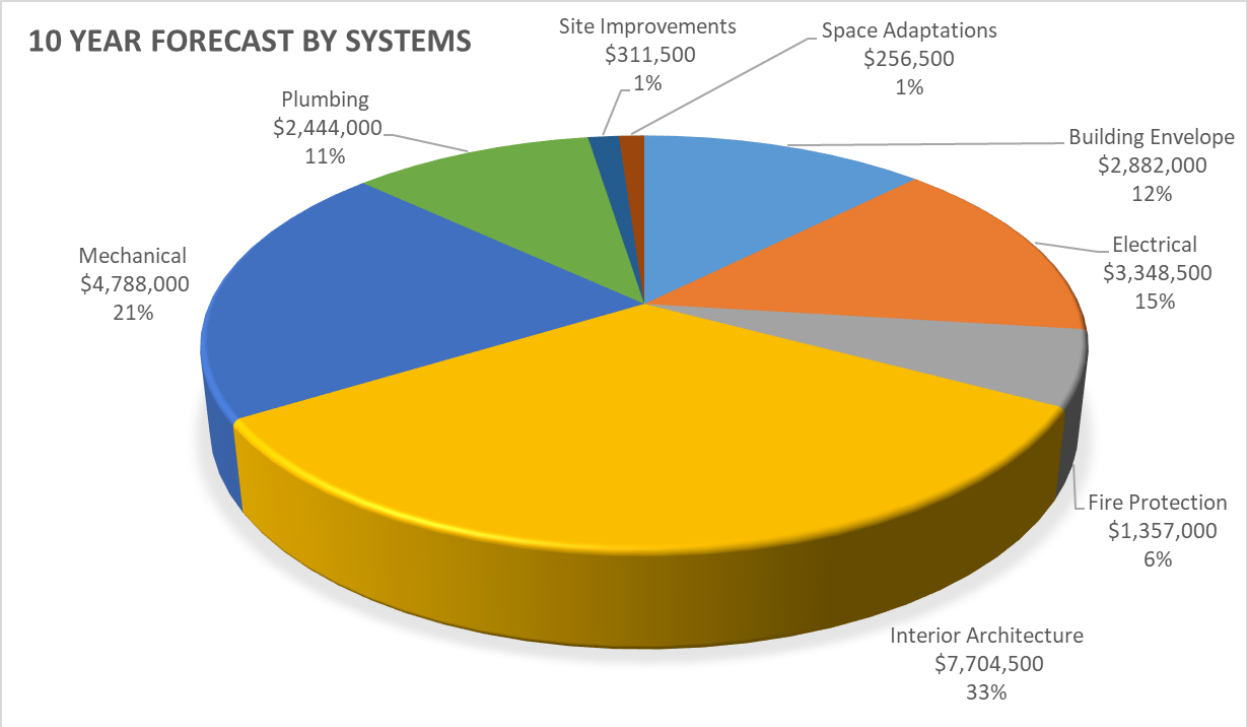
2.3 Findings & Recommendations

StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by Priority table provides an understanding of need based on the urgency or timeline for work to be completed. Based on industry standard architectural and engineering best practices, approximately (47%) forty-seven percent of the work should be completed within the next 1-2 years.

10 YEAR FORECAST BY PRIORITY

Priority		Extended Cost	% of Need
Immediate	$	-	0.0%
High (1 - 2 Years)	$	10,743,708	46.5%
Medium (3 - 5 Years)	$	9,333,297	40.4%
Low (6 - 10 Years)	$	3,014,995	13.1%
	$	**23,092,000**	**100%**

The 10 Year Forecast by Systems provides an analysis of estimated improvement needs by major systems. The data indicates that the Interior Architecture (33%), Mechanical (21%), and Electrical (15%) systems have the greatest overall investment needs. Refer to Appendix A to review a more detailed description of needs in the Deferred Maintenance & Asset Renewal Report.



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition. Refer to Section 4.0, General Physical Condition Rating, for additional information regarding the condition of major systems from a cost per gross square feet analysis of needs perspective.

3.0 General Property & Building Systems Description

3.1 Site / Amenities

The property is located at Julia A. Stark Elementary, Stamford, Fairfield County Connecticut on approximately 6.28 acres. The property slopes gently downward from the southwest side of the property toward the northwest corner of the property line. The front landscaped areas slope gently away from the building towards the eastern property line which parallels Glenbrook Road. The landscaping consists of trees, shrubs, and grasses. Play areas are covered with an unknown surface. Retaining walls are located at the grade change along the front property line, which parallels Glenbrook Road, throughout the courtyard areas to create planting beds, and at the boiler entrance along the front elevation.

There are approximately 105 spaces in open lots. The paved parking areas are in good condition with no evidence of cracking and pavement section deterioration. There is no site lighting in the parking lots. Concrete sidewalk surfaces are in good condition. Bituminous sidewalk surfaces are in poor condition. Fencing is provided along the entire north and south property lines and a portion of the west property line. The perimeter fencing is in fair condition with isolated sections of damage. Grass play areas/field and constructed play areas appear to be in good condition, but neither are maintained by the school. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system. However, previous reports indicate that portions of the storm water from the paved areas flow across the surface into the adjacent public streets.

Sanitary sewer and the storm water sewer are provided by the City of Stamford. Domestic water is supplied by Aquarian, electrical service by CL&P, and natural gas is provided by Yankee Gas.

JULIA

3.2 Architectural Systems

Main Building

Stark Elementary is approximately 93,900 square feet and is a 1 and 2 storey structure. The building is conventional wood frame structure on concrete and brick masonry crawl space foundation at original 1927 schoolhouse. Masonry bearing walls, steel-framing and concrete-topped metal decks at all later additions. The roof assembly is comprised of pitched hip roofs with slate shingles. Flat roofs with EPDM single-ply membrane, torch down granule surfaced modified bitumen and inverted roof membrane assembly (IRMA) with stone ballast. The exterior wall finish is unpainted brick veneer, decorative glazed terra cotta inlay panels and painted wood trim. Limited stone veneer at main entrance. There is no evidence of significant settlement or structural failure.

The exterior building envelope is in fair to poor condition with varying roof assemblies and systems. Both the EPDM single ply roofing 17,550 square feet and built up bituminous roofing (25,590 square feet) require replacement. The exterior aluminum frame windows are in poor condition and should be replaced. The exterior façade is in need of repair, preventive maintenance and repointing.

Interior floor finishes include resilient tile, ceramic tile, carpet, wood plank, and painted concrete slab and are in fair to poor condition. Interior wall finishes include painted drywall, painted plaster, stone, stained wood panels, glazed brick, painted CMU, and ceramic tile and are in fair to poor condition. Interior ceiling finishes include exposed structure, suspended acoustic tiles, adhered acoustic tiles, textured plaster, and painted drywall and are in fair to poor condition. All casework and countertops are in fair to poor condition and in need of replacement. Classroom and conference room projection equipment should be replaced.

The building is partially non-compliant in terms of ADA restroom accommodations and six unisex ADA toilet facilities are recommended.

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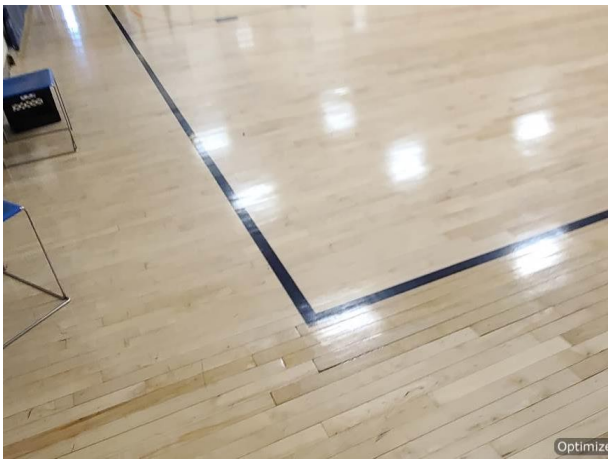

3.3 Mechanical Systems

Main Building

The mechanical systems are largely the original systems installed in the building when built in 1927 and the additions of 1951 and 1969. There were mechanical renovations in 1994 and 2004 where various boiler room and air handling equipment was replaced. Two steam boilers and one hot water boiler provide steam and hot water for heating via a two-pipe system to the building via various types of fin tube radiation distribution equipment. The steam to hot water heat exchangers are being replaced this fall. Cooling and fresh air is provided to most of the building by packaged DX rooftop HVAC units that were installed new this year. Two split system air conditioning units provide cooling and fresh air to the classrooms in the original building and Nurses suite both of which should be replaced within the assessment period. Roof mounted exhaust fans provide exhaust air for building. The electronic controls should be updated during the assessment period. All of the steam and hot water piping, fin tube radiation and exhaust fans should be replaced within the assessment period.

HVAC System Comprehensive Improvement Analysis

The existing mechancial system at Stark ES provides adequate heating, ventilation, and air conditioning building-wide. Therefore, the District-Wide Summary: 10 Year Forecast Cost Analysis only includes the capital improvement needs identified in the Deferred Maintenance & Asset Renewal Report.

Reading is Fun!

3.4 Plumbing Systems

Main Building

The main building plumbing systems largely appear to be original. Hot water is provided by two gas fired hot water heaters and circulators which were replaced in 2004. The domestic water storage tank was replaced in 2016. Fixtures appear to have been replaced sporadically throughout the years on an as needed basis. Water coolers are being replaced with bottle fillers building wide by the district. The hot water heaters, storage tank, fixtures, domestic water and sanitary waste piping should be replaced within the assessment period.

3.5 Fire & Other Protection Systems

Main Building

The building sprinkler system was installed in 1996 and will reach the end of its 30 year useful life in 5 years. The sprinkler system, fire pump, jockey pump and controller should be planned to be replaced within the assessment period.

Main building fire alarm system is Honeywell Silent Night with a separate fire pump. Some classrooms have audio / visual devices, and some do not.

3.6 Electrical Systems

Main Building

The building is powered by utility owned outdoor pad mounted transformer located in the front of the school. Secondary service feeder from pad mounted transformer terminates in a 2500 amp rated disconnect switch with distribution sections. This switchgear is located in Electrical room in lower level.

Panels located in the building are powered from this switchgear. Branch circuits for outlets, lighting and equipment originate from these panels. Most of the wiring and panels in the building are from 1996 when significant construction was done. Lighting throughout the school is LED. Light fixtures are surface mounted. Classroom lights are controlled by wall switches, and some have motion sensors.

3.7 Technology & Security Systems

Technology

The main building has a mix of Category 5, Category 5E, and Category 6 cabling supporting all end devices, which is adequate to support the current technology and security systems. We recommend replacing this cabling to the most recent category rating to accommodate future technology devices. Fiber optic backbone cabling between the MDF and each IDF (5 total) consists of OM1 62.5/125um fiber optic cabling, which is capable of 1 Gbps per fiber pair. We recommend installing and replacing this fiber to OM4, which will support 40Gbps, to support the bandwidth requirements of new technology, especially the increased future use of Wi-Fi.

The Public Address system is in working order but is an antiquated analog system and beyond its useful life and maintenance. We recommend replacing this system for new. The Master Clock System is antiquated and a mix of Quartz unsynchronized wall clocks and synchronized wall clocks. The Master Clock System is not in sync with the PA System and should be addressed. It is recommended to sync the Master Clock with the PA system.

Classroom Interactive Boards currently have a mixed age of boards. Most of the boards were installed before 2014 which would make them 7 years old and older. These boards will be coming into their useful life and will need an upgrade in the coming years.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Security

The Intrusion Detection Security system is in working order but is an antiquated system. It is recommended to replace this cabling and devices to accommodate the future security needs of this property. The Video Surveillance Systems is undergoing an addition of a new managed system and includes new IP cameras in several areas of the school. There are locations where existing analog cameras are still being used and viewed on this new system. Coverage of the school is fair. We recommend replacing the existing analog cameras with IP cameras and supplementing the coverage with new IP cameras. The main entry door is equipped with an antiquated Aiphone intercom-door-release and a surveillance camera viewing the door. It is recommended to replace the existing Aiphone device with a modern device to include video that will assist with the assessment of a visitor requesting access into the school.

4.0 General Physical Condition Rating

The general physical condition ratings identified below are based on StudioJAED's visual inspection and overall impression of the Property's major building systems assessed as defined in the Executive Summary, Section 2.0.

MAIN BUILDING		Condition Rating		
Item	**Building / Site System**	**Good**	**Fair**	**Poor**
1	Building Envelope		X	X
2	Interior Architecture		X	X
3	Mechanical Systems		X	
4	Electrical Systems		X	
5	Plumbing Systems		X	X
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements	X		

5.0 Opinions of Probable Costs

The opinions of probable cost presented in this document are for repair or renewal / replacement projected capital needs identified from a visual inspection of the defined Property site elements and primary building systems anticipated over the subsequent 10 year term. These opinions are based on StudioJAED's knowledge of industry standards and recommended "good" architectural and engineering practice. For the purpose of generating projected investment dollars, needs were calculated based on approximate quantities and estimated unit cost values were defined. Recommended corrective actions recorded do not constitute a warranty that all items, which may require repair or replacement, are included.

As a measure of quality assurance, StudioJAED's cost estimates were developed by our Certified Professional Estimators. All unit "trade" costs were developed using the RSMeans "CostWorks" application which was regionally adjusted to the materials, labor, and equipment cost for Bridgeport, Connecticut. The cost model approach applied to each corrective action was based on Construction Management-at-Risk (CMAR) with an additional (20%) twenty percent allowance to cover design fees and owner contingency.

The opinions of probable costs should be considered a preliminary order of magnitude for budget development. It also assumes that each facility will continue to operate in its current capacity and relative quality of care. Actual costs will vary from StudioJAED's probable costs based on a number of potential factors such as: a finer granularity or understanding of required scope of work, design solution approach, type of construction, quality of materials, equipment or system specifications, field conditions, need for abatement of hazardous materials, decision to comprehensively replace equipment or system versus partial replacement / repair, phased or staged implementation (if required), quality of contractor, overall project management, solicitation of competitive pricing, etc. An expanded budget projection/analysis typically requires the development of schematic design documents and preliminary specifications to obtain contractor bid estimates.

6.0 Limitations & Qualifications

The services described within this document were performed by StudioJAED. No warranties are provided, either expressed or implied. While StudioJAED made every reasonable effort to properly evaluate the Property conditions within the contracted scope of work, it is important to recognize that the investigation was limited in several respects including, but not limited to, the following:

StudioJAED's findings and conclusions are based primarily on the visual appearance of the Property at the time of our site visit and comparatively evaluated in contrast to our extensive condition assessment experience. Observations included only areas that were readily accessible to our assessment team members without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions.

Some of StudioJAED's conclusions are partially based on information provided by others. For the purposes of this report, we have assumed this information to be complete and correct unless noted otherwise. StudioJAED assumes no responsibility for incorrect information provided by others.

Our opinions of cost represent a preliminary opinion only and are neither a quote nor a warranty or representation as to the actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the Property conditions and are further limited by possible future changes in technology, by regulatory requirements, by Property location, and by contingencies that cannot reasonably be discovered until after commencement of onsite construction activities. StudioJAED shall not be liable to the Client nor any other property for any costs or expenses that may be incurred in excess of these estimates, for any losses that may be incurred as a result of these estimates being different from the actual costs, nor for any damages whatsoever in connection with these estimates.

This report is intended for the use of and may be relied upon only by the entities identified in Section 1.0 – Authorized Assessment Account. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or it findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by other based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Stark Elementary School								
B10 Superstructure								
B1011-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	B1011 Exterior Above Grade Stair	Building Exterior	*8 risers at 21 feet in length*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	40 RISR	$62,831
B1012-01-01C Correct Exterior Steel Ladder Deterioration by Demolition & Replacement	B1012 Exterior Building Access Ladder	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	16 LNFT	$7,476
B1020-05-01C Correct Metal Canopy Deterioration by Demolition & Replacement	B1020 Roof Construction	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	100 SQFT	$26,933
			Total Estimated Cost for **B10 Superstructure**					**$97,240**
B20 Exterior Enclosure								
B2010-03-09C Correct Brick Masonry Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,000 SQFT	$35,455
B2010-06-09C Correct Cut Stone Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior	*At Chimney*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	500 SQFT	$14,533
B2020-02-01C Correct Aluminum Frame Window Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	12,500 SQFT	$984,848
B2030-08-02C Correct Overhead Door & Frame Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	56 SQFT	$7,522

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
			Total Estimated Cost for **B20 Exterior Enclosure**					**$1,042,357**
B30 Roofing								
B3010-07-03C Correct Built-Up Bituminous Roof Deterioration by Demolition & Replacement with Alternative Material (Single-ply)	B3010 Roof Covering	Roof		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	21,190 SQFT	$843,866
B3010-07-03C Correct Built-Up Bituminous Roof Deterioration by Demolition & Replacement with Alternative Material (Single-ply)	B3010 Roof Covering	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	4,400 SQFT	$175,225
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	17,550 SQFT	$690,578
B3020-03-01C Correct Skylight Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	160 SQFT	$32,892
			Total Estimated Cost for **B30 Roofing**					**$1,742,562**
C10 Interior Construction								
C1010-05-03C Correct Concrete Masonry Unit Glazed Partition Mortar Joint Deterioration by Repointing	C1010 Interior Partition	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	424 SQFT	$7,980
C1010-05-03C Correct Concrete Masonry Unit Glazed Partition Mortar Joint Deterioration by Repointing	C1010 Interior Partition	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	5,320 SQFT	$100,125

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C1010-05-03C Correct Concrete Masonry Unit Glazed Partition Mortar Joint Deterioration by Repointing	C1010 Interior Partition	Kitchen		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,000 SQFT	$37,641
C1010-05-03C Correct Concrete Masonry Unit Glazed Partition Mortar Joint Deterioration by Repointing	C1010 Interior Partition	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,200 SQFT	$22,585
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	15 EACH	$27,174
			Total Estimated Cost for **C10 Interior Construction**					**$195,504**
C20 Stairs & Ramps								
C2020-01-01C Correct Concrete / Masonry Stair Tread & Nosing Finish Deterioration by Resurfacing	C2020 Interior Stair Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	50 LNFT	$1,111
C2020-05-02C Correct Resilient / Rubber Stair Tread & Riser Finish Deterioration by Demolition & Replacement	C2020 Interior Stair Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	96 LNFT	$7,451
C2020-05-02C Correct Resilient / Rubber Stair Tread & Riser Finish Deterioration by Demolition & Replacement	C2020 Interior Stair Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	575 LNFT	$44,631
C2050-01-01C Correct Handrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Auditorium		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	20 LNFT	$1,579

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C2050-01-01C Correct Handrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	20 LNFT	$1,579
C2050-01-03C Correct Handrail Finish Deterioration by Prep & Refinish	C2050 Interior Handrail & Balustrade	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	170 LNFT	$2,059
C2050-01-04C Correct Guardrail Finish Deterioration by Prep & Refinish	C2050 Interior Handrail & Balustrade	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	170 LNFT	$8,933
C2050-01-05C Correct Handrail Required by Install New	C2050 Interior Handrail & Balustrade	Building Wide	*At Ramps*	Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	100 LNFT	$6,262
			Total Estimated Cost for **C20 Stairs & Ramps**					**$73,606**
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Codes - HVAC	2,000 SQFT	$8,370
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	35,882 SQFT	$150,170
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Cafeteria		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,400 SQFT	$10,044

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	60,440 SQFT	$252,949
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	6,100 SQFT	$25,529
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Kitchen		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	800 SQFT	$3,348
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	5,130 SQFT	$21,470
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,900 SQFT	$7,952
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	7,440 SQFT	$31,137
C3010-02-03C Correct Wood Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,000 SQFT	$6,529
C3010-03-01C Correct Ceramic Tile Wall Finish Deterioration by Demolition & Replacement	C3010 Wall Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,660 SQFT	$85,196

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-03-02C Correct Ceramic Tile Wall Finish Deterioration by Regrouting	C3010 Wall Finish	Restroom		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	3,990 SQFT	$115,342
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,760 SQFT	$49,435
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,088 SQFT	$58,648
C3020-05-01C Correct Non Slip Rubber Floor Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide	*At Ramps in Corridors*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	320 SQFT	$9,991
C3020-05-01C Correct Non Slip Rubber Floor Deterioration by Demolition & Replacement	C3020 Floor Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,080 SQFT	$64,944
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Kitchen		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,230 SQFT	$40,970
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,220 SQFT	$40,637
C3020-08-03C Correct Ceramic Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Restroom		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1,730 SQFT	$33,767

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-08-05C Correct Ceramic Tile Floor Finish Deterioration by Resurfacing	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,790 SQFT	$27,440
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,225 SQFT	$10,095
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	4,825 SQFT	$39,762
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	200 SQYD	$21,303
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	175 SQYD	$18,640
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	480 SQYD	$51,126
C3020-16-01C Correct Recessed Entrance Floor Mat Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	75 SQFT	$10,156
C3020-19-03C Correct Stone Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	466 SQFT	$1,803

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	3,540 SQFT	$41,640
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,500 SQFT	$20,638
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	400 SQFT	$2,359
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	23,630 SQFT	$249,448
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Cafeteria		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	3,100 SQFT	$32,725
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Classroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	38,641 SQFT	$407,910
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,230 SQFT	$12,984

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4,320 SQFT	$45,604
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Restroom		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1,230 SQFT	$12,984
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,240 SQFT	$13,090
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	630 SQFT	$6,651
			Total Estimated Cost for **C30 Interior Finishes**					**$2,042,788**
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	18 EACH	$51,822
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	18 EACH	$51,822

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	19 EACH	$41,507
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	20 EACH	$43,692
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	6 EACH	$15,208
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	5 EACH	$12,673
D2010-04-07C Correct Floor Urinal Deterioration by Demolition & Replacement with Standard Wall Urinal and Finish Restoration	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$13,068
D2010-05-07C Correct Shower Enclosure, Mixing Valve/Faucet and Trim Set Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	1st Floor		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$4,888
D2010-05-08C Correct Shower Stall Components (Gang Style) Not Required by Demolition & Safe Off	D2010 Plumbing Fixtures	1st Floor		Def Maint	P2 / 1-2 Yrs	Useful Life	7 EACH	$4,443

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	7 EACH	$27,290
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	37 EACH	$83,772
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$3,708
D2010-16-03C Correct Commercial Kitchen Stainless Steel Sink Triple Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$5,721
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	93,900 BLDG SF	$1,508,470
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$15,749
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$15,749

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2020-09-05C Correct Domestic Water Boiler (Gas Fired 200 MBH) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$48,575
D2020-13-01C Correct Potable Water Storage Tank Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$15,915
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	*Select locations as needed.*	Def Maint	P2 / 1-2 Yrs	Useful Life	50,000 BLDG SF	$478,200
D2030-05-01C Correct Sump Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$1,543
			Total Estimated Cost for **D20 Plumbing**					**$2,443,813**
D30 HVAC								
D3010-02-01C Correct Oil Fuel Transfer Pump Deterioration by Demolition & Replacement	D3010 Energy Supply	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$11,806
D3020-01-09C Correct Steam Boiler Deterioration (4,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room	*Replace with HW Boiler. Coordinate with replacement of associated piping and cabinet heaters as noted.*	Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$206,831

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3020-02-07C Correct Hot Water Boiler Deterioration (2,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$164,790
D3020-05-01C Correct Dual Fuel Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	3 EACH	$48,633
D3020-10-08C Correct Boiler Chemical Feed System (10 Gal) Required by Install New	D3020 Heat Generation	Boiler Room		Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$6,764
D3020-12-01C Correct Steam Condensate Tank (15 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$3,519
D3020-12-07C Correct Steam Condensate Pump Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$23,451
D3020-24-01C Correct Boiler Blowdown Tank (50 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room	*Estimated unit size is 25 Gal*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$5,481
D3030-04-03C Correct Condensing Unit (10 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Building Exterior		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$28,837
D3030-04-08C Correct Condensing Unit (60 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$70,612

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-02-05C Correct Air Handling Unit (10 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	1st Floor		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$38,985
D3040-02-15C Correct Air Handling Unit (75 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	1st Floor	*Unit size is 60 Tons*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$207,486
D3040-02-20C Correct Air Handling Unit Heating Only (2000 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	1st Floor		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$32,162
D3040-04-01C Correct VAV Terminal Unit Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	72 EACH	$327,106
D3040-09-05C Correct Exhaust or Induction Fan (1/2 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	8 EACH	$45,979
D3040-09-05C Correct Exhaust or Induction Fan (1/2 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	8 EACH	$45,979
D3040-09-07C Correct Exhaust or Induction Fan (3/4 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$6,830
D3040-09-07C Correct Exhaust or Induction Fan (3/4 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$6,830

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-09-09C Correct Exhaust or Induction Fan (1 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$7,706
D3040-09-09C Correct Exhaust or Induction Fan (1 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$7,706
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$24,410
D3040-14-01C Correct Grilles Registers Dampers & Diffusers Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Auditorium		Def Maint	P3 / 3-5 Yrs	Useful Life	20 EACH	$15,190
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide	*Includes converting any existing steam piping to HW*	Def Maint	P3 / 3-5 Yrs	Useful Life	93,900 BLDG SF	$1,423,396
D3050-07-06C Correct Computer Room (MDF/IDF) Split System Air Conditioning System Required by Install New	D3050 Terminal & Packaged Units	MDF, ALL IDF's	*MDF, and all IDF's require additional room cooling for equipment operation.*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	6 EACH	$65,102
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	14 EACH	$101,744

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Attic		Def Maint	P2 / 1-2 Yrs	Useful Life	7 EACH	$15,916
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	1,300 LNFT	$382,607
D3050-34-02C Correct Packaged Terminal Air Conditioning Unit (15,000 BTU) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Basement		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$5,676
D3060-02-03C Correct Electronic Control (DDC) System Deterioration by Demolition & Replacement (Bldg SF)	D3060 HVAC Instrumentation & Controls	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	93,900 BLDG SF	$1,456,547
			Total Estimated Cost for **D30 HVAC**					**$4,788,078**
D40 Fire Protection								
D4010-01-04C Correct Wet Pipe Sprinkler System Deterioration by Demolish & Replace System (Bldg SF)	D4010 Sprinklers	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	93,900 BLDG SF	$1,267,357
D4010-03-03C Correct Fire Pump, 40 HP, Deterioration by Demolition & Replacement	D4010 Sprinklers	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$65,161

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D4010-03-04C Correct Fire Pump Jockey Pump Deterioration by Demolition & Replacement	D4010 Sprinklers	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$9,291
D4010-03-05C Correct Fire Pump Controller Deterioration by Demolition & Replacement	D4010 Sprinklers	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$15,223
			Total Estimated Cost for **D40 Fire Protection**					**$1,357,032**
D50 Electrical								
D5010-05-07C Correct Main Distribution Panel (3000 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Basement		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$115,714
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*Located within work room in media classroom*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*located in the Gym Office*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*Panel is located outside classroom 117 on the hallway wall*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*Located in Boy's locker room*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$13,534

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Basement	*Each with 4 #4/0 +#4g 2 1/2"EMT Conduit*	Def Maint	P4 / 6-10 Yrs	Useful Life	14 EACH	$189,482
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Custodial Closet	*First floor closet in back of Music Room*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Custodial Closet	*Located in first floor custodial closet opposite Room 167*	Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$27,069
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Custodial Closet	*Opposite art room 212*	Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$27,069
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Storage Room	*Located next to Girls locker room second floor*	Def Maint	P4 / 6-10 Yrs	Useful Life	4 EACH	$54,138
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Storage Room	*Opposite classroom 251*	Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$27,069
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Storage Room	*Located near Kindergarten Rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$27,069
D5010-12-08C Correct Panelboard (1000 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Basement		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$36,681

Deferred Maintenance & Asset Renewal Report

Stark ES

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-12-08C Correct Panelboard (1000 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Storage Room	*Next to Girls locker room on the second floor*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$36,681
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	*Supports 4 extra receptacles in each classroom*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	6 EACH	$143,245
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide	*Added receptacles for each classroom*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	212 EACH	$202,962
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Basement	*4 #4/0 + #4 g 2 1/2" EMT Conduit*	Def Maint	P4 / 6-10 Yrs	Useful Life	2,800 LNFT	$21,705
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*2 #12 + #!2 g MC cable wiring to 4 new receptacles in each classroom*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	21,200 LNFT	$164,340
D5031-03-01C Correct Security System Motion or Glass Break Detector Deterioration by Demolition & Replacement (BLDG SF)	D5031 Security Access & Surveillance	Building Wide		Def Maint	P3 / 3-5 Yrs	Security	93,900 BLDG SF	$45,072
D5031-07-01C Correct Video Surveillance Indoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Upgrades have been recently installed.*	Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	$10,028
D5031-20-01C Correct Security Access Control System (Head End Only) Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Minimal access control on site.*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$5,351

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".
Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5031-20-03C Correct Security Access Control with Video Intecom Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Main Entryway	*Antiquated intercom at main entry. Install new video intercom for added security.*	Def Maint	P2 / 1-2 Yrs	Security	2 EACH	$11,119
D5032-01-05C Correct Master Clock System Deterioration by Demolition & Replacement with Wireless System (Bldg SF)	D5032 Clock & Program Systems	Building Wide	*Replace with Wireless System.*	Def Maint	P4 / 6-10 Yrs	Useful Life	93,900 BLDG SF	$249,834
D5033-01-01C Correct Building Wide Intercom System Deterioration by Demolition & Replacement (Bldg SF)	D5033 Intercom Systems	Building Wide	*Antiquated system. Gymnasium and Cafeteria does not have a local sound system. Difficulty hearing in some rooms and issues with call button functionality.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	93,900 BLDG SF	$337,871
D5035-04-01C Correct Building-Wide Telephone System Deterioration by Demolition & Replacement (Bldg SF)	D5035 Telephone System	Building Wide	*Intermittent problems with the phone cabling. Recommended to upgrade to VoIP.*	Def Maint	P2 / 1-2 Yrs	Useful Life	93,900 BLDG SF	$321,408
D5036-01-03C Correct Technology System Wiring Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide	*Cabling should be replaced with most current category rated cabling within 6-10 years. Horizontal wiring*	Def Maint	P4 / 6-10 Yrs	Useful Life	225,000 LNFT	$686,016
D5036-03-06C Correct Data Room Equipment Grounding System Required by Install New	D5036 Technology System	MDF, ALL IDF'S	*All equipment and racks should be grounded.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	6 LPSM	$25,348

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5036-06-01C Correct Fiber Optic Backbone Wiring Deterioration by Demolition & Replacement	D5036 Technology System	MDF to Each IDF	*All IDF's currently have OM1 fiber ran from the MDF. Antiquated system should be upgraded to meet the needs of today's technology standards.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	3,000 LNFT	$13,332
D5090-01-17C Correct Diesel Fuel Emergency Generator (500 kW) Required by Install New	D5090 Other Electrical Systems	MDF, ALL IDF'S	*Owner requested provision for emergency generator including capacity of all MDF / IDF equipment & associated room cooling.*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$374,176
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	MDF		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$23,010
D5090-04-04C Correct Uninterruptable Power Supply System (5 KVA) Required by Install New	D5090 Other Electrical Systems	IDF1, IDF2, IDF3	*Install UPS's*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	5 EACH	$105,001
			Total Estimated Cost for **D50 Electrical**					**$3,348,459**
E10 Equipment								
E1020-04-01C Correct Stage Curtain Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	311 SQYD	$283,848

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	37 EACH	$1,009,789
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	15 EACH	$409,374
E1090-05-01C Correct Indoor Basketball Backboard Deterioration by Demolition & Replacement	E1090 Other Equipment	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	6 EACH	$60,871
E1090-05-02C Correct Gym Wall Padding Deterioration by Demolition & Replacement	E1090 Other Equipment	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,600 SQFT	$30,996
			Total Estimated Cost for **E10 Equipment**					**$1,794,878**
E20 Furnishings								
E2010-01-01C Correct Wardrobe Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	26 EACH	$31,576
E2010-01-01C Correct Wardrobe Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	40 EACH	$48,579
E2010-03-01C Correct Shelving Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	300 LNFT	$9,734

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E2010-03-01C Correct Shelving Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	157 LNFT	$5,094
E2010-03-01C Correct Shelving Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	17 LNFT	$552
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	400 LNFT	$138,809
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	214 LNFT	$74,263
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	85 LNFT	$29,497
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	640 LNFT	$531,752
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	641 LNFT	$532,583
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	25 LNFT	$20,772

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E2010-04-11C Correct Laminate Countertop Only Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Media Center	*Including Countertop Supports*	Def Maint	P3 / 3-5 Yrs	Damage/ Wear	200 SQFT	$12,009
E2011-03-01C Correct Roller Shade Deterioration by Demolition & Replacement with Manual Shade System (Window SF)	E2011 Window Treatment	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	12,500 SQFT	$298,067
E2013-01-02C Correct Auditorium Seating Deterioration by Refurbish	E2013 Fixed Seating	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	410 EACH	$158,324
E2013-02-01C Correct Wood Bench Deterioration by Demolition & Replacement	E2013 Fixed Seating	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	40 LNFT	$16,255
			Total Estimated Cost for **E20 Furnishings**					**$1,907,864**
F20 Selective Demolition								
F2020-01-02C Correct Asbestos Boiler Insulation and Packing by Abatement	F2020 Hazardous Components Abatement	Boiler Room	*See AHERA Report. Qty estimated.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 SQFT	$26,751
F2020-04-02C Correct Asbestos Pipe Fitting Insulation by Abatement	F2020 Hazardous Components Abatement	Building Wide	*See AHERA Report. Qty estimated. Items above ceiling in 1st floor W hallway suspect elbow in insulation. Additional asbestos pipe may be present in wall cavities and above ceiling.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	4 EACH	$271

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	20,280 SQFT	$461,401
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Cafeteria		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	3,100 SQFT	$70,530
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Classroom		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	38,641 SQFT	$879,141
F2020-13-01C Correct Asbestos Wiring Insulation Remediation Required by Abatement	F2020 Hazardous Components Abatement	Auditorium	*2 #12 + #12 g in MC cable to replace asbestos covered wire*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 LNFT	$22,334
F2020-15-01C Correct Asbestos Sink Undercoating Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	*See AHERA Report. Qty estimated.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	40 EACH	$229,188
			Total Estimated Cost for **F20 Selective Demolition**					**$1,689,616**
G20 Site Improvements								
G2020-01-05C Correct Bituminous Parking Lot Striping Deterioration by Restripe	G2020 Parking Lots	Main Parking Lot - Southwest Corner of School		Def Maint	P4 / 6-10 Yrs	Useful Life	1,900 LNFT	$3,607

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Curbing Along Western & Southern Edges of Main Parking Lot		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	375 LNFT	$27,115
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Islands Within Main Parking Lot-Southwest Corner of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	750 LNFT	$54,230
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Section of Curbing on North Side of School Near Stairs		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	60 LNFT	$4,338
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Souther Side of Drop-Off Loop on Eastern Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	115 LNFT	$8,315
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Base of Stairs on North Side of School Near Stairs		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	30 SQYD	$2,821
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walk Along Southern Side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	500 SQYD	$47,013

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walk Wrapping Around the Northwest Corner of Site		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	90 SQYD	$8,462
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walk Wrapping Around the Southwest Corner of Site		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	80 SQYD	$7,522
G2030-01-04C Correct Bituminous Sidewalk Deterioration by Overlayment	G2030 Pedestrian Paving	Building Exterior	*At Sidewalk and Interior Courtyard*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,150 SQYD	$17,581
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Building Exterior		Def Maint	P2 / 1-2 Yrs	Codes - HVAC	300 SQFT	$7,108
G2030-02-03C Correct Concrete Sidewalk Not Required by Demolition & Restoration	G2030 Pedestrian Paving	Walk Along North Side of Main Parking Lot		Def Maint	P4 / 6-10 Yrs	Useful Life	2,500 SQFT	$20,926
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Southeast Corner of The Site		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	5 RISR	$6,473
G2031-05-01C Correct Stone Masonry Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Stairs at Drop Off Loop		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	8 RISR	$6,909

Deferred Maintenance & Asset Renewal Report

Stark ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2032-01-01C Correct Concrete Ramp Deteriorated by Demolition & Replacement	G2032 Exterior Ramp Construction	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	100 SQFT	$23,011
G2033-01-01C Correct Handrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Building Exterior		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	30 LNFT	$2,554
G2033-01-01C Correct Handrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Southeast Corner of the Site		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	25 LNFT	$2,129
G2033-01-08C Correct Handrail Wall Rail Required by Install New	G2033 Exterior Handrail & Guardrail	Building Exterior		Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	32 LNFT	$2,088
G2040-01-10C Correct Stone Retaining Wall Deterioration by Demolition & Replacement	G2040 Site Development	Building Exterior	*At Entrance to Auditorium*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	40 SQFT	$8,901
G2040-04-02C Correct Chain Link Fence & Gates (4' High) Deterioration by Demolition & Replacement	G2040 Site Development	Along South Side of Baseball Field-North Side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	245 LNFT	$6,615
G2040-17-01C Correct Playground Hard Surfacing Deterioration by Demolition & Replacement	G2040 Site Development	Courtyard		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	800 SQYD	$26,877
G2050-04-1C Correct Tree Major Deterioration by Demo and Replacement	G2050 Landscaping	Trees in Main Parking Lot		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	5 EACH	$16,751
			Total Estimated Cost for **G20 Site Improvements**					**$311,349**

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.

Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.

Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.

Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
H10 Space Requirements								
H1020-05-02C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Building Wide	*6 unisex ADA Toilet Rooms, 2 Students and 1 Faculty Per Floor*	Def Maint	P2 / 1-2 Yrs	Accessibility	450 SQFT	$256,466
				Total Estimated Cost for **H10 Space Requirements**				**$256,466**

Stark Elementary School Total Estimated Cost: **$23,091,612**

Total Estimated "Deferred Maintenance" Cost: **$21,996,326**

Total Estimated "Building Improvement" Cost: **$1,095,287**

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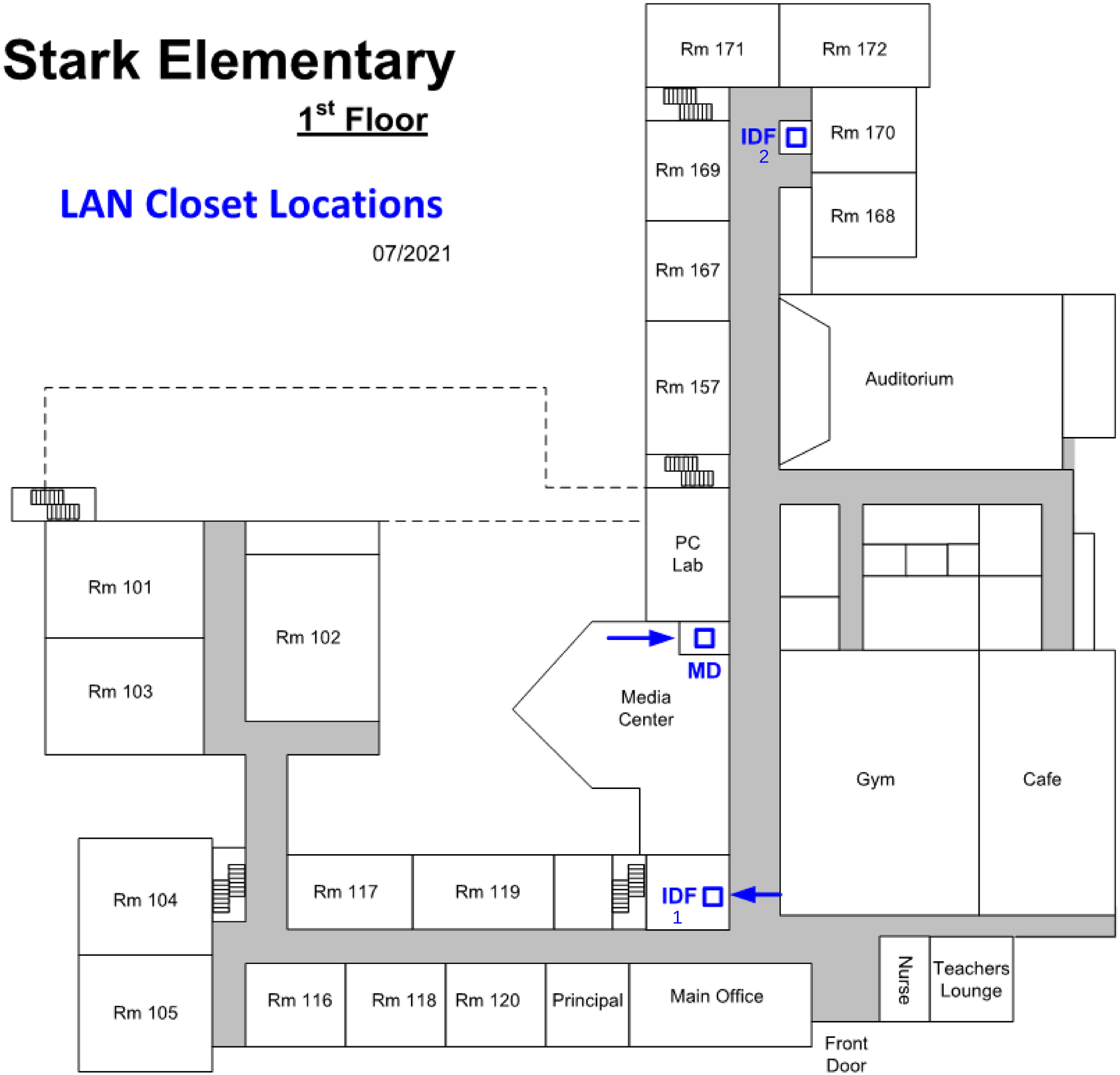
Stark Elementary

1st Floor

LAN Closet Locations

07/2021

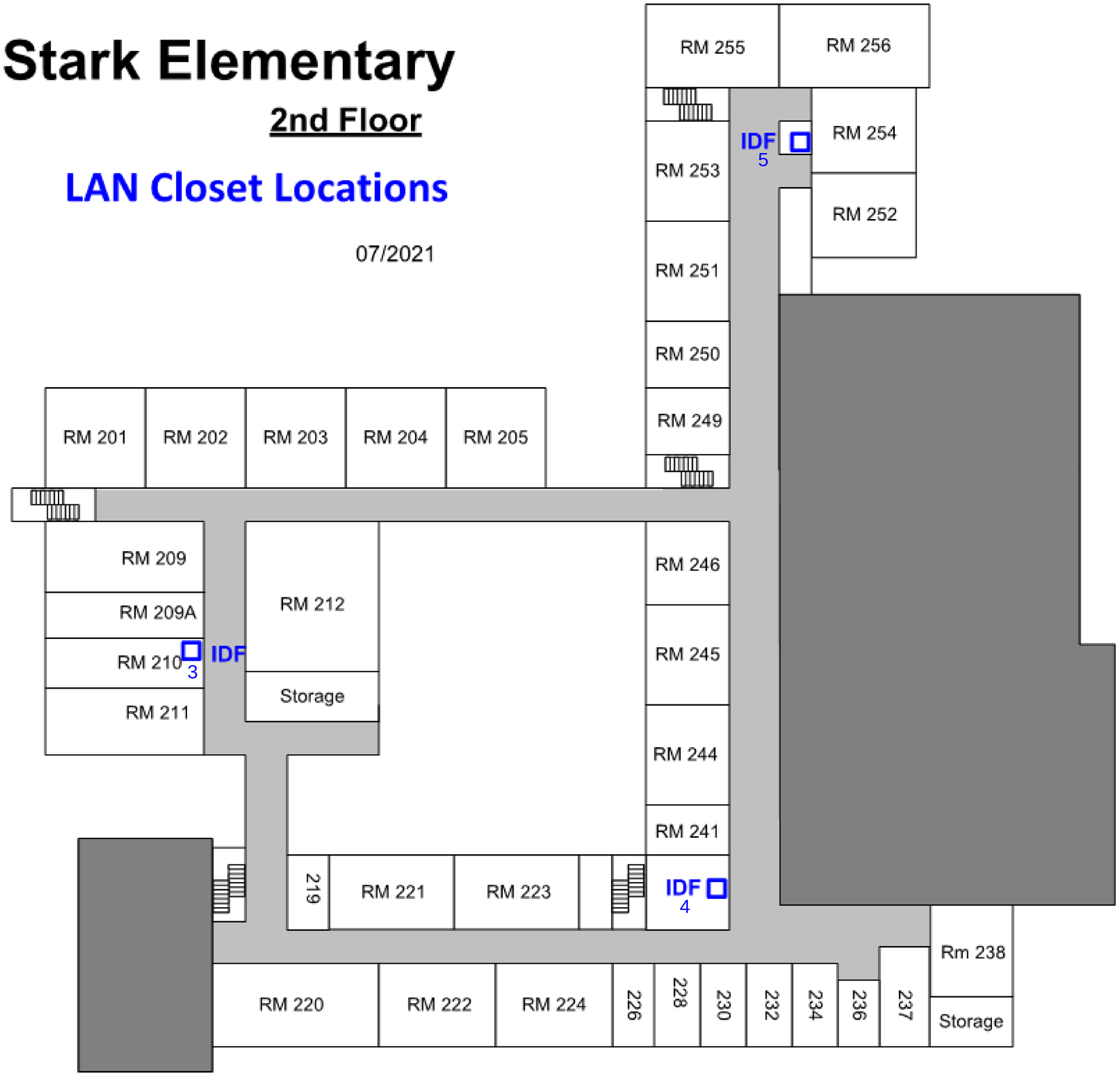


Stark Elementary

2nd Floor

LAN Closet Locations

07/2021



2021

K. T. Murphy ES Facility Assessment & Analysis Report

Property:
K.T. Murphy Elementary
19 Horton Street
Stamford, Connecticut 06902

Prepared By:
StudioJAED
42 Weybosset Street, Suite 403
Providence, RI 02903
401.648.0884

November 10, 2021

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1.0 Authorized Assessment Account

In June 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a district-wide facility condition assessment and analysis of the K.T. Murphy Elementary property located in Stamford, Connecticut. The primary goal of this project was to (1) investigate existing conditions and (2) identify deferred maintenance and long term capital renewal needs. As per industry standard guidelines, StudioJAED surveyed the property, interviewed site personnel, reviewed available construction/maintenance documents, and recorded observations related to the physical site and associated building structure. SLAM teamed with SLR to perform the site assessment and D'Agostino & Associates for technology / security.

This report is for the use of Stamford Public Schools and their assignees. All parties agree by accepting this report that any use of this report shall be limited by the exceptions and qualifications in this report, acknowledge that actual site conditions may change with time, and hidden conditions may exist at the property that were not discovered within the scope of the assessment. Any use of this report by other parties is at the risk of such party.

StudioJAED used a degree of care and skill ordinarily exercised by consultants in the preparation of the report and in assembling the data contained herein. No warranties are provided, either expressed or implied. StudioJAED is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The Facility Assessment and Analysis Report was completed and reviewed by the undersigned team members. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (401) 648-0884.

StudioJAED

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Principal

2.0 Executive Summary

StudioJAED Architects and Engineers, along with specialty systems sub-consultants SLR and D'Agostino & Associates, performed a facility condition assessment and analysis of the K.T. Murphy Elementary property located in Stamford, Connecticut hereinafter referred to as the "Property". The purpose of the assessment was to perform a visual analysis of the Property's general condition and identify recommendations for major building systems and equipment maintenance, repair, or replacement over the next (10) ten years. Items identified were considered significant for the facility to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age.

2.1 Scope of Work

The primary field survey was conducted on 14, July, 2021 and the weather, as recorded on Accuweather.com, was foggy with actual high and low temperatures of 85°F/70°F. The assessment team reviewed available documentation and interviewed site personnel regarding knowledge of any known existing conditions or issues. A general list of typical elements surveyed includes the following:

- Site and Grounds – Pavement, Parking, Curbs, Loading Docks, Walks, Landscaping, Irrigation, Site Drainage, Exterior Lighting, Walls, Fencing/Railing, and Exterior Amenities.
- Structural Systems – Readily observable portions of Foundations and Structural Framing of Walls, Columns, Intermediate Floors and Roofs.
- Building Envelope – Roofing Systems, Exterior Finishes, Stairs and Steps, Exterior Doors, and Exterior Windows.
- Interior Building Components – Property-owned Electrical, Heating/Ventilating/Air Conditioning (HVAC), and Plumbing Systems.
- Safety and Code Compliance – Life Safety, Fire Suppression Systems, and General Visual Review of Accessibility to Disabled Persons to include Accessible Exterior and Interior Routes, Doors and Common Toilet Facilities.

2.2 Prioritization of Need

Recommended corrective actions to repair and/or replace a building system or component were assigned a priority which, in the opinion of the assessor, classified the urgency of the work to be performed. The 10 year prioritization model utilized for this project was based on an industry standard, 4 tier approach. Definitions for each of the priority classifications are as shown.

PRIORITY CLASSIFICATIONS:

Priority 1 - Immediate
Work should be performed immediately.
Potential safety or security risk.

Priority 2 - High
Work to be performed within next 1-2 years.
Asset has reached the end of useful life.

Priority 3 - Medium
Work to be performed within next 3-5 years.
Asset will reach the end of useful life soon.

Priority 4 - Low
Work to be performed within next 6-10 years.
Anticipated need for repair or replacement.

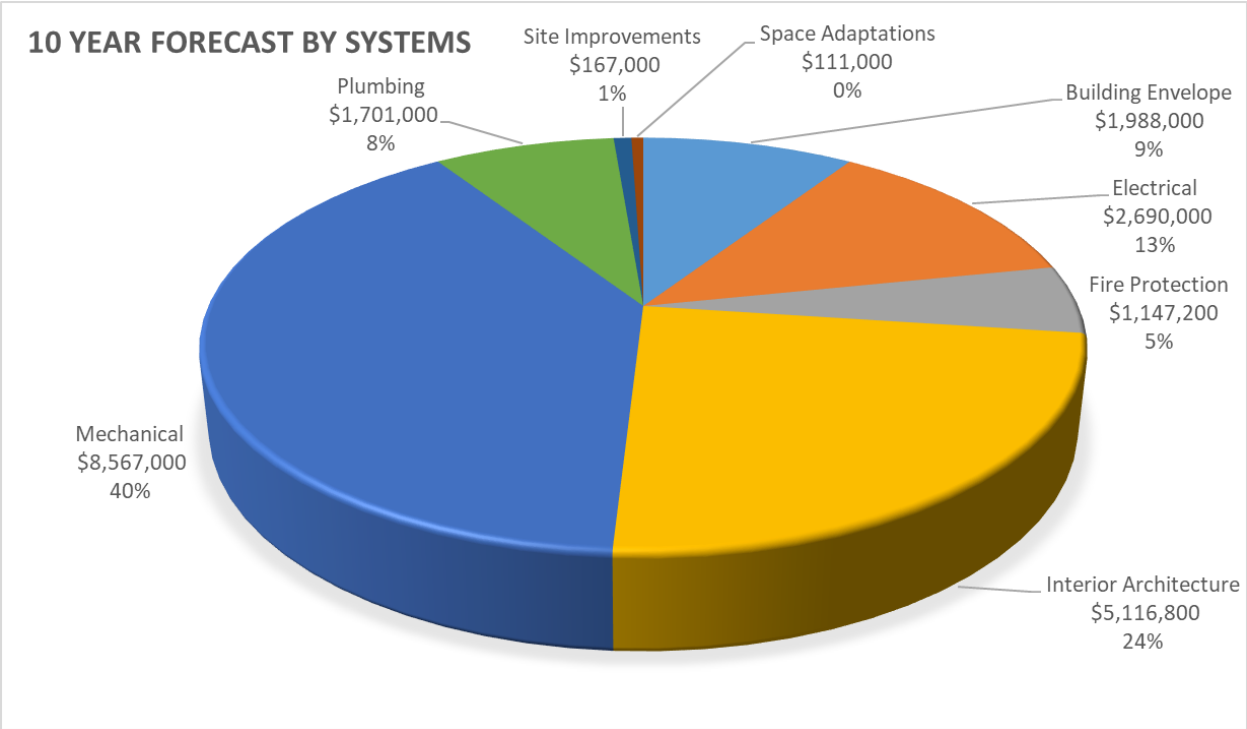
2.3 Findings & Recommendations

10 YEAR FORECAST BY PRIORITY

Priority		Extended Cost	% of Need
Immediate	$	1,277	0.0%
High (1 - 2 Years)	$	9,119,162	42.4%
Medium (3 - 5 Years)	$	6,063,373	28.2%
Low (6 - 10 Years)	$	6,304,188	29.3%
	$	**21,488,000**	**100%**

StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by Priority table provides an understanding of need based on the urgency or timeline for work to be completed. Based on industry standard architectural and engineering best practices, over (42%) forty-two percent of the work should be completed within the next 1-2 years.

The 10 Year Forecast by Systems provides an analysis of estimated improvement needs by major systems. The data indicates that the Mechanical (40%), Interior Architecture (24%), and Electrical (13%) systems have the greatest overall investment needs. Refer to Appendix A to review a more detailed description of needs in the Deferred Maintenance & Asset Renewal Report.



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition. Refer to Section 4.0, General Physical Condition Rating, for additional information regarding the condition of major systems from a cost per gross square feet analysis of needs perspective.

3.0 General Property & Building Systems Description

3.1 Site / Amenities

The property is located at K.T. Murphy Elementary, Stamford, Fairfield County Connecticut on approximately 2.53 acres. The property slopes moderately downward from the east side of the property toward the west property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located along the front of the building. Play areas are covered with a wood chips/asphalt surface. Retaining walls and reinforced concrete are located at grade changes along the east property line adjacent to Horton Street, at the south end of the property adjacent to the playground, and at the west side of the property between the paved area and the west entrance. Chain link fencing is mounted on top of the retaining walls. Wood timber retaining walls are located along the east property line near the front of the school at the southeast corner of the property near the playground.

There are approximately 30 spaces in open lot at southwest corner of property, with limited parking in northwest paved area and on adjacent public streets. The paved parking areas are in good condition with minimal evidence of cracking and pavement section deterioration. The parking areas are in need of being restriped. The drive isle leading to the rear parking lot pavement is in poor condition. Sidewalk surfaces are in fair to good condition. There is limited site lighting in the parking lots. Fencing is provided along the north and south property lines and along the south end of the east property line. The perimeter fencing is in good condition with isolated sections of damage. Grass play areas/field are not located at this school. Constructed play areas are in fair to good condition. Storm water from the roofs, landscaped areas, and paved areas flows across the surface into the adjacent public streets.

Sanitary sewer and the storm water sewer are provided by the City of Stamford. Domestic water is supplied by Aquarian, electrical service by CLMP, and natural gas is provided by Yankee Gas.

K.T. MURPHY ELEMENTARY SCHOOL

3.2 Architectural Systems

Main Building

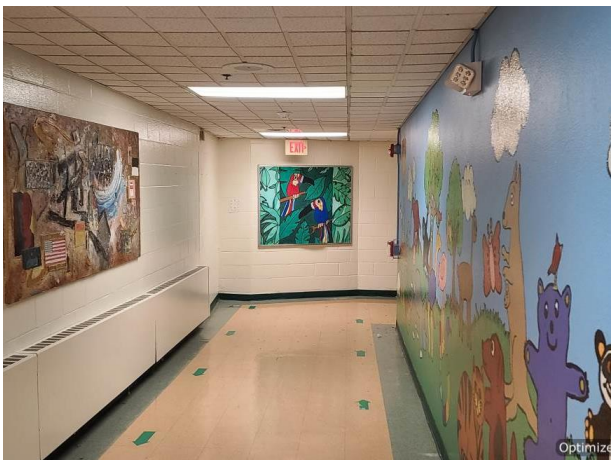
K.T. Murphy Elementary is approximately 85,000 square feet and is a 1 and 3 storey structure. The building has masonry bearing walls and wood framed roofs with steel frame concrete-topped metal decks on reinforced concrete slab on grade with limited crawl spaces. The roof assembly is comprised of Hip roof with asphalt shingles at 3 storey portion, two flat, gravel surfaced built-up roofs (BUR) and predominantly flat, adhered EPDM systems. The exterior wall finish is unpainted brick veneer and painted wood trim. There is no evidence of significant settlement or structural failure.

The exterior building envelope is in fair condition with varying roof assemblies and systems. Replacement of the asphalt shingled areas and the PVC roof areas is recommended. Skylights should also be replaced. Windows should be recaulked to prevent moisture infiltration. The exterior façade is in need of repair by repointing deteriorating areas.

Interior floor finishes include resilient tile, ceramic tile, carpet, wood plank, and painted concrete slab and are in relatively fair condition. Interior wall finishes include painted drywall, plaster, CMU, ceramic tile, and stained wood panels and are in fair condition. Interior ceiling finishes include exposed structure, suspended and adhered acoustic tiles, painted plaster or gypsum board, and painted drywall and are in fair condition. It is recommended that the suspended acoustical ceiling tile and grid be replaced. Casework and countertops are in poor condition and in need of replacement. Classroom and conference room projection equipment should be replaced.

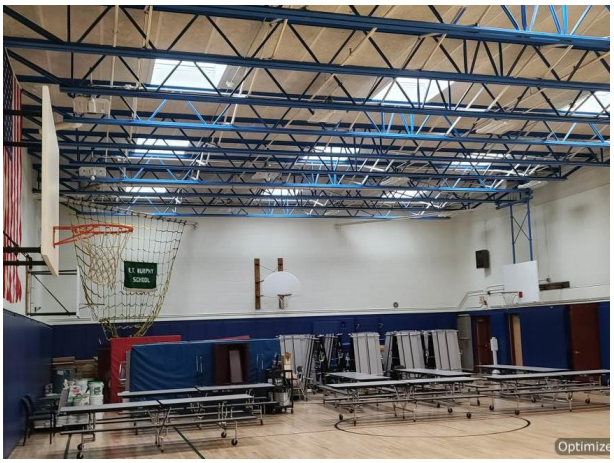
A new hydraulic elevator is recommended to be installed in the original 3 storey building where none exists to provide ADA accessibility. It is also recommended that 3 wheelchair lifts be provided for ADA accessibility.

The building is partially non-compliant in terms of ADA restroom accommodations, handrails, and jamb details.


EXIT

EXIT

GLAZE



3.3 Mechanical Systems

Main Building

The school is heated by two dual fuel steam boilers circa 2007. The boilers are predominately run on natural gas. Steam is distributed to select terminal units as well as fin tube radiation throughout the building. It appears to be circa 1990s. The media center and surrounding adjacent spaces are served by a 30 Ton roof mounted direct expansion (DX) cooling roof top unit with gas furnace heating. The media center RTU was manufactured in 2014. The auditorium is served by two 15 Ton split systems circa 1998. The gym is served by a heat only air handling unit that appears to be original as well as fin tube radiation.

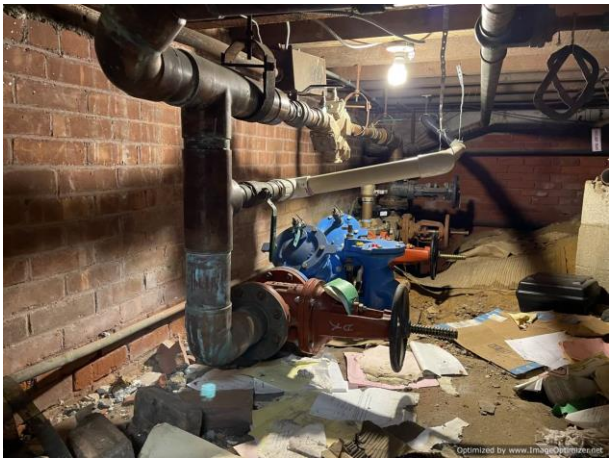
HVAC System Comprehensive Improvement Analysis

The mechancial system at K.T. Murphy ES does not provide adequate ventilation or air conditioning. Based on existing equipment conditions and an initiative to add air condition building-wide, the District-Wide Summary: 10 Year Forecast Cost Analysis contains an allowance for the wholesale system replacement including demolition of the current system including central plant and distribution. This approach takes into consideration only select capital improvement needs in the Deferred Maintenance & Asset Renewal Report not impacted by system replacement.

3.4 Plumbing Systems

Main Building

The building plumbing systems are provided by domestic hot water from 2 domestic water boilers, a domestic water storage tank, and a circulator located in the boiler room. These appear to be circa 2007. Most of the plumbing fixtures appear to have been replaced in the 90's, but plumbing piping systems appear to be largely original.



3.5 Fire & Other Protection Systems

Main Building

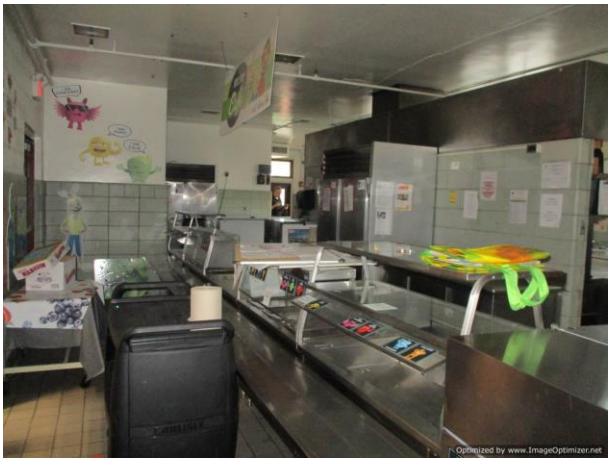
A wet pipe sprinkler system serves the entire building. It was reportedly installed in 1996.

Building has recently installed a fire alarm system (Mfg –Silent Knight) with devices and wiring. Main Fire Alarm Control Panel is located in front Foyer. Building has wet sprinkler system with no fire pump.

3.6 Electrical Systems

Main Building

Electric service to the building is provided by utility owned transformer bank located in the electric vault. Secondary service feeder from this transformer bank terminates in to an automatic transfer switch rated for 1200 amps, 208Y/ 120 volt. This transfer switch feeds the panel with feeder breakers for panelboards located thru out the building. Branch circuit wiring for equipment and receptacles originate from these panelboards. Wiring in the building is mix of MC cables and conduits. Most of the building wiring is old except recent renovations. Entire building will be powered from generator set which is being installed as of date of this assessment. Lighting in the entire school except auditorium lighting is LED. Classroom lights are controlled by wall switches and motion sensors. Site lighting and wall mounted perimeter lights provide adequate illumination.



3.7 Technology & Security Systems

Technology

The main building has a mix of Category 5, Category 5E, and Category 6 cabling supporting all end devices, which is adequate to support the current technology and security systems. We recommend replacing this cabling to the most recent category rating to accommodate future technology devices. Fiber optic backbone cabling between the MDF and each IDF (3 total) consists of OM1 62.5/125um fiber optic cabling, which is capable of 1 Gbps per fiber pair. We recommend installing and replacing this fiber to OM4, which will support 40Gbps, to support the bandwidth requirements of new technology, especially the increased future use of Wi-Fi.

The Public Address system was upgraded a few months ago to a new system. The Master Clock System is antiquated. Most of the clocks are Quartz battery-operated wall clocks. There is no synchronization between the secondary clocks and Master Clock or the PA System. It is recommended to upgrade the Master Clock system to synchronize the Public Address and Clock System to meet the needs of the Bell System.

Classroom Interactive Boards currently have Promethean boards which have been recently installed and are in good working order.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Security

The Intrusion Detection Security system is in working order but is an antiquated system. It is recommended to replace this cabling and devices to accommodate the future security needs of this property. The Video Surveillance Systems is undergoing an addition of a new managed system and includes new IP cameras in several areas of the school. There are locations where existing analog cameras are still being used and viewed on this new system. Coverage of the school is fair. We recommend replacing the existing analog cameras with IP cameras and supplementing the coverage with new IP cameras. The main entry door is equipped with an antiquated Aiphone intercom-door-release and a surveillance camera viewing the door. It is recommended to replace the existing Aiphone device with a modern device to include video that will assist with the assessment of a visitor requesting access into the school.

4.0 General Physical Condition Rating

The general physical condition ratings identified below are based on StudioJAED's visual inspection and overall impression of the Property's major building systems assessed as defined in the Executive Summary, Section 2.0.

MAIN BUILDING		Condition Rating		
Item	**Building / Site System**	**Good**	**Fair**	**Poor**
1	Building Envelope		X	
2	Interior Architecture		X	
3	Mechanical Systems		X	X
4	Electrical Systems		X	
5	Plumbing Systems		X	
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements	X		

5.0 Opinions of Probable Costs

The opinions of probable cost presented in this document are for repair or renewal / replacement projected capital needs identified from a visual inspection of the defined Property site elements and primary building systems anticipated over the subsequent 10 year term. These opinions are based on StudioJAED's knowledge of industry standards and recommended "good" architectural and engineering practice. For the purpose of generating projected investment dollars, needs were calculated based on approximate quantities and estimated unit cost values were defined. Recommended corrective actions recorded do not constitute a warranty that all items, which may require repair or replacement, are included.

As a measure of quality assurance, StudioJAED's cost estimates were developed by our Certified Professional Estimators. All unit "trade" costs were developed using the RSMeans "CostWorks" application which was regionally adjusted to the materials, labor, and equipment cost for Bridgeport, Connecticut. The cost model approach applied to each corrective action was based on Construction Management-at-Risk (CMAR) with an additional (20%) twenty percent allowance to cover design fees and owner contingency.

The opinions of probable costs should be considered a preliminary order of magnitude for budget development. It also assumes that each facility will continue to operate in its current capacity and relative quality of care. Actual costs will vary from StudioJAED's probable costs based on a number of potential factors such as: a finer granularity or understanding of required scope of work, design solution approach, type of construction, quality of materials, equipment or system specifications, field conditions, need for abatement of hazardous materials, decision to comprehensively replace equipment or system versus partial replacement / repair, phased or staged implementation (if required), quality of contractor, overall project management, solicitation of competitive pricing, etc. An expanded budget projection/analysis typically requires the development of schematic design documents and preliminary specifications to obtain contractor bid estimates.

6.0 Limitations & Qualifications

The services described within this document were performed by StudioJAED. No warranties are provided, either expressed or implied. While StudioJAED made every reasonable effort to properly evaluate the Property conditions within the contracted scope of work, it is important to recognize that the investigation was limited in several respects including, but not limited to, the following:

StudioJAED's findings and conclusions are based primarily on the visual appearance of the Property at the time of our site visit and comparatively evaluated in contrast to our extensive condition assessment experience. Observations included only areas that were readily accessible to our assessment team members without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions.

Some of StudioJAED's conclusions are partially based on information provided by others. For the purposes of this report, we have assumed this information to be complete and correct unless noted otherwise. StudioJAED assumes no responsibility for incorrect information provided by others.

Our opinions of cost represent a preliminary opinion only and are neither a quote nor a warranty or representation as to the actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the Property conditions and are further limited by possible future changes in technology, by regulatory requirements, by Property location, and by contingencies that cannot reasonably be discovered until after commencement of onsite construction activities. StudioJAED shall not be liable to the Client nor any other property for any costs or expenses that may be incurred in excess of these estimates, for any losses that may be incurred as a result of these estimates being different from the actual costs, nor for any damages whatsoever in connection with these estimates.

This report is intended for the use of and may be relied upon only by the entities identified in Section 1.0 – Authorized Assessment Account. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or it findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by other based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans

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Deferred Maintenance & Asset Renewal Report

KT Murphy ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
KT Murphy Elementary School								
B20 Exterior Enclosure								
B2010-03-01C Correct Brick Masonry Wall Deterioration by Demolition & Replacement	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	20 SQFT	$1,735
B2010-03-09C Correct Brick Masonry Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,400 SQFT	$85,092
B2011-01-01C Correct Louvers, Grilles & Screens Areaway Grating Deterioration Demolition & Replacement	B2011 Exterior Wall Specialties	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	35 SQFT	$3,375
B2011-07-02C Correct Exterior Wall Trim Decorative Pediment Deterioration by Demolition & Replacement	B2011 Exterior Wall Specialties	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	24 SQFT	$517
B2021-01-07C Correct Window General Moisture or Air Infiltration by Recaulking	B2021 Exterior Window General	Building Exterior		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	2,500 LNFT	$29,303
B2021-02-01C Correct Insect Screen Deterioration by Demolition & Replacement	B2021 Exterior Window General	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	756 SQFT	$9,581
				Total Estimated Cost for	**B20 Exterior Enclosure**			**$129,605**

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".
Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B30 Roofing								
B3010-01-01C Correct Asphalt / Fiberglass Shingle Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	5,178 SQFT	$84,721
B3010-12-03C Correct PVC Roof Deterioration by Demolition & Replacement with Alternative Material (Modified Bituminous)	B3010 Roof Covering	Roof	*Replace with EPDM*	Def Maint	P3 / 3-5 Yrs	Useful Life	38,500 SQFT	$1,660,705
B3020-03-01C Correct Skylight Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	504 SQFT	$103,610
B3020-04-01C Correct Roof Hatch Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2 EACH	$4,386
B3020-04-05C Correct Roof Hatch Guardrail Required by Install New	B3020 Roof Opening	Roof		Bldg Imprv	P3 / 3-5 Yrs	Codes - BLDG	2 EACH	$4,949
			Total Estimated Cost for **B30 Roofing**					**$1,858,371**
C10 Interior Construction								
C1010-05-04C Correct Concrete Masonry Unit Glazed Partition Finish Deterioration by Cleaning	C1010 Interior Partition	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	710 SQFT	$2,231
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	20 EACH	$36,232

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C1030-06-02C Correct Interior Signage Panel Signage Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	99 EACH	$14,299
			Total Estimated Cost for **C10 Interior Construction**					**$52,762**
C20 Stairs & Ramps								
C2020-05-02C Correct Resilient / Rubber Stair Tread & Riser Finish Deterioration by Demolition & Replacement	C2020 Interior Stair Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,750 LNFT	$135,833
C2020-06-02C Correct Carpet Stair Tread & Riser Finish Deterioration by Demolition & Replacement	C2020 Interior Stair Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	132 LNFT	$4,192
			Total Estimated Cost for **C20 Stairs & Ramps**					**$140,025**
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,856 SQFT	$11,953
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	56,900 SQFT	$238,133
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	4,752 SQFT	$19,888

Deferred Maintenance & Asset Renewal Report

KT Murphy ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,800 SQFT	$7,533
C3010-03-01C Correct Ceramic Tile Wall Finish Deterioration by Demolition & Replacement	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	200 SQFT	$6,406
C3010-03-02C Correct Ceramic Tile Wall Finish Deterioration by Regrouting	C3010 Wall Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	3,500 SQFT	$101,178
C3010-19-01C Correct Laminate Wall Panel Deterioration by Demolition & Replacement	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	800 SQFT	$83,368
C3010-19-01C Correct Laminate Wall Panel Deterioration by Demolition & Replacement	C3010 Wall Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	60 SQFT	$6,253
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,184 SQFT	$61,344
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,600 SQFT	$44,941
C3020-07-01C Correct Epoxy Poured Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	80 SQFT	$3,189

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng “good practice”.

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,700 SQFT	$56,625
C3020-09-03C Correct Quarry Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,240 SQFT	$19,592
C3020-11-01C Correct Hard Wood Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,760 SQFT	$39,535
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	4,060 SQFT	$33,458
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	140 SQYD	$14,912
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	300 SQYD	$31,954
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Center		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	391 SQYD	$41,647
C3020-16-01C Correct Recessed Entrance Floor Mat Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	65 SQFT	$8,802

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-19-03C Correct Stone Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	864 SQFT	$3,343
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,416 SQFT	$40,182
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	4,948 SQFT	$58,202
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,310 SQFT	$15,409
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	49,200 SQFT	$519,375
			Total Estimated Cost for **C30 Interior Finishes**					**$1,467,220**
D10 Conveying								
D1010-01-92C Correct Hydraulic Elevator (2500 Capacity) Required by Install New	D1010 Elevator & Lift	Original 3 Storey Building	*Elevator required to make original / older section of the building accessible.*	Bldg Imprv	P4 / 6-10 Yrs	Accessibility	3 FLR	$516,357
D1010-03-05C Correct Incline Wheelchair Lift (750 Capacity) Required by Install New	D1010 Elevator & Lift	Building Wide	*Provide (3) individual accessible lifts*	Bldg Imprv	P2 / 1-2 Yrs	Accessibility	3 FLR	$173,728

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
			Total Estimated Cost for **D10 Conveying**					**$690,085**
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	39 EACH	$112,280
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	36 EACH	$78,645
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	9 EACH	$22,811
D2010-05-02C Correct Shower Faucet & Trim Set Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Custodial Office		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1 EACH	$831
D2010-05-03C Correct Shower Mixing Valve Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Custodial Office		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1 EACH	$494
D2010-07-02C Correct Drinking Fountain Deterioration by Demolition & Replacement with Alternative Product (Electric Water Cooler)	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	7 EACH	$37,595
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	7 EACH	$27,290

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	9 EACH	$20,377
D2020-01-16C Correct Domestic Water Piping & Valves & Insulation Deterioration by Repair (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	85,000 BLDG SF	$787,267
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$7,874
D2020-09-01C Correct Domestic Water Boiler (Electric 200 MBH) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$155,845
D2020-13-01C Correct Potable Water Storage Tank Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$15,915
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	*Select locations as needed.*	Def Maint	P4 / 6-10 Yrs	Useful Life	45,000 BLDG SF	$430,380
D2030-05-01C Correct Sump Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$3,087
				Total Estimated Cost for **D20 Plumbing**				**$1,700,691**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D30 HVAC								
D3010-05-02C Correct Natural Gas Distribution Piping Pipe Surface Deterioration by Prep & Refinish	D3010 Energy Supply	Exterior	*Piping at gas service entrances.*	Def Maint	P3 / 3-5 Yrs	Damage/ Wear	90 LNFT	$1,152
D3020-01-26C Correct Steam Boiler (3,000 MBH) Deterioration by Demolition & Replacement with Hot Water Boiler	D3020 Heat Generation	Boiler Room	*Conversion to hot water operation.*	Bldg Imprv	P2 / 1-2 Yrs	Energy/ Automation	2 EACH	$457,275
D3040-02-26C Correct Air Handling Unit Heating Only (8000 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$89,534
D3040-09-03C Correct Exhaust or Induction Fan (1/5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$4,893
D3040-09-03C Correct Exhaust or Induction Fan (1/5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Exterior Wall		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1 EACH	$4,893
D3040-09-20C Correct Exhaust Fan (Laboratory) Required by Install New	D3040 HVAC Distribution	Restrooms	*3 Restrooms do not have exhaust.*	Bldg Imprv	P2 / 1-2 Yrs	Codes - HVAC	3 EACH	$174,939
D3040-11-01C Correct Ceiling Exhauster Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Restrooms		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4 EACH	$4,530
D3040-13-08C Correct Ductwork & Insulation (Exterior) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	*For Media Center RTU*	Def Maint	P4 / 6-10 Yrs	Useful Life	2,800 SQFT	$196,212

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide	*Replace existing steam piping with Hydronic piping.*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	8,500 BLDG SF	$128,848
D3040-18-18C Correct Hydronic Distribution Base Mount Pump (20 HP) Required by Install New	D3040 HVAC Distribution	Boiler Room	*Required for Steam to HW conversion.*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	2 EACH	$137,309
D3050-01-08C Correct Packaged Rooftop Air Conditioning & Heating Unit (30 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*Serves Media Center*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$148,559
D3050-07-06C Correct Computer Room (MDF/IDF) Split System Air Conditioning System Required by Install New	D3050 Terminal & Packaged Units	IDF2, IDF3	*MDF, and all IDF's require additional room cooling for equipment operation.*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	2 EACH	$21,701
D3050-08-07C Correct Split System Air Conditioning System Deterioration (15 Ton) by Demolition & Replacement	D3050 Terminal & Packaged Units	Exterior	*Serve Auditorium*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$133,237
D3050-16-02C Correct Heating Only Fan Coil Unit (3 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	$30,466
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Corridors		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	4 EACH	$29,070

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-20-04C Correct Steam & Hot Water Unit Heater (200 MBH) Deterioration by Demo & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	$8,880
D3050-21-02C Correct Air to Air Split System Heat Pump (3 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*Unitary Products serve main office and conference room areas.*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	$37,396
D3050-21-11C Correct Ductless Air to Air Split System Heat Pump (1.5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*Mistubishi*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$5,079
D3050-21-12C Correct Ductless Air to Air Split System Heat Pump (3 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Exterior	*Samsung*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$8,642
D3050-25-04C Correct Cast Iron Radiator Deterioration by Demolition & Replacement with Alternate (Fin Tube Radiation)	D3050 Terminal & Packaged Units	Custodial Office		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	$7,157
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	1,350 LNFT	$397,323
D3050-33-01C Correct Air Conditioner Condensate Pump Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Conference Room	*For conference room split system.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$1,418

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-35-02C Correct Steam or Hot Water Convector (48" wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Restrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	5 EACH	$18,873
D3060-01-05C Correct Pneumatic Control System Deterioration by Demolition & Replacement with Alternate DDC System (Bldg SF)	D3060 HVAC Instrumentation & Controls	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	85,000 BLDG SF	$1,376,500
			Total Estimated Cost for **D30 HVAC**					**$3,423,883**
D40 Fire Protection								
D4010-01-04C Correct Wet Pipe Sprinkler System Deterioration by Demolish & Replace System (Bldg SF)	D4010 Sprinklers	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	85,000 BLDG SF	$1,147,235
			Total Estimated Cost for **D40 Fire Protection**					**$1,147,235**
D50 Electrical								
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*In closet near teacher's room.*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	3rd Floor	*Working clearance requirement in front of panel (3 ft).*	Def Maint	P2 / 1-2 Yrs	Codes - BLDG	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Auditorium		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$13,534

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Boiler Room	*Panel needs new cover and trim.*	Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Kitchen		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$27,069
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$27,069
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	*Panels for additional outlets.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	6 EACH	$143,245
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Kitchen		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$7,532
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Penthouse		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$7,532
D5010-15-01C Correct Disconnect Switch Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Kitchen		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$2,020
D5010-15-01C Correct Disconnect Switch Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Penthouse		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$2,020

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5020-08-01C Correct Metal Halide Fixture Deterioration by Demolition & Replacement	D5020 Lighting & Branch Wiring	Auditorium		Def Maint	P3 / 3-5 Yrs	Function/ Functional	32 EACH	$101,348
D5020-11-01C Correct Exit Sign Deterioration by Demolition & Replacement	D5020 Lighting & Branch Wiring	1st Floor	*Exit lights need to be illuminated*	Def Maint	P1 / Immed	Codes - BLDG	3 EACH	$971
D5020-13-02C Correct Stage Lighting System Deterioration by Demolition & Replacement with Alternate Fixture (LED)	D5020 Lighting & Branch Wiring	Auditorium		Def Maint	P3 / 3-5 Yrs	Function/ Functional	1 LPSM	$323,200
D5021-01-03C Correct Receptacles Deterioration by Demolition & Replacement with GFCI Receptacles	D5021 Branch Wiring	Classroom	*GFCI outlet required within 6 ft of sink.*	Def Maint	P2 / 1-2 Yrs	Codes - BLDG	4 EACH	$681
D5021-01-03C Correct Receptacles Deterioration by Demolition & Replacement with GFCI Receptacles	D5021 Branch Wiring	Kitchen	*All outlets in kitchen to be replaced with GFCI type.*	Def Maint	P2 / 1-2 Yrs	Codes - BLDG	7 EACH	$1,192
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide	*Additional outlets in classrooms and offices.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	160 EACH	$153,179
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*2 #12 + 1# 12 g - MC cable to support new outlets.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	16,000 LNFT	$124,030
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*2#12 + 1 # 12g MC cable to replace existing branch circuit wiring in old building.*	Def Maint	P3 / 3-5 Yrs	Useful Life	30,000 LNFT	$232,556

Deferred Maintenance & Asset Renewal Report

KT Murphy ES

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5031-03-01C Correct Security System Motion or Glass Break Detector Deterioration by Demolition & Replacement (BLDG SF)	D5031 Security Access & Surveillance	Building Wide	*Antiquated System - problems with nuisance alarms*	Def Maint	P4 / 6-10 Yrs	Security	85,000 BLDG SF	$40,800
D5031-07-01C Correct Video Surveillance Indoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Upgrades have been recently installed.*	Def Maint	P4 / 6-10 Yrs	Useful Life	5 EACH	$16,713
D5031-20-01C Correct Security Access Control System (Head End Only) Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Minimal access control on site.*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$5,351
D5031-20-03C Correct Security Access Control with Video Intecom Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Main Entrance	*Antiquated intercom at main entry. Install new video intercom for added security.*	Def Maint	P2 / 1-2 Yrs	Security	2 EACH	$11,119
D5032-01-05C Correct Master Clock System Deterioration by Demolition & Replacement with Wireless System (Bldg SF)	D5032 Clock & Program Systems	Building Wide	*Replace with Wireless System. System beyond its useful life.*	Def Maint	P3 / 3-5 Yrs	Useful Life	85,000 BLDG SF	$226,154
D5035-04-01C Correct Building-Wide Telephone System Deterioration by Demolition & Replacement (Bldg SF)	D5035 Telephone System	Building Wide	*Intermittent problems with the phone cabling. Recommended to upgrade to VoIP.*	Def Maint	P2 / 1-2 Yrs	Useful Life	85,000 BLDG SF	$290,945

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".
Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5036-01-03C Correct Technology System Wiring Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide	*Cabling should be replaced with most current category rated cabling within 6-10 years. Horizontal wiring*	Def Maint	P4 / 6-10 Yrs	Useful Life	225,000 LNFT	$686,016
D5036-03-06C Correct Data Room Equipment Grounding System Required by Install New	D5036 Technology System	MDF, ALL IDF'S	*All equipment and racks should be grounded.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	4 LPSM	$16,898
D5036-06-01C Correct Fiber Optic Backbone Wiring Deterioration by Demolition & Replacement	D5036 Technology System	MDF to Each IDF	*All IDF's currently have OM1 fiber ran from the MDF. Antiquated system should be upgraded to meet the needs of today's technology standards.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	1,000 LNFT	$4,444
D5090-01-02C Correct Diesel Fuel Emergency Generator (50 kW) Required by Install New	D5090 Other Electrical Systems	MDF, ALL IDF'S	*Owner requested all MDF / IDF (4) equipment & associated room cooling be on emer generator. Allowance to add new unit and/or tie into existing with available*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$119,053
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	MDF		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$23,010

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5090-04-04C Correct Uninterruptable Power Supply System (5 KVA) Required by Install New	D5090 Other Electrical Systems	IDF1, IDF2, IDF3	*Install UPS's to each rack that does not currently have one*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	2 EACH	$42,000
			Total Estimated Cost for **D50 Electrical**					**$2,690,285**
E10 Equipment								
E1020-04-01C Correct Stage Curtain Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	480 SQYD	$438,094
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	10 EACH	$272,916
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	35 EACH	$955,205
			Total Estimated Cost for **E10 Equipment**					**$1,666,215**
E20 Furnishings								
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	12 LNFT	$4,164
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	53 LNFT	$44,036

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
			Total Estimated Cost for **E20 Furnishings**					**$48,200**
F20 Selective Demolition								
F2020-04-03C Correct Asbestos Pipe Insulation and Pipe Remediation Required by Abatement & Pipe Removal	F2020 Hazardous Components Abatement	Building Wide	*Reference AHERA Report. Qty. Est.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 LNFT	$59,851
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Auditorium	*Existing damaged or worn 12x12 tile. See AHERA Report.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	1,614 SQFT	$36,721
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide	*Existing damaged or worn 12x12 tile. See AHERA Report.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	37,500 SQFT	$853,182
F2020-13-01C Correct Asbestos Wiring Insulation Remediation Required by Abatement	F2020 Hazardous Components Abatement	Auditorium	*Refer to AHERA reports*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 LNFT	$22,334
F2020-15-01C Correct Asbestos Sink Undercoating Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	*Rooms 4,6,10, 12, 30-33, 39, Art Rm (3), Staff Lounge, Dental Office Per AHERA Report*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	14 EACH	$80,216
			Total Estimated Cost for **F20 Selective Demolition**					**$1,052,304**
G20 Site Improvements								
G2010-01-03C Correct Bituminous Roadway Surface Deterioration by Overlay	G2010 Roadways	Drive Isle to North of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	175 SQYD	$2,826

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Northeast Corner of School. Near New Generator Pad		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	140 SQYD	$2,335
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Staff Parking- West of School		Def Maint	P4 / 6-10 Yrs	Useful Life	1,300 SQYD	$21,684
G2020-01-05C Correct Bituminous Parking Lot Striping Deterioration by Restripe	G2020 Parking Lots	Northwest Corner of Site.		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	800 LNFT	$1,519
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	West of Concrete Entry Plaza		Def Maint	P4 / 6-10 Yrs	Useful Life	100 SQYD	$9,403
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Concrete Plaza to the North of Staff Parking- West Side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,200 SQFT	$28,431
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Entry Concrete Plaza- East Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,400 SQFT	$56,862
G2030-08-01C Correct Concrete Paving Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	800 SQFT	$15,238

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2032-01-03C Correct Concrete Ramp Finish Deterioration by Prep & Refinish	G2032 Exterior Ramp Construction	South of Staff Parking. Access to Playground in Southwest Corner of Site		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	275 SQFT	$3,377
G2033-01-02C Correct Handrail Wall Rail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	42 LNFT	$3,425
G2040-04-02C Correct Chain Link Fence & Gates (4' High) Deterioration by Demolition & Replacement	G2040 Site Development	On Top of Retaining Wall to the West of Paved Play-South of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	60 LNFT	$1,620
G2040-16-02C Correct Playground Soft Surfacing Finish Deterioration by Prep & Resurface	G2040 Site Development	Large Playground in Southeast Corner of Site	*Add playground mulch*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	650 SQYD	$0
G2040-17-01C Correct Playground Hard Surfacing Deterioration by Demolition & Replacement	G2040 Site Development	To the East of Staff Parking-South of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	130 SQYD	$4,368
G2041-04-1C Correct Playground Equipment Major Deterioration by Demolition & Replacement (Per Piece of Equip)	G2041 Athletic & Recreational Equipment	Large Playground in Southeast Corner of Site	*2 swing sets (4 bays of swings)*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	$15,710
				Total Estimated Cost for **G20 Site Improvements**				**$166,798**

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.

Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.

Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.

Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
H10 Space Requirements								
H1020-01-2C Correct General Space Entrance not ADA Jamb Clearance Compliant by Demo & Reconfigure Space Entrance	H1020 Space Reconfiguration	Select Classroom Locations	*Reconfigure entrance at select classrooms to provide access.*	Def Maint	P4 / 6-10 Yrs	Codes - BLDG	2 EACH	$25,639
H1020-05-02C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Building Wide	*Provide (2) single user accessible toilets each at 75 SQFT.*	Bldg Imprv	P2 / 1-2 Yrs	Accessibility	150 SQFT	$85,489
				Total Estimated Cost for **H10 Space Requirements**				**$111,128**

KT Murphy Elementary School Total Estimated Cost: **$16,344,806**

Total Estimated "Deferred Maintenance" Cost: **$14,160,357**

Total Estimated "Building Improvement" Cost: **$2,184,449**

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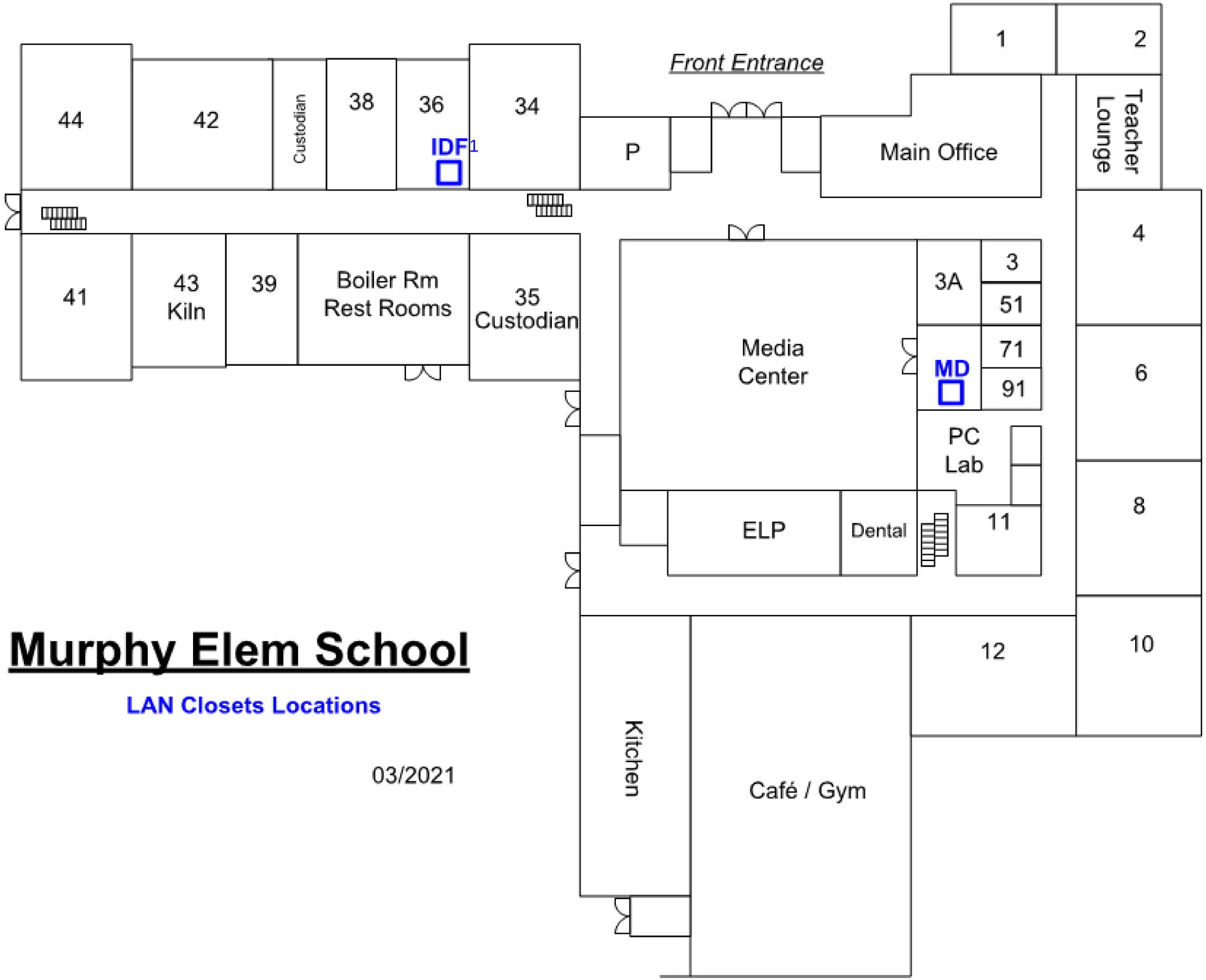
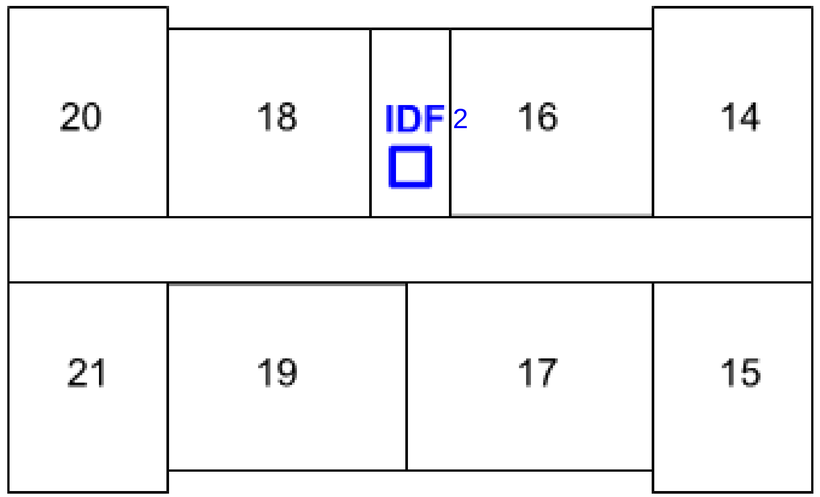
Murphy Elem School

LAN Closets Locations

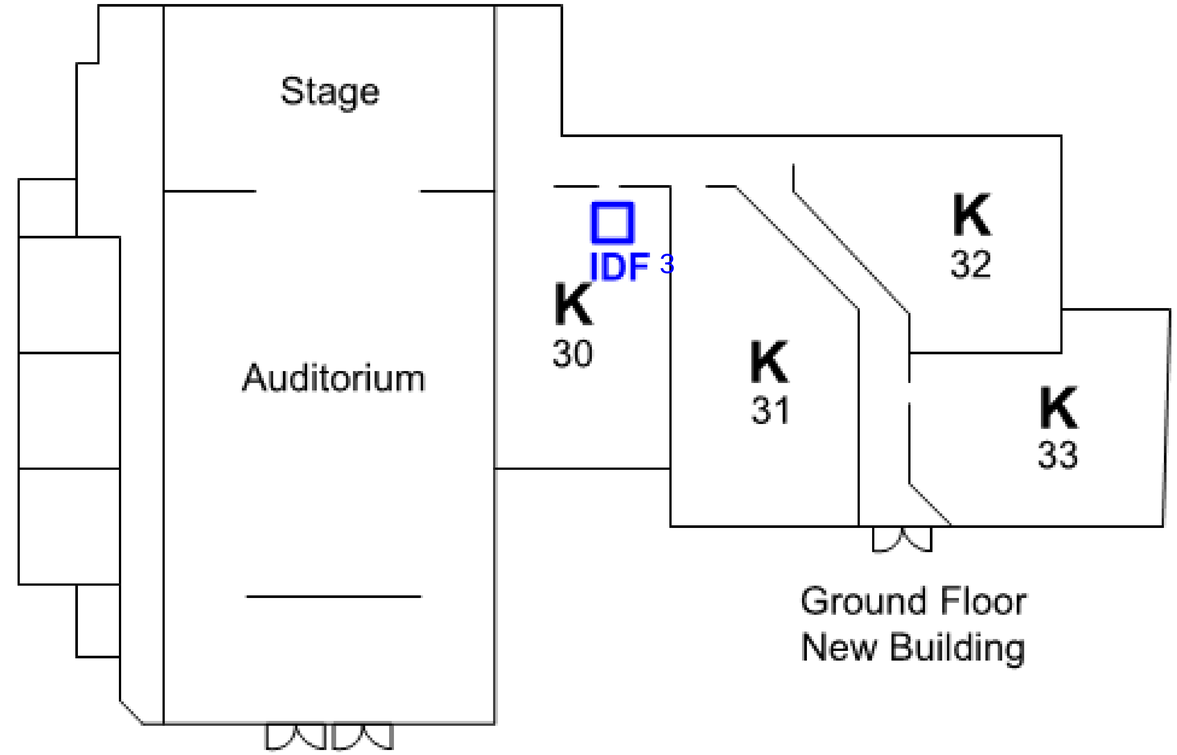
03/2021



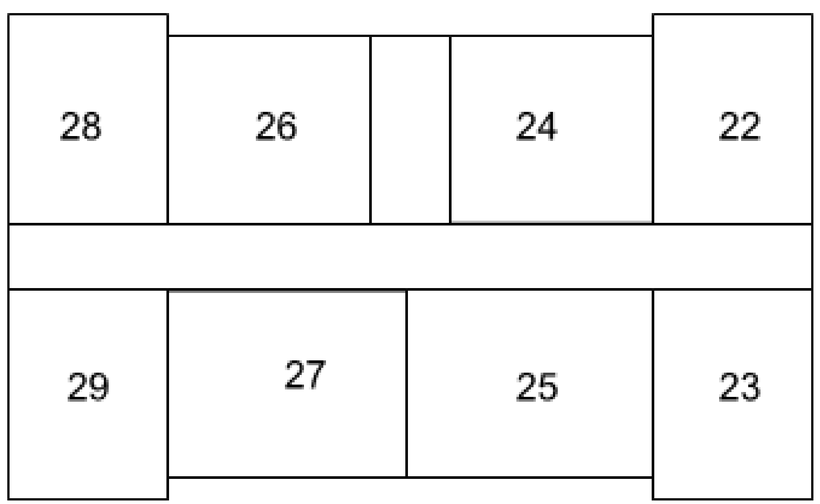
Main Floor



Second Floor
Old Building



Ground Floor
New Building



Third Floor
Old Building

Murphy Elem School

LAN Closets Locations

04/20/2018

= Data Closet

2021

Newfield ES Facility Assessment & Analysis Report

Property:
Newfield Elementary
345 Pepper Ridge Road
Stamford, Connecticut 06905

Prepared By:
StudioJAED
42 Weybosset Street, Suite 403
Providence, RI 02903
401.648.0884

SLAM | STUDIO JAED

November 10, 2021

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1.0 Authorized Assessment Account

In June 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a district-wide facility condition assessment and analysis of the Newfield Elementary property located in Stamford, Connecticut. The primary goal of this project was to (1) investigate existing conditions and (2) identify deferred maintenance and long term capital renewal needs. As per industry standard guidelines, StudioJAED surveyed the property, interviewed site personnel, reviewed available construction/maintenance documents, and recorded observations related to the physical site and associated building structure. SLAM teamed with SLR to perform the site assessment and D'Agostino & Associates for technology / security.

This report is for the use of Stamford Public Schools and their assignees. All parties agree by accepting this report that any use of this report shall be limited by the exceptions and qualifications in this report, acknowledge that actual site conditions may change with time, and hidden conditions may exist at the property that were not discovered within the scope of the assessment. Any use of this report by other parties is at the risk of such party.

StudioJAED used a degree of care and skill ordinarily exercised by consultants in the preparation of the report and in assembling the data contained herein. No warranties are provided, either expressed or implied. StudioJAED is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The Facility Assessment and Analysis Report was completed and reviewed by the undersigned team members. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (401) 648-0884.

StudioJAED

Discipline Lead: _____
Philip R. Conte, AIA, NCARB
Principal, Assessment Architect

Discipline Lead: _____
David T. Spangler, P.E.
Principal, Assessment Mechanical / Plumbing Engineer

Discipline Lead: _____
Parag H. Patel, P.E.
Assessment Electrical Engineer

Report Reviewer: _____
Pamela J. Babuca, ALEP, ASID, IFMA
Principal

2.0 Executive Summary

StudioJAED Architects and Engineers, along with specialty systems sub-consultants SLR and D'Agostino & Associates, performed a facility condition assessment and analysis of Newfield Elementary property located in Stamford, Connecticut hereinafter referred to as the "Property". The purpose of the assessment was to perform a visual analysis of the Property's general condition and identify recommendations for major building systems and equipment maintenance, repair, or replacement over the next (10) ten years. Items identified were considered significant for the facility to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age.

2.1 Scope of Work

The primary field survey was conducted on 27, July, 2021 and the weather, as recorded on Accuweather.com, was mostly sunny with actual high and low temperatures of 89°F/67°F. The assessment team reviewed available documentation and interviewed site personnel regarding knowledge of any known existing conditions or issues. A general list of typical elements surveyed includes the following:

- Site and Grounds – Pavement, Parking, Curbs, Loading Docks, Walks, Landscaping, Irrigation, Site Drainage, Exterior Lighting, Walls, Fencing/Railing, and Exterior Amenities.
- Structural Systems – Readily observable portions of Foundations and Structural Framing of Walls, Columns, Intermediate Floors and Roofs.
- Building Envelope – Roofing Systems, Exterior Finishes, Stairs and Steps, Exterior Doors, and Exterior Windows.
- Interior Building Components – Property-owned Electrical, Heating/Ventilating/Air Conditioning (HVAC), and Plumbing Systems.
- Safety and Code Compliance – Life Safety, Fire Suppression Systems, and General Visual Review of Accessibility to Disabled Persons to include Accessible Exterior and Interior Routes, Doors and Common Toilet Facilities.

2.2 Prioritization of Need

Recommended corrective actions to repair and/or replace a building system or component were assigned a priority which, in the opinion of the assessor, classified the urgency of the work to be performed. The 10 year prioritization model utilized for this project was based on an industry standard, 4 tier approach. Definitions for each of the priority classifications are as shown.

PRIORITY CLASSIFICATIONS:

Priority 1 - Immediate
Work should be performed immediately.
Potential safety or security risk.

Priority 2 - High
Work to be performed within next 1-2 years.
Asset has reached the end of useful life.

Priority 3 - Medium
Work to be performed within next 3-5 years.
Asset will reach the end of useful life soon.

Priority 4 - Low
Work to be performed within next 6-10 years.
Anticipated need for repair or replacement.

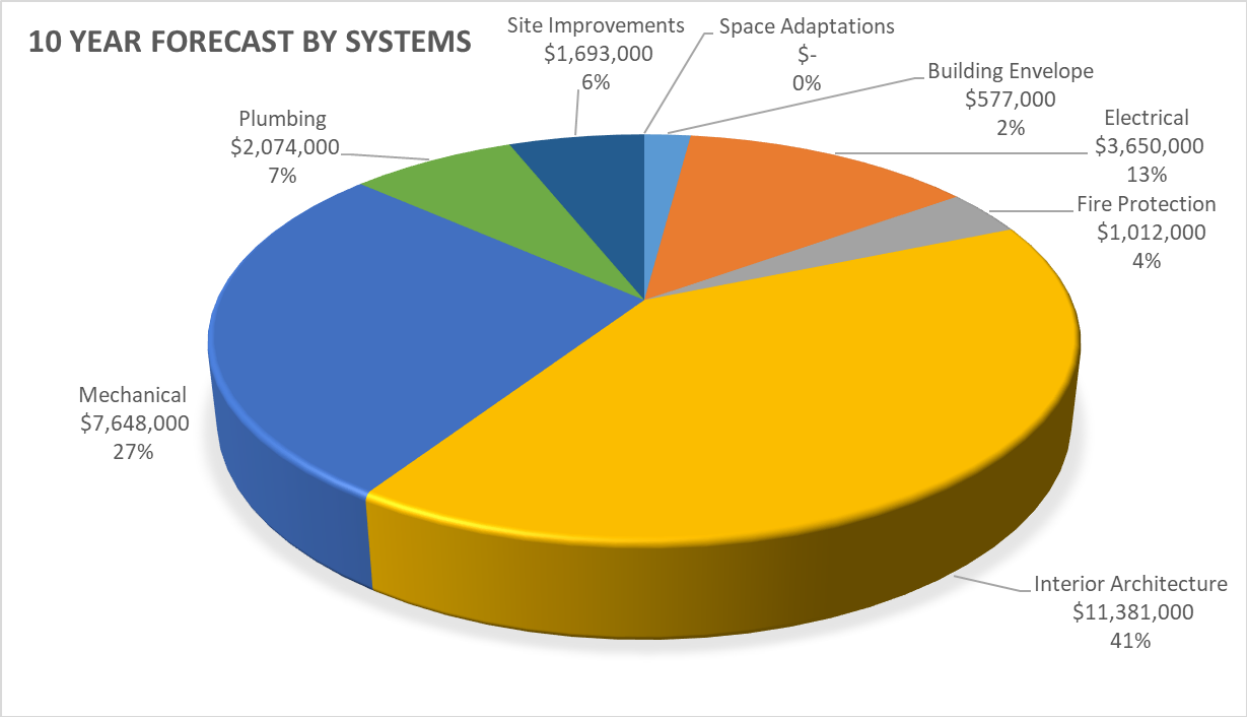
2.3 Findings & Recommendations

StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by Priority table provides an understanding of need based on the urgency or timeline for work to be completed. Based on industry standard architectural and engineering best practices, over (74%) seventy-four percent of the work should be completed within the next 1-2 years.

10 YEAR FORECAST BY PRIORITY

Priority		Extended Cost	% of Need
Immediate	$	53,158	0.2%
High (1 - 2 Years)	$	20,731,473	73.9%
Medium (3 - 5 Years)	$	5,121,554	18.3%
Low (6 - 10 Years)	$	2,128,815	7.6%
	$	**28,035,000**	**100%**

The 10 Year Forecast by Systems provides an analysis of estimated improvement needs by major systems. The data indicates that the Interior Architecture (41%), Mechanical (27%), and Electrical (13%) systems have the greatest overall investment needs. Refer to Appendix A to review a more detailed description of needs in the Deferred Maintenance & Asset Renewal Report.



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall poor condition. Refer to Section 4.0, General Physical Condition Rating, for additional information regarding the condition of major systems from a cost per gross square feet analysis of needs perspective

3.0 General Property & Building Systems Description

3.1 Site / Amenities

The property is located at Newfield, Stamford, Fairfield County Connecticut on approximately 12 acres. The property slopes gently downward from the east side of the property toward the west property line and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with a wood chips / rubber surface. A brick masonry retaining wall is located adjacent to the loading dock. Stone masonry and landscape walls are located at portions of the northern perimeter of the property.

There are approximately 85 spaces in open lots. The paved parking areas are in poor to good condition. The front visitor lot is in poor condition with evidence of heavy cracking and pavement section deterioration. The bus loop is in fair to poor condition. Sidewalk surfaces are in fair condition. Fencing is provided along the rear and south property lines and along portions of the north line. The perimeter fencing is in good condition with isolated sections of damage. Grass play areas/field appear to be in good condition. Constructed play areas are in good condition. The paved play area is in fair to good condition. The baseball fields are in good condition, but have no ADA access. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system.

Sanitary sewer and the storm water sewer are provided by the City of Stamford. Domestic water is supplied by Aquarian, electrical service is supplied by CLMP, and natural gas is provided by Yankee Gas.

FIRE LANE

3.2 Architectural Systems

Main Building

Newfield Elementary is approximately 75,900 square feet and is a one storey structure. The building is masonry bearing walls and metal-framed roofs. Wings are steel post construction with metal-framed roof. The roof assembly is comprised of flat roofs with single ply membrane. The exterior wall finish is brick veneer and curtain wall. Isolated EFIS exists at covered doors at end of each classroom wing. A portion of the Media Center is finished with factory finished ceramic glazed panels. There is evidence of significant settlement or structural failure outside of Classroom 201 that requires further investigation.

The exterior building envelope is in good condition. Select portions of the membrane roof should be replaced. Windows should be recaulked to prevent moisture infiltration. The exterior façade is in need of repair and cleaning.

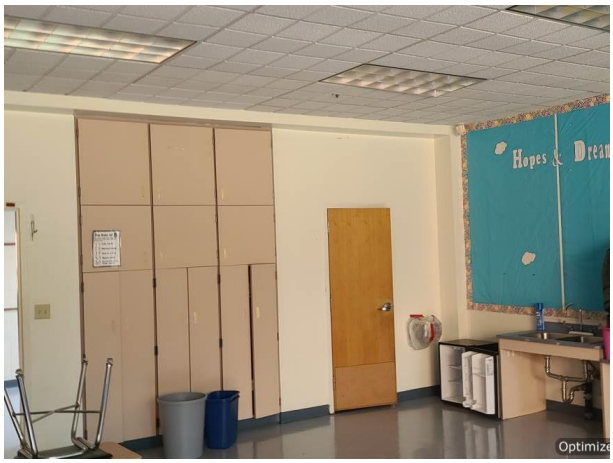
Interior floor finishes include polished stone, resilient tile, ceramic tile, carpet, concrete, wood, quarry tile and painted concrete slab and are in poor condition. Interior wall finishes include painted drywall, exposed brick, stained wood panels, CMU, ceramic tile, FRP, and glazed CMU and are in poor condition. Interior ceiling finishes include exposed structure, suspended acoustic tiles, painted plaster, and painted drywall and are in poor condition. Casework and countertops are in poor condition and in need of replacement. Interior door frames are worn and approaching the end of their useful life. Classroom and conference room projection equipment should be replaced.

Modular Building

Newfield Elementary's gross square footage is inclusive of a modular building addition that totals approximately 13,200 square feet which includes a connector hallway to the main building. A secondary entrance is accessible at grade via pedestrian sidewalks. There is a partial lower level used for storage which is accessible at a sloped grade from the rear side of the structure.

The exterior roof assembly is EPDM and is approaching the end of its useful life. The condition of the exterior wood siding is fair to poor and in need of repair and/or replacement.

This type of construction has a life expectancy of 15 to 20 years. Overall, the modular addition is in fair to poor condition and recommended for replacement with a permanent structure.


Hopes &

3.3 Mechanical Systems

Main Building

Newfield Elementary was originally constructed in 1954. Most mechanical systems have been renewed in the years following original construction, the latest of which are noted as:

- Dual Fuel Steam Boilers and Burners – 2001
- Boiler Room Pumps - 2001
- Heat Exchanger and Steam Piping/Traps/Insulation – 1992
- DDC Control System – 2008
- Media Center Package Rooftop A/C Unit – 2012
- Air Handling Units and Return Air Fan for HV-1 – 1995
- Roof Supply Air Fans – 2015
- Duct Heating Coils – 1992
- Ductwork in Media Center, Auditorium, Gym, Cafeteria, and Subdivided Classrooms – 1995
- Supply Air Fan System Ductwork, Fire Rated Transfer Grilles, and Gravity Vents – 1995
- Centrifugal Roof Exhausters – 2001
- Cabinet Heaters, Electric and Steam/HW Unit Heaters, and Fin Tube Radiation – 1992
- Kitchen Hood, Exhaust Fans, and Make-up Air Fan – 2013

The only mechanical system that dates to original construction are the convectors.

The main building is primarily served by the main boiler room steam boiler, and is mostly not air conditioned. The distribution/terminal/package equipment is served by a mixture of steam and hot water, which is provided by a steam to water heat exchanger in the boiler room. The media center is served by a package rooftop A/C-heat unit. Other major core spaces are served by air handling and makeup air heating units. Classrooms are served by fin-tube radiation.

All major mechanical systems and components will require replacement during the 10 year study period, except for the Kitchen Hood and its components.

Modular Building

Modular buildings are served by 5 tons (average) rooftop units which have been replaced within the lifecycle of the building. All units would require replacement within the study period. Based on existing conditions, it is the recommendation of this study that the modulars be replaced with a permanent structure, therefore replacement of these HVAC units is not in the report.

HVAC System Comprehensive Improvement Analysis

The mechancial system at Newfield ES does not provide adequate ventilation or air conditioning. Based on existing equipment conditions and an initiative to add air condition building-wide, the District-Wide Summary: 10 Year Forecast Cost Analysis contains an allowance for the wholesale system replacement including demolition of the current system including central plant and distribution. This approach takes into consideration only select capital improvement needs in the Deferred Maintenance & Asset Renewal Report not impacted by system replacement.

Smith

OIL-DRI
Premium
Sorbent
Oil-Dri

3.4 Plumbing Systems

Main Building

Most plumbing systems have been renewed in the years following original construction, the latest of which are approximately noted as:

- Domestic Water Pumps – 2018
- Domestic Water Piping – 1992
- Sump Pumps – 2002
- Plumbing Fixtures and Kitchen Gas Piping – 1993

Some plumbing systems primarily date to original construction

- Sanitary System Piping
- Mop/Utility Sinks

All major plumbing systems and components will require replacement during the 10 year study period except for the domestic water heater and circulator.

Modular Building

There are minimal plumbing systems in the modular classroom buildings. All plumbing within the modular structure would require replacement within the study period. Based on existing conditions, it is the recommendation of this study that the modulars be replaced with a permanent structure, therefore replacement of these HVAC units is not in the report.

3.5 Fire & Other Protection Systems

Main Building

The sprinkler system was installed in 1993 and will reach the end of its 30 year useful life in 2 years. The system should be planned to be replaced along with comprehensive renovations of the building.

Main building fire alarm system consists of a Fire Alarm Control panel (Mfg. - EST), devices and interfaces with wiring. This system is functional and being inspected and tested once a year by vendor and fire inspectors. Building is fully sprinkled by a 30 HP fire pump connected to on site portable diesel generator set.

Modular Building

The sprinklers in the modular buildings are connected to the main building sprinkler system. The sprinkler system in the modular classrooms would require replacement within the study period. Based on existing conditions, it is the recommendation of this study that the modulars be replaced with a permanent structure, therefore replacement of these HVAC units is not in the report.

Modular building fire alarm system devices are connected to main building fire alarm system. The fire alarm system is tested along with main building fire alarm system. Devices and wiring are new with no known deficiencies.

3.6 Electrical Systems

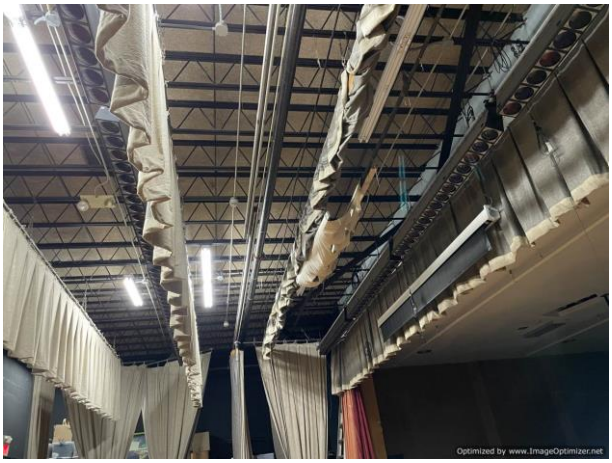
Main Building

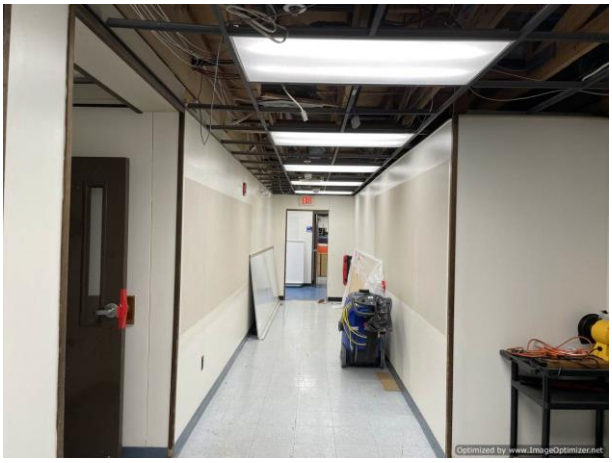
The electric service to the building is provided by the utility company owned pad mounted transformer located near loading dock. The building service is rated for 2000 amp, 208 y / 120, 3 phase 4 wire. Service feeder from transformer terminate in a 2000 amp rated fused disconnect with distribution sections that contain feeder breakers. Panels throughout the building are powered from these distribution sections. Branch circuits originating from these panels provide power to outlets, equipment and lighting. Lighting in the school is LED, either recessed or surface mounted. Classroom lights are controlled by wall switches and motion sensors. Wiring in the school is mostly original except new additions and modular classrooms. Classrooms have wiremold installed on two walls with receptacles and cover plates.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Modular Building

Modular building service originates from main switchboard located in electrical room. The panelboard located in closet powers all load centers. Lighting in the modular building is LED. These lights are controlled by wall switches and motion sensors. Wiring to outlets, equipment and lighting fixture is recessed MC Cable.





ELECTRICAL CLOSET

3.7 Technology & Security Systems

Technology

The main building has a mix of Category 5, Category 5E, and Category 6 cabling supporting all end devices, which is adequate to support the current technology and security systems. We recommend replacing this cabling to the most recent category rating to accommodate future technology devices. Fiber optic backbone cabling between the MDF and each IDF (2 total) consists of OM1 62.5/125um fiber optic cabling, which is capable of 1 Gbps per fiber pair. We recommend installing and replacing this fiber to OM4, which will support 40Gbps, to support the bandwidth requirements of new technology, especially the increased future use of Wi-Fi.

The Public Address system has been recently upgraded and in working order. The Master Clock System is antiquated and needs an upgrade. Most of the clocks are wireless but are not synchronizing with the Master Clock System. It is recommended to upgrade the Master Clock system to provide an accurate time source.

Classroom Interactive Boards currently have a mixed age of boards. Most of the boards were installed before 2014 which would make them 7 years old and older. These boards will be coming into their useful life and will need an upgrade in the coming years.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Security

The Intrusion Detection Security system and Access control system have been recently replaced. The Video Surveillance Systems has been recently upgraded to a new managed system and includes new IP cameras in several areas of the exterior of the school. There are locations where existing analog cameras are still being used and viewed on this new system. Coverage of the school is fair. We recommend replacing the existing analog cameras with IP cameras and supplementing the coverage with new IP cameras to include video that will assist with the assessment of a visitor requesting access into the school.

4.0 General Physical Condition Rating

The general physical condition ratings identified below are based on StudioJAED's visual inspection and overall impression of the Property's major building systems assessed as defined in the Executive Summary, Section 2.0.

MAIN BUILDING		Condition Rating		
Item	**Building / Site System**	**Good**	**Fair**	**Poor**
1	Building Envelope	X		
2	Interior Architecture			X
3	Mechanical Systems		X	X
4	Electrical Systems		X	X
5	Plumbing Systems			X
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements		X	X

5.0 Opinions of Probable Costs

The opinions of probable cost presented in this document are for repair or renewal / replacement projected capital needs identified from a visual inspection of the defined Property site elements and primary building systems anticipated over the subsequent 10 year term. These opinions are based on StudioJAED's knowledge of industry standards and recommended "good" architectural and engineering practice. For the purpose of generating projected investment dollars, needs were calculated based on approximate quantities and estimated unit cost values were defined. Recommended corrective actions recorded do not constitute a warranty that all items, which may require repair or replacement, are included.

As a measure of quality assurance, StudioJAED's cost estimates were developed by our Certified Professional Estimators. All unit "trade" costs were developed using the RSMeans "CostWorks" application which was regionally adjusted to the materials, labor, and equipment cost for Bridgeport, Connecticut. The cost model approach applied to each corrective action was based on Construction Management-at-Risk (CMAR) with an additional (20%) twenty percent allowance to cover design fees and owner contingency.

The opinions of probable costs should be considered a preliminary order of magnitude for budget development. It also assumes that each facility will continue to operate in its current capacity and relative quality of care. Actual costs will vary from StudioJAED's probable costs based on a number of potential factors such as: a finer granularity or understanding of required scope of work, design solution approach, type of construction, quality of materials, equipment or system specifications, field conditions, need for abatement of hazardous materials, decision to comprehensively replace equipment or system versus partial replacement / repair, phased or staged implementation (if required), quality of contractor, overall project management, solicitation of competitive pricing, etc. An expanded budget projection/analysis typically requires the development of schematic design documents and preliminary specifications to obtain contractor bid estimates.

6.0 Limitations & Qualifications

The services described within this document were performed by StudioJAED. No warranties are provided, either expressed or implied. While StudioJAED made every reasonable effort to properly evaluate the Property conditions within the contracted scope of work, it is important to recognize that the investigation was limited in several respects including, but not limited to, the following:

StudioJAED's findings and conclusions are based primarily on the visual appearance of the Property at the time of our site visit and comparatively evaluated in contrast to our extensive condition assessment experience. Observations included only areas that were readily accessible to our assessment team members without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions.

Some of StudioJAED's conclusions are partially based on information provided by others. For the purposes of this report, we have assumed this information to be complete and correct unless noted otherwise. StudioJAED assumes no responsibility for incorrect information provided by others.

Our opinions of cost represent a preliminary opinion only and are neither a quote nor a warranty or representation as to the actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the Property conditions and are further limited by possible future changes in technology, by regulatory requirements, by Property location, and by contingencies that cannot reasonably be discovered until after commencement of onsite construction activities. StudioJAED shall not be liable to the Client nor any other property for any costs or expenses that may be incurred in excess of these estimates, for any losses that may be incurred as a result of these estimates being different from the actual costs, nor for any damages whatsoever in connection with these estimates.

This report is intended for the use of and may be relied upon only by the entities identified in Section 1.0 – Authorized Assessment Account. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or it findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by other based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans

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Deferred Maintenance & Asset Renewal Report

Newfield ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Newfield Elementary School								
B20 Exterior Enclosure								
B2010-02-07C Correct Precast Concrete Wall Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	6,275 SQFT	$51,811
B2010-04-08C Correct Concrete Block Wall (Common) Finish Deterioration by Prep & Refinish	B2010 Exterior Wall	Detached Garage		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	640 SQFT	$6,003
B2011-06-01C Correct Exterior Aluminum Soffit or Fascia Deterioration by Demolition & Replacement	B2011 Exterior Wall Specialties	Roof	*At Loading Dock*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	60 SQFT	$1,754
B2011-06-05C Correct Exterior Wood Soffit or Fascia Deterioration by Demolition & Replacement	B2011 Exterior Wall Specialties	Detached Garage		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	80 SQFT	$2,478
B2011-06-19C Correct Exterior Concrete Soffit or Fascia Finish Deterioration by Prep & Refinish	B2011 Exterior Wall Specialties	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	5,950 SQFT	$55,366
B2021-01-07C Correct Window General Moisture or Air Infiltration by Recaulking	B2021 Exterior Window General	Building Wide		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	3,500 LNFT	$41,025
B2030-04-02C Correct Hollow Metal Door & Frame Deterioration by Demolition & Replacement	B2030 Exterior Door	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$4,737

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Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2030-08-02C Correct Overhead Door & Frame Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior	*(2) O.H. Doors at Detached Storage Garage*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	128 SQFT	$17,193
B2032-01-01C Correct Door Hardware Panic Bar Deteriorated by Demolition & Replacement	B2032 Exterior Door Hardware	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	37 EACH	$66,204
			Total Estimated Cost for **B20 Exterior Enclosure**					**$246,571**
B30 Roofing								
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Detached Garage		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	400 SQFT	$15,740
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	7,200 SQFT	$283,314
B3020-03-01C Correct Skylight Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	150 SQFT	$30,836
			Total Estimated Cost for **B30 Roofing**					**$329,890**
C10 Interior Construction								
C1010-05-04C Correct Concrete Masonry Unit Glazed Partition Finish Deterioration by Cleaning	C1010 Interior Partition	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,100 SQFT	$3,456

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C1020-02-02C Correct Wood Door Frame Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	93 EACH	$76,622
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	16 EACH	$28,985
C1030-06-04C Correct Interior Signage Panel Signage Required by Install New	C1030 Fittings & Accessories	Building Wide		Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	76 EACH	$7,161
			Total Estimated Cost for **C10 Interior Construction**					**$116,225**
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	26,600 SQFT	$111,324
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Gymnasium		Def Maint	P4 / 6-10 Yrs	Useful Life	6,448 SQFT	$26,986
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	800 SQFT	$3,348
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,968 SQFT	$8,236

Deferred Maintenance & Asset Renewal Report

Newfield ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-02-03C Correct Wood Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	4,780 SQFT	$15,605
C3010-03-02C Correct Ceramic Tile Wall Finish Deterioration by Regrouting	C3010 Wall Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,624 SQFT	$75,854
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,040 SQFT	$57,300
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,953 SQFT	$54,856
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	47 SQFT	$1,566
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,600 SQFT	$53,294
C3020-09-03C Correct Quarry Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Kitchen		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	850 SQFT	$13,430
C3020-11-01C Correct Hard Wood Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,700 SQFT	$38,187

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Deferred Maintenance & Asset Renewal Report

Newfield ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Gymnasium		Def Maint	P4 / 6-10 Yrs	Useful Life	3,665 SQFT	$30,203
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	28 SQYD	$2,982
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	133 SQYD	$14,166
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Useful Life	622 SQYD	$66,251
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,660 SQFT	$43,052
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	510 SQFT	$5,999
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	900 SQFT	$5,307
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	10,500 SQFT	$110,842

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	30,500 SQFT	$321,970
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	900 SQFT	$9,501
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,342 SQFT	$35,279
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,600 SQFT	$16,890
			Total Estimated Cost for **C30 Interior Finishes**					**$1,122,429**
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	55 EACH	$158,344
D2010-03-05C Correct Lavatory (Countertop Type) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	44 EACH	$97,462

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen	*Replace lavatory fixture being used as kitchen hand sink with stainless steel hand sink.*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$2,185
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	10 EACH	$25,346
D2010-05-07C Correct Shower Enclosure, Mixing Valve/Faucet and Trim Set Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Maintenance		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$4,888
D2010-07-02C Correct Drinking Fountain Deterioration by Demolition & Replacement with Alternative Product (Electric Water Cooler)	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	12 EACH	$64,448
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	5 EACH	$19,493
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide	*Classroom sinks.*	Def Maint	P2 / 1-2 Yrs	Useful Life	45 EACH	$101,885
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$3,708

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-16-03C Correct Commercial Kitchen Stainless Steel Sink Triple Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$5,721
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	75,000 BLDG SF	$1,204,848
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	*Select locations as needed.*	Def Maint	P2 / 1-2 Yrs	Useful Life	40,000 BLDG SF	$382,560
D2030-05-01C Correct Sump Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$3,087
			Total Estimated Cost for **D20 Plumbing**					**$2,073,974**
D30 HVAC								
D3010-02-01C Correct Oil Fuel Transfer Pump Deterioration by Demolition & Replacement	D3010 Energy Supply	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$11,806
D3010-04-03C Correct Gas Fuel Distribution Piping (2") Pipe, Valves & Fittings Deterioration by Demolition & Replacement	D3010 Energy Supply	Kitchen		Def Maint	P3 / 3-5 Yrs	Useful Life	100 LNFT	$9,066

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3020-01-09C Correct Steam Boiler Deterioration (4,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room	*Replace with Hot Water Boiler.*	Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$413,661
D3020-05-01C Correct Dual Fuel Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$32,422
D3020-10-08C Correct Boiler Chemical Feed System (10 Gal) Required by Install New	D3020 Heat Generation	Boiler Room		Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$6,764
D3020-12-07C Correct Steam Condensate Pump Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$23,451
D3020-18-01C Correct Electric Unit Heater Deterioration by Demolition & Replacement	D3020 Heat Generation	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$3,015
D3040-01-05C Correct Supply Fan (5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	*Supply air fans for building ventialtion air system.*	Def Maint	P4 / 6-10 Yrs	Codes - HVAC	5 EACH	$59,891
D3040-02-09C Correct Air Handling Unit (25 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Gymnasium/Cafeteria/Auditorium	*Heat Only*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$206,565
D3040-07-07C Correct Return Air or Inline Fan (15 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Gymnasium/Cafeteria/Auditorium		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$27,340

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	5 EACH	$61,025
D3040-10-01C Correct Roof Mounted Gravity Vent Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$2,977
D3040-13-01C Correct Ductwork & Insulation (Interior) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Corridor		Def Maint	P2 / 1-2 Yrs	Codes - HVAC	20,000 SQFT	$917,342
D3040-13-01C Correct Ductwork & Insulation (Interior) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Media Center/Gymnasium/Cafeteria/ Auditorium		Def Maint	P2 / 1-2 Yrs	Codes - HVAC	30,000 SQFT	$1,376,014
D3040-13-11C Correct Ductwork & Insulation Required by Install New (SQFT of Space)	D3040 HVAC Distribution	Media Center/Gymnasium/Cafeteria/ Auditorium		Bldg Imprv	P2 / 1-2 Yrs	Codes - HVAC	6,000 SQFT	$308,580
D3040-14-02C Correct Grilles Registers Dampers & Diffusers Required by Install New	D3040 HVAC Distribution	Media Center/Gymnasium/Cafeteria/ Auditorium	*Install new fire-rated transfer grille between classrooms and corridor to restore building original airflow design.*	Def Maint	P2 / 1-2 Yrs	Codes - HVAC	36 EACH	$26,259
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide	*Replace Steam piping with Hot Water.*	Def Maint	P2 / 1-2 Yrs	Useful Life	75,000 BLDG SF	$1,136,898

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-18-04C Correct Hydronic Distribution Base Mount Pump (10 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$77,937
D3040-20-07C Correct Steam to Liquid System Heat Exchanger (250 GPM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$255,643
D3050-02-10C Correct Packaged Rooftop Air Conditioning Unit (50 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P4 / 6-10 Yrs	Security	1 EACH	$137,913
D3050-07-06C Correct Computer Room (MDF/IDF) Split System Air Conditioning System Required by Install New	D3050 Terminal & Packaged Units	MDF, IDF1, IDF2, IDF3	*MDF, IDF 1, IDF 2 require additional room cooling for equipment operation.*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	3 EACH	$32,551
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Corridor		Def Maint	P2 / 1-2 Yrs	Useful Life	10 EACH	$72,674
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	5 EACH	$11,369
D3050-24-01C Correct Hydronic Coil Duct Mounted Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	17 EACH	$213,453

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classrooms/Offices		Def Maint	P2 / 1-2 Yrs	Useful Life	2,000 LNFT	$588,626
D3050-34-08C Correct Packaged Terminal Air Conditioning Unit (24,000 BTU) Required by Install New	D3050 Terminal & Packaged Units	IT Closets		Bldg Imprv	P2 / 1-2 Yrs	Environ Imprvmt	2 EACH	$25,614
D3050-35-01C Correct Steam or Hot Water Convector (36" wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	8 EACH	$28,571
D3060-02-03C Correct Electronic Control (DDC) System Deterioration by Demolition & Replacement (Bldg SF)	D3060 HVAC Instrumentation & Controls	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	75,000 BLDG SF	$1,163,376
			Total Estimated Cost for **D30 HVAC**					**$7,230,805**
D40 Fire Protection								
D4010-01-04C Correct Wet Pipe Sprinkler System Deterioration by Demolish & Replace System (Bldg SF)	D4010 Sprinklers	Boiler Room		Def Maint	P3 / 3-5 Yrs	Useful Life	75,000 BLDG SF	$1,012,266
			Total Estimated Cost for **D40 Fire Protection**					**$1,012,266**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D50 Electrical								
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Auditorium		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$27,069
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Corridor		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$27,069
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$13,534
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	*Paels for additional outlets*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	4 EACH	$95,496
D5010-13-06C Correct Switchboard (2000 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	*Distribution sections with 28 breakers.*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$82,699
D5010-16-01C Correct Bldg Wide Electrical Service & Distr Deterioration by Demolition & Replacement (Bldg SF)	D5010 Electrical Service & Distribution	Building Wide	*2#12 + 1#12 g -MC cable*	Def Maint	P3 / 3-5 Yrs	Useful Life	75,900 BLDG SF	$1,624,293
D5020-11-03C Correct Exit Sign Required by Install New	D5020 Lighting & Branch Wiring	Classroom	*200 Wing. Exit lights required at exit doors to outdoor.*	Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	13 EACH	$30,228
D5020-11-03C Correct Exit Sign Required by Install New	D5020 Lighting & Branch Wiring	Classroom	*300 Wing. Exit lights required at exit doors to outdoor.*	Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	19 EACH	$44,179

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5020-11-03C Correct Exit Sign Required by Install New	D5020 Lighting & Branch Wiring	Classroom	*Exit lights required at modular classroom exit doors to outdoor.*	Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	4 EACH	$9,301
D5021-01-03C Correct Receptacles Deterioration by Demolition & Replacement with GFCI Receptacles	D5021 Branch Wiring	Classroom	*GFCI outlet with in 6 ft of sink*	Def Maint	P2 / 1-2 Yrs	Codes - BLDG	12 EACH	$2,043
D5021-01-03C Correct Receptacles Deterioration by Demolition & Replacement with GFCI Receptacles	D5021 Branch Wiring	Kitchen		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	8 EACH	$1,362
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide	*Additional outlets for classroom appliances.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	156 EACH	$149,349
D5021-01-06C Correct Receptacles (GFCI) Required by Install New	D5021 Branch Wiring	Roof	*GFCI/wp outlet with in 25 ft of roof top HVAC equipment*	Bldg Imprv	P3 / 3-5 Yrs	Codes - BLDG	3 EACH	$2,471
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*2 # 12 + 1 # 12 g- MC cable for additional outlets.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	15,600 LNFT	$120,929
D5030-01-02C Correct Fire Alarm Initiating Device Required by Install New	D5030 Fire Alarm System	Building Wide	*AV devices in toilet rooms.*	Def Maint	P1 / Immed	Life Safety	7 EACH	$17,430
D5030-01-02C Correct Fire Alarm Initiating Device Required by Install New	D5030 Fire Alarm System	Classroom		Bldg Imprv	P1 / Immed	Life Safety	14 EACH	$34,861

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5031-07-01C Correct Video Surveillance Indoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Upgrades have been recently installed on exterior of building. No coverage on the inside of the school.*	Def Maint	P4 / 6-10 Yrs	Useful Life	6 EACH	$20,055
D5032-01-05C Correct Master Clock System Deterioration by Demolition & Replacement with Wireless System (Bldg SF)	D5032 Clock & Program Systems	Building Wide	*Replace with Wireless System. System beyond its useful life.*	Def Maint	P3 / 3-5 Yrs	Useful Life	75,900 BLDG SF	$201,943
D5035-04-01C Correct Building-Wide Telephone System Deterioration by Demolition & Replacement (Bldg SF)	D5035 Telephone System	Building Wide	*Intermittent problems with the phone cabling. Recommended to upgrade to VoIP.*	Def Maint	P2 / 1-2 Yrs	Useful Life	75,900 BLDG SF	$259,797
D5036-01-03C Correct Technology System Wiring Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide	*Cabling should be replaced with most current category rated cabling within 6-10 years. Horizontal wiring*	Def Maint	P4 / 6-10 Yrs	Useful Life	225,000 LNFT	$686,016
D5036-03-06C Correct Data Room Equipment Grounding System Required by Install New	D5036 Technology System	MDF, ALL IDF'S	*All equipment and racks should be grounded.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	3 LPSM	$12,674
D5036-06-01C Correct Fiber Optic Backbone Wiring Deterioration by Demolition & Replacement	D5036 Technology System	MDF to IDF 1MDF to IDF 2	*All IDF's currently have OM1 fiber ran from the MDF. Antiquated system should be upgraded to meet the needs of today's technology standards.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	750 LNFT	$3,333

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5090-01-02C Correct Diesel Fuel Emergency Generator (50 kW) Required by Install New	D5090 Other Electrical Systems	MDF, ALL IDF'S	*Owner requested all MDF / IDF (3) equipment & associated room cooling be on emer generator. Allowance to add new unit and/or tie into existing with available*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$119,053
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	IDF1, IDF2	*Replace UPS's*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$23,010
D5090-04-04C Correct Uninterruptable Power Supply System (5 KVA) Required by Install New	D5090 Other Electrical Systems	MDF		Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	2 EACH	$42,000
			Total Estimated Cost for **D50 Electrical**					**$3,650,195**
E10 Equipment								
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	12 EACH	$327,499
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	40 EACH	$1,091,663
			Total Estimated Cost for **E10 Equipment**					**$1,419,162**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E20 Furnishings								
E2010-02-05C Correct Multi-Compartment Storage Unit Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,420 SQFT	$256,752
E2010-03-01C Correct Shelving Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	820 LNFT	$26,606
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	35 LNFT	$12,146
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	52 LNFT	$43,205
E2010-04-11C Correct Laminate Countertop Only Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom	*Include replacement of counter supports*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	430 SQFT	$25,819
E2010-06-04C Correct Library Casework Required by Install New	E2010 Fixed Furnishings	Media Center		Bldg Imprv	P2 / 1-2 Yrs	Damage/ Wear	96 LNFT	$45,856
E2013-01-01C Correct Auditorium Seating Deterioration by Demolition & Replacement	E2013 Fixed Seating	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	225 EACH	$199,522
				Total Estimated Cost for **E20 Furnishings**				**$609,906**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
F10 Special Construction								
F1010-13-01C Correct Modular Classroom Deterioration by Demolition & Replacement with Permanent Structure	F1010 Special Structures	Modular Classroom Building	*Demo existing modular classroom and construct new building addition.*	Def Maint	P2 / 1-2 Yrs	Useful Life	13,200 SQFT	$6,728,395
			Total Estimated Cost for **F10 Special Construction**					**$6,728,395**
F20 Selective Demolition								
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Auditorium		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	2,280 SQFT	$51,873
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	10,500 SQFT	$238,891
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Classroom		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	30,500 SQFT	$693,921
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Kitchen		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	103 SQFT	$2,343
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Media Center		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	404 SQFT	$9,192
F2020-13-01C Correct Asbestos Wiring Insulation Remediation Required by Abatement	F2020 Hazardous Components Abatement	Auditorium	*Refer to AHERA reports.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 LNFT	$22,334

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
F2020-15-01C Correct Asbestos Sink Undercoating Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	35 EACH	$200,540
F2020-28-01C Correct Asbestos Wall Board Remediation Required by Abatement & Replace with Metal Wall Panel	F2020 Hazardous Components Abatement	Classroom	*Replace with typical wall partition with gypsum wallboard*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	10,800 SQFT	$165,732
			Total Estimated Cost for **F20 Selective Demolition**					**$1,384,827**
G20 Site Improvements								
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	At Main Entrance, Adjacent to Bus Loop		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	175 LNFT	$12,654
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	West Side of Bus Loop		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	475 LNFT	$34,346
G2010-06-01C Correct Bus Drop Off Loop Deterioration by Demolition & Replacement	G2010 Roadways	At Main Entrance, Adjacent to Bus Loop		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,400 SQYD	$572,426
G2020-01-01C Correct Bituminous Parking Lot Deterioration by Demolition & Replacement	G2020 Parking Lots	Staff Parking Lot - West Side of School	*Failed base material causing damage to surface*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,700 SQYD	$178,214

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Parent Drop-Off/Visitor Parking lot - Northwest Corner of Sitre		Def Maint	P4 / 6-10 Yrs	Useful Life	2,250 SQYD	$37,531
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Parent Drop-Off/Visitor Parking lot - Northwest Corner of Sitre		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	625 LNFT	$45,192
G2030-02-03C Correct Concrete Sidewalk Not Required by Demolition & Restoration	G2030 Pedestrian Paving	Walk Along North Side of School		Def Maint	P2 / 1-2 Yrs	Useful Life	175 SQFT	$1,465
G2030-02-03C Correct Concrete Sidewalk Not Required by Demolition & Restoration	G2030 Pedestrian Paving	Walk Along South Side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,250 SQFT	$27,204
G2030-02-03C Correct Concrete Sidewalk Not Required by Demolition & Restoration	G2030 Pedestrian Paving	Walk at NE Corner of School		Def Maint	P4 / 6-10 Yrs	Useful Life	2,625 SQFT	$21,972
G2030-02-03C Correct Concrete Sidewalk Not Required by Demolition & Restoration	G2030 Pedestrian Paving	Walk at SE Corner of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,250 SQFT	$10,463
G2030-02-03C Correct Concrete Sidewalk Not Required by Demolition & Restoration	G2030 Pedestrian Paving	Walk in "U" of the School - East side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,650 SQFT	$22,181

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2030-02-03C Correct Concrete Sidewalk Not Required by Demolition & Restoration	G2030 Pedestrian Paving	Walk in "U" of the School - East side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	800 SQFT	$6,696
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Loading Dock		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	6 RISR	$7,768
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	North Side of School Leading to Paved Play		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	13 RISR	$16,830
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Stairs at Visitor Parking Lot Leading to Bus Loop		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	12 RISR	$15,536
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Stairs at Visitor Parking Lot Leading to Bus Loop		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	12 RISR	$15,536
G2032-01-02C Correct Concrete Ramp Required by Install New	G2032 Exterior Ramp Construction	Building Exterior		Bldg Imprv	P2 / 1-2 Yrs	Accessibility	1,350 SQFT	$185,323
G2033-01-01C Correct Handrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Handrails on All Stair Sets on Site		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	210 LNFT	$17,880

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2040-04-06C Correct Chain Link Fence & Gates (8' High) Deterioration by Demolition & Replacement	G2040 Site Development	Fence at Baseball Field Benches & Bleachers		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	200 LNFT	$19,333
G2040-17-01C Correct Playground Hard Surfacing Deterioration by Demolition & Replacement	G2040 Site Development	Paved Play on the North Side of Site. West of Playground		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,100 SQYD	$36,956
G2040-22-04C Correct Baseball or Softball Field Infield Deterioration by Regrade	G2040 Site Development	Baseball Field - NE Corner		Def Maint	P3 / 3-5 Yrs	Useful Life	600 SQYD	$13,605
G2040-22-04C Correct Baseball or Softball Field Infield Deterioration by Regrade	G2040 Site Development	Baseball Field - SE Corner		Def Maint	P3 / 3-5 Yrs	Useful Life	550 SQYD	$12,472
G2041-01-01C Correct Baseball or Softball Field Backstop Deterioration by Demolition & Replacement	G2041 Athletic & Recreational Equipment	Baseball Field - NE Corner	*Fence Fabric only will need to be replaced*	Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1 EACH	$18,363
G2041-01-01C Correct Baseball or Softball Field Backstop Deterioration by Demolition & Replacement	G2041 Athletic & Recreational Equipment	Baseball Field - SE Corner	*Fence Fabric only will need to be replaced*	Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1 EACH	$18,363
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscaping	Baseball Outfields and Adjacent Lawn (Grass Play)		Def Maint	P4 / 6-10 Yrs	Useful Life	9,200 SQYD	$167,284

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2050-04-5C Correct Major Landscaping Required by Adding & Trimming Trees, Plants, Ground Cover, and Planting Beds	G2050 Landscaping	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,000 SQFT	$9,668
G2050-07-2C Correct Planting Bed Deterioration by Remove Plants & Shrubs, Regrade & Replant	G2050 Landscaping	Building Exterior	*Remove bamboo plants from exterior of building*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	40 SQYD	$13,367
G2050-07-2C Correct Planting Bed Deterioration by Remove Plants & Shrubs, Regrade & Replant	G2050 Landscaping	Foundation Plantings - South Side of Bldg.		Def Maint	P2 / 1-2 Yrs	Function/ Functional	300 SQYD	$100,254
			Total Estimated Cost for **G20 Site Improvements**					**$1,638,882**
Z10 General Requirements								
Z1040-01-01C Correct Investigation Consultant Services Required by Contracting Appropriate AE Professionals	Z1040 Design & Consultant Services	Building Exterior	*Evidence of structural settling and cracking outside Classroom 201*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 LPSM	$14,382
			Total Estimated Cost for **Z10 General Requirements**					**$14,382**

Newfield Elementary School Total Estimated Cost: **$27,577,910**

Total Estimated "Deferred Maintenance" Cost: **$26,305,519**

Total Estimated "Building Improvement" Cost: **$1,272,391**

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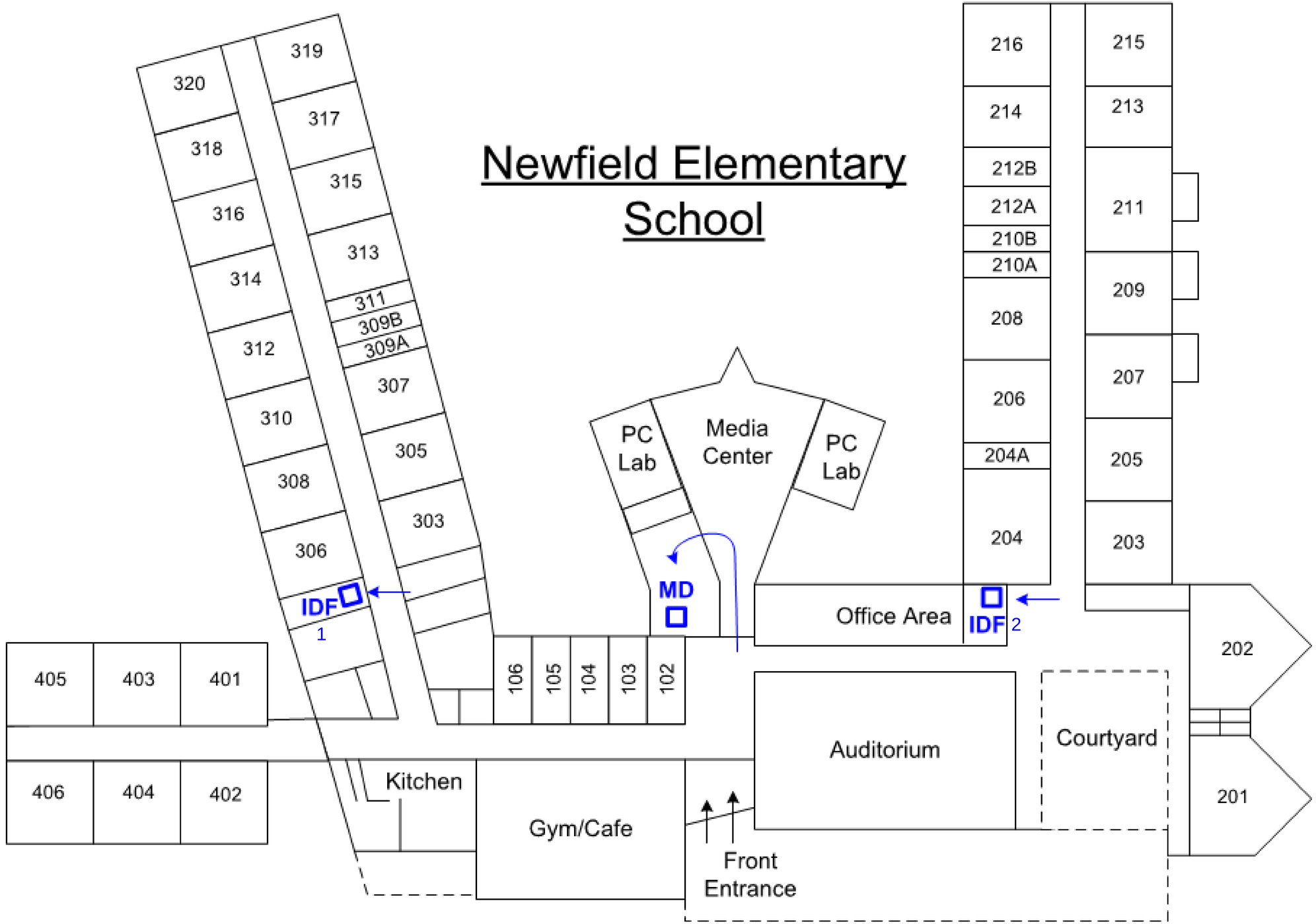
Newfield Elementary School



LAN Closets Locations

07/2021

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2021

Northeast ES Facility Assessment & Analysis Report

Property:
Northeast Elementary
82 Scofieldtown Road
Stamford, Connecticut 06903

Prepared By:
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42 Weybosset Street, Suite 403
Providence, RI 02903
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November 10,2021

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1.0 Authorized Assessment Account

In June 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a district-wide facility condition assessment and analysis of the Northeast Elementary property located in Stamford, Connecticut. The primary goal of this project was to (1) investigate existing conditions and (2) identify deferred maintenance and long term capital renewal needs. As per industry standard guidelines, StudioJAED surveyed the property, interviewed site personnel, reviewed available construction/maintenance documents, and recorded observations related to the physical site and associated building structure. SLAM teamed with SLR to perform the site assessment and D'Agostino & Associates for technology / security.

This report is for the use of Stamford Public Schools and their assignees. All parties agree by accepting this report that any use of this report shall be limited by the exceptions and qualifications in this report, acknowledge that actual site conditions may change with time, and hidden conditions may exist at the property that were not discovered within the scope of the assessment. Any use of this report by other parties is at the risk of such party.

StudioJAED used a degree of care and skill ordinarily exercised by consultants in the preparation of the report and in assembling the data contained herein. No warranties are provided, either expressed or implied. StudioJAED is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The Facility Assessment and Analysis Report was completed and reviewed by the undersigned team members. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (401) 648-0884.

StudioJAED

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Principal

2.0 Executive Summary

StudioJAED Architects and Engineers, along with specialty systems sub-consultants SLR and D'Agostino & Associates, performed a facility condition assessment and analysis of the Northeast Elementary property located in Stamford, Connecticut hereinafter referred to as the "Property". The purpose of the assessment was to perform a visual analysis of the Property's general condition and identify recommendations for major building systems and equipment maintenance, repair, or replacement over the next (10) ten years. Items identified were considered significant for the facility to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age.

2.1 Scope of Work

The primary field survey was conducted on 8, September, 2021 and the weather, as recorded on Accuweather.com, was partly cloudy with actual high and low temperatures of 83°F/68°F. The assessment team reviewed available documentation and interviewed site personnel regarding knowledge of any known existing conditions or issues. A general list of typical elements surveyed includes the following:

- Site and Grounds – Pavement, Parking, Curbs, Loading Docks, Walks, Landscaping, Irrigation, Site Drainage, Exterior Lighting, Walls, Fencing/Railing, and Exterior Amenities.
- Structural Systems – Readily observable portions of Foundations and Structural Framing of Walls, Columns, Intermediate Floors and Roofs.
- Building Envelope – Roofing Systems, Exterior Finishes, Stairs and Steps, Exterior Doors, and Exterior Windows.
- Interior Building Components – Property-owned Electrical, Heating/Ventilating/Air Conditioning (HVAC), and Plumbing Systems.
- Safety and Code Compliance – Life Safety, Fire Suppression Systems, and General Visual Review of Accessibility to Disabled Persons to include Accessible Exterior and Interior Routes, Doors and Common Toilet Facilities.

2.2 Prioritization of Need

Recommended corrective actions to repair and/or replace a building system or component were assigned a priority which, in the opinion of the assessor, classified the urgency of the work to be performed. The 10 year prioritization model utilized for this project was based on an industry standard, 4 tier approach. Definitions for each of the priority classifications are as shown.

PRIORITY CLASSIFICATIONS:

Priority 1 - Immediate
Work should be performed immediately.
Potential safety or security risk.

Priority 2 - High
Work to be performed within next 1-2 years.
Asset has reached the end of useful life.

Priority 3 - Medium
Work to be performed within next 3-5 years.
Asset will reach the end of useful life soon.

Priority 4 - Low
Work to be performed within next 6-10 years.
Anticipated need for repair or replacement.

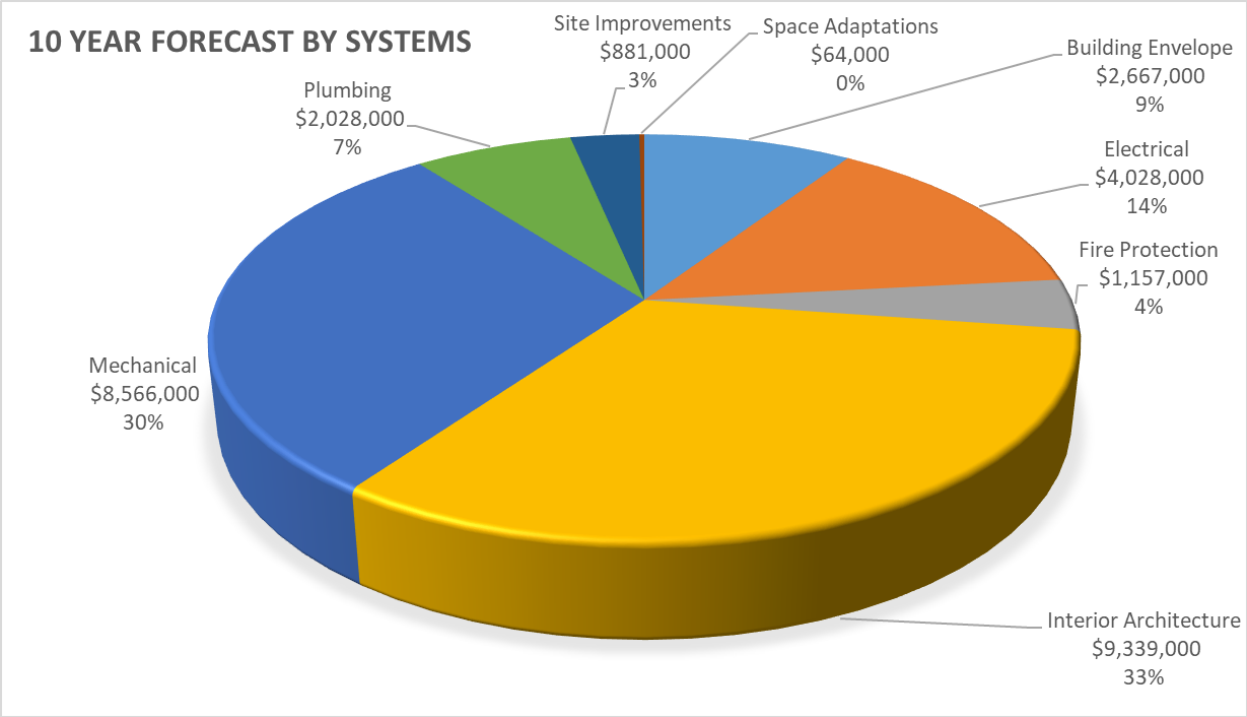
2.3 Findings & Recommendations

StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by Priority table provides an understanding of need based on the urgency or timeline for work to be completed. Based on industry standard architectural and engineering best practices, over (59%) fifty-nine percent of the work should be completed within the next 1-2 years.

10 YEAR FORECAST BY PRIORITY

Priority		Extended Cost	% of Need
Immediate	$	13,249	0.0%
High (1 - 2 Years)	$	17,073,550	59.4%
Medium (3 - 5 Years)	$	5,668,125	19.7%
Low (6 - 10 Years)	$	5,975,076	20.8%
	$	**28,730,000**	**100%**

The 10 Year Forecast by Systems provides an analysis of estimated improvement needs by major systems. The data indicates that the Interior Architecture (33%), Mechanical (30%), and Electrical (14%) systems have the greatest overall investment needs. Refer to Appendix A to review a more detailed description of needs in the Deferred Maintenance & Asset Renewal Report.



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall poor condition. Refer to Section 4.0, General Physical Condition Rating, for additional information regarding the condition of major systems from a cost per gross square feet analysis of needs perspective.

3.0 General Property & Building Systems Description

3.1 Site / Amenities

The property is located at Northeast Elementary, Stamford, Fairfield County Connecticut on approximately 12.22 acres. The property slopes moderately downward from the west side of the property toward the east property line and slopes steeply from the playing fields on the south and playgrounds on the west towards the school building and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located along the front of the building. Play areas are covered with an asphalt surface. A reinforced concrete retaining wall is located at the grade change between the paved athletic areas an the south elevation of the building.

There are approximately 136 spaces in open lots. The paved parking areas are in fair to poor condition with evidence of cracking and pavement section deterioration. The asphalt drive isles are in poor condition with heavy surface damage. The bituminous curbs on site are in poor condition. Sidewalk surfaces are in fair condition. Fencing is provided at locations along the east, west, and south property lines and around the play areas. The perimeter fencing is in good condition with isolated sections of damage. Grass play areas/field appear to be in good condition. Constructed play areas are in good condition. The paved play areas are in good condition. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system.

Sanitary sewer and the storm water sewer are provided by the City of Stamford. Domestic water is supplied by Aquarian, electrical service by CLMP, and natural gas is provided by Yankee Gas.

3.2 Architectural Systems

Main Building

Northeast Elementary is approximately 85,720 square feet and is a two and one storey structure. The building is masonry bearing walls and steel columns with steel frame roofing with gypsum roof decks. The roof assembly is comprised of a flat, single ply roofing over the original school with a built-up membrane over the Media Center. The exterior wall finishes include painted concrete block, split face block, brick, stucco, cut stone, and curtain wall. There is no evidence of significant settlement or structural failure.

The exterior building envelope is in fair to poor condition. The EPDM roof should be replaced. Exterior windows are generally in fair to good condition. The exterior façade is in need of repair and a preventive maintenance and cleaning.

Interior floor finishes include polished stone, resilient tile, ceramic tile, terrazzo, carpet, concrete, wood, quarry tile, unfinished, and painted concrete slab and are in fair to poor condition. Interior wall finishes include painted drywall, exposed brick, exposed aggregate panels, stained wood panels, CMU, ceramic tile, unfinished, vinyl wall covering, and glazed CMU and are in fair to poor condition. Interior ceiling finishes include exposed structure, suspended acoustic tiles, adhered acoustic, adhered acoustic tiles, painted plaster, and painted drywall and are in fair to poor condition. All casework and countertops are in fair to poor condition and in need of replacement. All interior doors are worn and approaching the end of their useful life. Classroom and conference room projection equipment should be replaced.

A new hydraulic passenger elevator is recommended. In addition, a vertical wheelchair lift is recommended for the auditorium.

The building is partially non-compliant in terms of ADA with regard to jamb clearances.

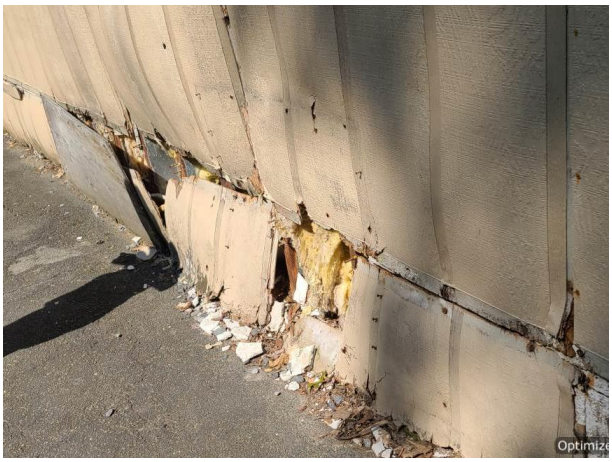
Modular Building

Northeast Elementary's gross square footage is inclusive of a modular building addition that totals approximately 5,300 square feet which includes a connector hallway to the main building. The modular addition is one level elevated above grade with a secondary access/exit by wood steps and ramps. The steps and ramps are in poor condition and in need of select repair.

The exterior roof assembly is EPDM and is approaching the end of its useful life. The condition of the exterior wood siding is poor and in need of repair and/or replacement.

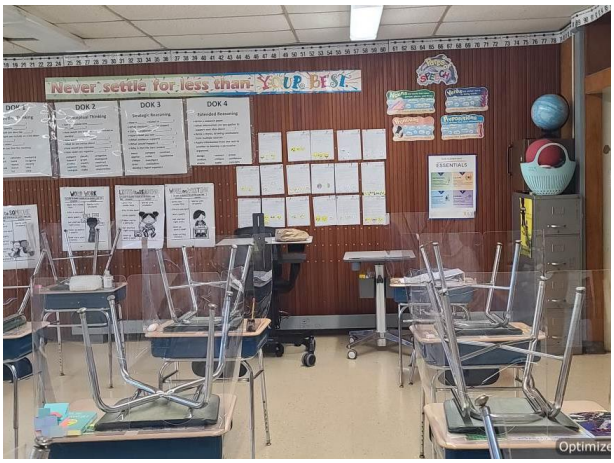
This type of construction has a life expectancy of 15 to 20 years. Overall, the modular addition is in poor condition and recommended for replacement with a permanent structure.

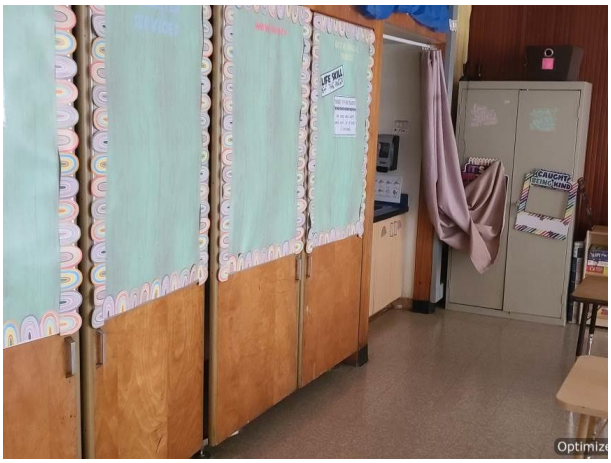
HEEL
TOES



NUMBERS

EXIT


Never settle for less than YOUR BEST.
DOK 2
DOK 3
DOK 4
ESSENTIALS



3.3 Mechanical Systems

Main Building

The school is heated by two gas fired hot water boilers circa 2005. Hot water is distributed to select terminal units as well as fin tube radiation throughout the building. The library addition and main office area are cooled via packaged rooftop units (RTUs). The library RTUs were manufactured in 2016, and the main office RTU was manufactured in 2005. Finally, the new music room and the teacher's lounge on the lower level are cooled by a ductless split system manufactured in 2019. The rest of the building is not cooled. The terminal equipment consists of Air Handling Units that serve the auditorium and gymnasiums as well as unit ventilators that serve the classrooms. The air handling units appear to be original construction circa 1967, and the unit ventilators are circa 2005. The school has a two pipe distribution system for hot water distributions that appears to be original construction.

Modular Classrooms

Four self-contained RTUs serve the modular classrooms. One was manufactured in 1997. Two were manufactured in 2002, and the last one was manufactured in 2020. Based on existing conditions, it is the recommendation of this study that the modulars be replaced with a permanent structure, therefore replacement of these HVAC units is not in the report.

HVAC System Comprehensive Improvement Analysis

The mechancial system at Northeast ES does not provide adequate ventilation or air conditioning. Based on existing equipment conditions and an initiative to add air condition building-wide, the District-Wide Summary: 10 Year Forecast Cost Analysis contains an allowance for the wholesale system replacement including demolition of the current system including central plant and distribution. This approach takes into consideration only select capital improvement needs in the Deferred Maintenance & Asset Renewal Report not impacted by system replacement.

3.4 Plumbing Systems

Main Building

The building plumbing systems are provided by domestic hot water from 2 domestic gas fired hot water heaters and a circulator located in the boiler room. They were manufactured in 2020. Most of the plumbing fixtures appear to have been replaced within the last 5 years or so, but the plumbing piping systems appear to be largely original.

Modular Building

The modular building has two multi-user bathrooms. The fixtures appear to be original to the modular construction. The main building piping serves the modular bathrooms. Based on existing conditions, it is the recommendation of this study that the modulars be replaced with a permanent structure, therefore replacement of these HVAC units is not in the report.

3.5 Fire & Other Protection Systems

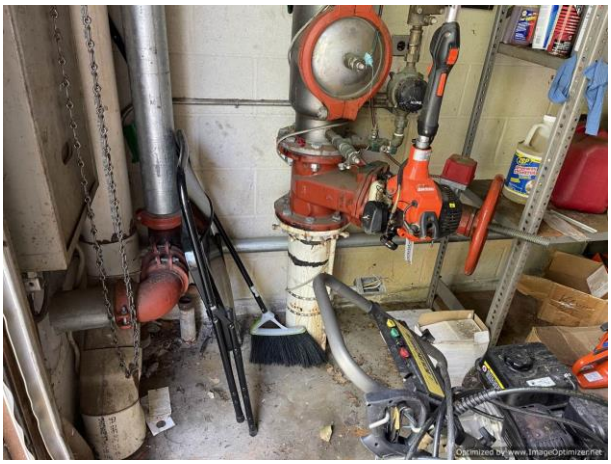
Main Building

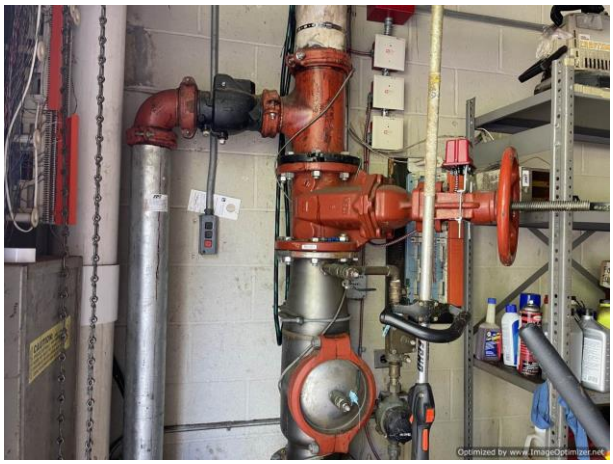
A wet pipe sprinkler system serves the entire building. It is reportedly circa 1990s.

Fire alarm and life safety in the main building is provided by recently installed fire alarm system and sprinklers located throughout the building.

Modular Building

The main building sprinkler system serves the modular building, which is fully sprinklered. The fire alarm and life safety system are an extension of main building systems.





3.6 Electrical Systems

Main Building

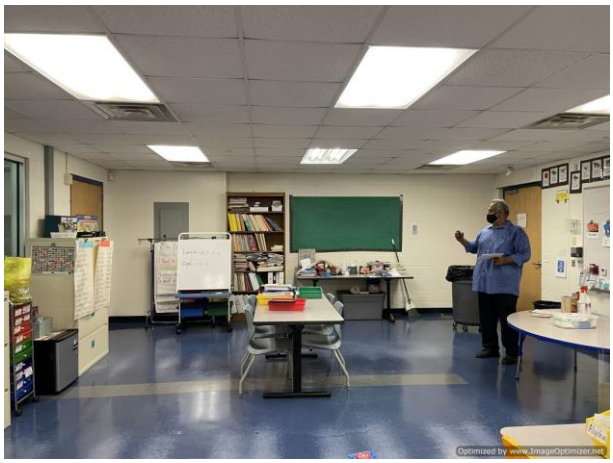
The main building electric service is provided by Utility Company owned outdoor pad mounted transformer located in the back side. Secondary service feeders from this transformer terminate in 2000 amp, 208 y /120 volt rated switchboard located in the electrical room on Lower Level. Power to all panelboards and equipment originates from here in conduits. The main switchgear and a few panelboards were upgraded recently. All other panelboards are original and beyond useful life. Emergency power to building is provided by on-site, 150 KW diesel generator, automatic transfer switches and panelboards. Wiring in the building is a mixture of recessed MC cables and EMT conduits. This wiring is mostly original and is beyond useful life. Lighting in the building is LED except in the gymnasium where lights have T5 lamps.

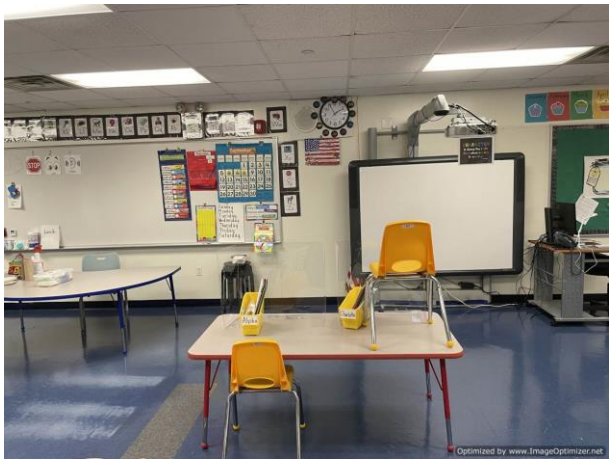
Modular Building

Electric service to modular building is provided from the main building panel boards. Power to is distributed thru panels located in classrooms. Outlets, lighting and equipment power also originates from these panels. Wiring in the modular is mostly recessed MC cables.

GENERAC
INDUSTRIAL POWER

GENERAC





WORD WALL

3.7 Technology & Security Systems

Technology

The main building has a mix of Category 5, Category 5E, and Category 6 cabling supporting all end devices, which is adequate to support the current technology and security systems. We recommend replacing this cabling to the most recent category rating to accommodate future technology devices. Fiber optic backbone cabling between the MDF and each IDF (3 total) consists of OM1 62.5/125um fiber optic cabling, which is capable of 1 Gbps per fiber pair. We recommend installing and replacing this fiber to OM4, which will support 40Gbps, to support the bandwidth requirements of new technology, especially the increased future use of Wi-Fi.

The Public Address system has been recently upgraded and in working order. The Master Clock System is antiquated and beyond its useful life. We recommend upgrading the Master Clock System to provide an accurate time source.

Classroom Interactive Boards currently have a mixed age of boards. Most of the boards were installed before 2014 which would make them 7 years old and older. These boards will be coming into their useful life and will need an upgrade in the coming years.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Security

The Intrusion Detection Security system was upgraded about ten years ago and in working order. The Video Surveillance Systems is undergoing an addition of a new managed system and includes new IP cameras in several areas of the school. There are locations where existing analog cameras are still being used and viewed on this new system. Coverage of the school is fair. We recommend replacing the existing analog cameras with IP cameras and supplementing the coverage with new IP cameras.

4.0 General Physical Condition Rating

The general physical condition ratings identified below are based on StudioJAED's visual inspection and overall impression of the Property's major building systems assessed as defined in the Executive Summary, Section 2.0.

MAIN BUILDING		Condition Rating		
Item	**Building / Site System**	**Good**	**Fair**	**Poor**
1	Building Envelope		X	X
2	Interior Architecture		X	X
3	Mechanical Systems		X	X
4	Electrical Systems		X	X
5	Plumbing Systems		X	
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements		X	

5.0 Opinions of Probable Costs

The opinions of probable cost presented in this document are for repair or renewal / replacement projected capital needs identified from a visual inspection of the defined Property site elements and primary building systems anticipated over the subsequent 10 year term. These opinions are based on StudioJAED's knowledge of industry standards and recommended "good" architectural and engineering practice. For the purpose of generating projected investment dollars, needs were calculated based on approximate quantities and estimated unit cost values were defined. Recommended corrective actions recorded do not constitute a warranty that all items, which may require repair or replacement, are included.

As a measure of quality assurance, StudioJAED's cost estimates were developed by our Certified Professional Estimators. All unit "trade" costs were developed using the RSMeans "CostWorks" application which was regionally adjusted to the materials, labor, and equipment cost for Bridgeport, Connecticut. The cost model approach applied to each corrective action was based on Construction Management-at-Risk (CMAR) with an additional (20%) twenty percent allowance to cover design fees and owner contingency.

The opinions of probable costs should be considered a preliminary order of magnitude for budget development. It also assumes that each facility will continue to operate in its current capacity and relative quality of care. Actual costs will vary from StudioJAED's probable costs based on a number of potential factors such as: a finer granularity or understanding of required scope of work, design solution approach, type of construction, quality of materials, equipment or system specifications, field conditions, need for abatement of hazardous materials, decision to comprehensively replace equipment or system versus partial replacement / repair, phased or staged implementation (if required), quality of contractor, overall project management, solicitation of competitive pricing, etc. An expanded budget projection/analysis typically requires the development of schematic design documents and preliminary specifications to obtain contractor bid estimates.

6.0 Limitations & Qualifications

The services described within this document were performed by StudioJAED. No warranties are provided, either expressed or implied. While StudioJAED made every reasonable effort to properly evaluate the Property conditions within the contracted scope of work, it is important to recognize that the investigation was limited in several respects including, but not limited to, the following:

StudioJAED's findings and conclusions are based primarily on the visual appearance of the Property at the time of our site visit and comparatively evaluated in contrast to our extensive condition assessment experience. Observations included only areas that were readily accessible to our assessment team members without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions.

Some of StudioJAED's conclusions are partially based on information provided by others. For the purposes of this report, we have assumed this information to be complete and correct unless noted otherwise. StudioJAED assumes no responsibility for incorrect information provided by others.

Our opinions of cost represent a preliminary opinion only and are neither a quote nor a warranty or representation as to the actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the Property conditions and are further limited by possible future changes in technology, by regulatory requirements, by Property location, and by contingencies that cannot reasonably be discovered until after commencement of onsite construction activities. StudioJAED shall not be liable to the Client nor any other property for any costs or expenses that may be incurred in excess of these estimates, for any losses that may be incurred as a result of these estimates being different from the actual costs, nor for any damages whatsoever in connection with these estimates.

This report is intended for the use of and may be relied upon only by the entities identified in Section 1.0 – Authorized Assessment Account. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or it findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by other based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans

Deferred Maintenance & Asset Renewal Report

Northeast ES

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Northeast Elementary School								
A10 Foundations								
A1030-01-01C Correct Concrete Slab on Grade Deterioration by Demolition & Replacement (2" - 4")	A1030 Slab on Grade	Building Wide	*At loading dock. Quantity increased to meet minimum cost.*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	35 SQFT	$691
			Total Estimated Cost for **A10 Foundations**					**$691**
B20 Exterior Enclosure								
B2010-04-07C Correct Concrete Block Wall (Common) Stained Finish by Cleaning	B2010 Exterior Wall	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,000 SQFT	$15,533
B2010-06-09C Correct Cut Stone Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	300 SQFT	$8,720
			Total Estimated Cost for **B20 Exterior Enclosure**					**$24,252**
B30 Roofing								
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	64,510 SQFT	$2,538,417
B3020-03-01C Correct Skylight Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof	*6 at 3.4 sqft each*	Def Maint	P4 / 6-10 Yrs	Damage/ Wear	21 SQFT	$4,317
B3020-03-01C Correct Skylight Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof	*30 at 16 sqft each*	Def Maint	P4 / 6-10 Yrs	Damage/ Wear	480 SQFT	$98,677

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Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
			Total Estimated Cost for **B30 Roofing**					**$2,641,411**
C10 Interior Construction								
C1020-02-01C Correct Wood Door Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	232 EACH	$493,633
C1030-02-02C Correct Toilet Compartment Finish Deterioration by Prep & Refinish	C1030 Fittings & Accessories	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	19 EACH	$8,608
C1030-06-04C Correct Interior Signage Panel Signage Required by Install New	C1030 Fittings & Accessories	Building Wide		Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	84 EACH	$7,915
			Total Estimated Cost for **C10 Interior Construction**					**$510,156**
C20 Stairs & Ramps								
C2020-02-04C Correct Terrazzo / Tile Stair Tread & Riser Finish Deterioration by Prep & Refinish	C2020 Interior Stair Finish	Stair Tower	*90 LF per stair*	Def Maint	P3 / 3-5 Yrs	Damage/ Wear	270 LNFT	$5,168
C2050-01-01C Correct Handrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	7 LNFT	$553
C2050-01-02C Correct Guardrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Stair Tower		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	100 LNFT	$32,631
			Total Estimated Cost for **C20 Stairs & Ramps**					**$38,352**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	6,750 SQFT	$28,250
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	42,750 SQFT	$178,914
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Cafeteria / Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	6,440 SQFT	$26,952
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	48,240 SQFT	$201,890
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	6,440 SQFT	$26,952
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Kitchen		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,500 SQFT	$10,463
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	8,800 SQFT	$36,829
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	5,000 SQFT	$20,926

Deferred Maintenance & Asset Renewal Report

Northeast ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	220 SQFT	$921
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Stair Tower		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4,680 SQFT	$19,586
C3010-02-03C Correct Wood Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	14,000 SQFT	$45,706
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,630 SQFT	$73,872
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	3,250 SQFT	$91,286
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	7,050 SQFT	$69,353
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	5,050 SQFT	$49,678
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,930 SQFT	$18,986

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
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Deferred Maintenance & Asset Renewal Report

Northeast ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	55 SQFT	$541
C3020-08-03C Correct Ceramic Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Restroom		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	3,312 SQFT	$64,646
C3020-08-03C Correct Ceramic Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Restroom		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1,530 SQFT	$29,863
C3020-10-01C Correct Terrazzo Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	600 SQFT	$29,651
C3020-10-01C Correct Terrazzo Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	320 SQFT	$15,814
C3020-10-02C Correct Terrazzo Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	9,198 SQFT	$85,721
C3020-10-02C Correct Terrazzo Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,650 SQFT	$15,377
C3020-10-02C Correct Terrazzo Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,575 SQFT	$14,678

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Deferred Maintenance & Asset Renewal Report

Northeast ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-10-02C Correct Terrazzo Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Stair Tower		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	908 SQFT	$8,462
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,587 SQFT	$13,078
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Cafeteria / Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4,588 SQFT	$37,809
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4,588 SQFT	$37,809
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	214 SQYD	$22,794
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	155 SQYD	$16,510
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Center		Def Maint	P4 / 6-10 Yrs	Useful Life	401 SQYD	$42,712
C3020-19-03C Correct Stone Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,281 SQFT	$4,956

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	600 SQFT	$3,538
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	320 SQFT	$1,887
C3030-04-01C Correct Splined Acoustical Ceiling Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4,572 SQFT	$47,465
C3030-04-01C Correct Splined Acoustical Ceiling Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	650 SQFT	$6,748
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	5,560 SQFT	$58,694
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	37,994 SQFT	$401,080
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,575 SQFT	$16,626

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	3,361 SQFT	$35,480
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Restroom		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1,530 SQFT	$16,151
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Stair Tower		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	608 SQFT	$6,418
			Total Estimated Cost for **C30 Interior Finishes**					**$1,935,072**
D10 Conveying								
D1010-01-92C Correct Hydraulic Elevator (2500 Capacity) Required by Install New	D1010 Elevator & Lift	Building Wide		Bldg Imprv	P4 / 6-10 Yrs	Accessibility	2 FLR	$344,238
D1010-03-11C Correct Vertical Wheelchair Lift (750 Capacity) Required by Install New	D1010 Elevator & Lift	Auditorium		Bldg Imprv	P2 / 1-2 Yrs	Accessibility	1 FLR	$47,451
			Total Estimated Cost for **D10 Conveying**					**$391,689**
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	19 EACH	$54,701

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	20 EACH	$43,692
D2010-05-02C Correct Shower Faucet & Trim Set Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Custodial Area		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$831
D2010-05-03C Correct Shower Mixing Valve Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Custodial Area		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$494
D2010-07-01C Correct Drinking Fountain Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	8 EACH	$21,481
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	4 EACH	$15,594
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	37 EACH	$83,772
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	85,720 BLDG SF	$1,377,061
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	*Select locations as needed*	Def Maint	P2 / 1-2 Yrs	Useful Life	45,000 BLDG SF	$430,380

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
			Total Estimated Cost for **D20 Plumbing**					**$2,028,006**
D30 HVAC								
D3010-05-02C Correct Natural Gas Distribution Piping Pipe Surface Deterioration by Prep & Refinish	D3010 Energy Supply	Exterior Gas Service Entrance	*Quantity increased to meet minimum cost.*	Def Maint	P4 / 6-10 Yrs	Damage/ Wear	45 LNFT	$576
D3020-18-01C Correct Electric Unit Heater Deterioration by Demolition & Replacement	D3020 Heat Generation	Library Addition		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$6,030
D3040-02-20C Correct Air Handling Unit Heating Only (2000 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Gymnasiums	*AHU-3 Qty 2*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$64,323
D3040-02-22C Correct Air Handling Unit Heating Only (4000 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Mechanical Room	*AAF, AHU-2 Qty 2, serve Gymnasiums*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$85,058
D3040-02-27C Correct Air Handling Unit Heating Only (9000 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Mechanical Room	*AHU-1 serves Auditorium*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$88,544
D3040-09-01C Correct Exhaust or Induction Fan (1/8 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room	*Greenheck wall mounte propeller*	Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$5,209
D3040-09-01C Correct Exhaust or Induction Fan (1/8 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P3 / 3-5 Yrs	Useful Life	6 EACH	$31,253

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-09-01C Correct Exhaust or Induction Fan (1/8 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	3 EACH	$15,627
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Mechanical Room	*AAF, serves Auditorium 2 HP*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$12,205
D3040-11-01C Correct Ceiling Exhauster Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Restrooms	*Can also be wall mounted*	Def Maint	P2 / 1-2 Yrs	Useful Life	19 EACH	$21,519
D3040-13-04C Correct Ductwork & Insulation Deterioration by Duct Cleaning Building Wide (Bldg SF)	D3040 HVAC Distribution	Auditorium		Def Maint	P2 / 1-2 Yrs	Energy/ Automation	5,020 BLDG SF	$11,752
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	85,720 BLDG SF	$1,299,399
D3040-18-02C Correct Hydronic Distribution Base Mount Pump (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room	*2 HP Boiler antislug pump*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$27,003
D3040-18-03C Correct Hydronic Distribution Base Mount Pump (5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	4 EACH	$131,462

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-01-02C Correct Packaged Rooftop Air Conditioning & Heating Unit (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*Carrier 3 Ton*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$64,374
D3050-01-02C Correct Packaged Rooftop Air Conditioning & Heating Unit (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*Lennox*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$32,187
D3050-01-02C Correct Packaged Rooftop Air Conditioning & Heating Unit (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*Trane 4 Ton*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$32,187
D3050-07-06C Correct Computer Room (MDF/IDF) Split System Air Conditioning System Required by Install New	D3050 Terminal & Packaged Units	MDF, ALL IDF'S	*MDF, and all IDF's require additional room cooling for equipment operation. 3 Rooms at approx. 100 sf each.*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	3 EACH	$32,551
D3050-10-05C Correct Heating Only Unit Ventilator (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	42 EACH	$1,502,263
D3050-16-02C Correct Heating Only Fan Coil Unit (3 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$15,233
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	7 EACH	$50,872

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Sprinkler Room	*Beacon/Morris*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$2,274
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	500 LNFT	$147,157
D3050-27-01C Correct Electric Baseboard Heat Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	35 LNFT	$3,688
D3050-35-01C Correct Steam or Hot Water Convector (36" wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	12 EACH	$42,857
D3060-02-03C Correct Electronic Control (DDC) System Deterioration by Demolition & Replacement (Bldg SF)	D3060 HVAC Instrumentation & Controls	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	85,720 BLDG SF	$1,329,661
			Total Estimated Cost for **D30 HVAC**					**$5,055,262**
D40 Fire Protection								
D4010-01-04C Correct Wet Pipe Sprinkler System Deterioration by Demolish & Replace System (Bldg SF)	D4010 Sprinklers	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	85,720 BLDG SF	$1,156,953
			Total Estimated Cost for **D40 Fire Protection**					**$1,156,953**

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.

Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.

Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.

Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D50 Electrical								
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor		Def Maint	P3 / 3-5 Yrs	Useful Life	5 EACH	$67,672
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Auditorium		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$27,069
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Corridor		Def Maint	P3 / 3-5 Yrs	Useful Life	4 EACH	$54,138
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$27,069
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	*For additional outlets*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	5 EACH	$119,370
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Boiler Room		Def Maint	P3 / 3-5 Yrs	Useful Life	6 EACH	$45,192
D5010-15-02C Correct Disconnect Switch Required by Install New	D5010 Electrical Service & Distribution	Electrical Room	*New 225 amp circuit breakers for additional panels*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	5 EACH	$12,220

Deferred Maintenance & Asset Renewal Report

Northeast ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-16-01C Correct Bldg Wide Electrical Service & Distr Deterioration by Demolition & Replacement (Bldg SF)	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	84,000 BLDG SF	$1,797,637
D5020-11-03C Correct Exit Sign Required by Install New	D5020 Lighting & Branch Wiring	Classroom	*Exit lights at exit doors for Kindergarten Rooms*	Bldg Imprv	P1 / Immed	Codes - BLDG	5 EACH	$11,626
D5021-01-03C Correct Receptacles Deterioration by Demolition & Replacement with GFCI Receptacles	D5021 Branch Wiring	Kitchen	*Replace non-GFCI outlets in Kitchen*	Def Maint	P2 / 1-2 Yrs	Codes - BLDG	5 EACH	$851
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide		Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	184 EACH	$176,155
D5021-01-07C Correct Receptacles (Weatherproof GFCI) Required by Install New	D5021 Branch Wiring	Roof		Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	2 EACH	$1,762
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*4 # 4/0 + 1# 4 g- 2 1/2 inch EMT conduit*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	1,000 LNFT	$7,752
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*2 # 12 +1 # 12g-MC cable for additional outlets*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	18,400 LNFT	$142,635
D5031-07-01C Correct Video Surveillance Indoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Upgrade analog cameras.*	Def Maint	P3 / 3-5 Yrs	Useful Life	4 EACH	$13,370

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Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5032-01-05C Correct Master Clock System Deterioration by Demolition & Replacement with Wireless System (Bldg SF)	D5032 Clock & Program Systems	Building Wide	*Replace with Wireless System. System beyond its useful life.*	Def Maint	P3 / 3-5 Yrs	Useful Life	85,720 BLDG SF	$228,070
D5035-04-01C Correct Building-Wide Telephone System Deterioration by Demolition & Replacement (Bldg SF)	D5035 Telephone System	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	85,720 BLDG SF	$293,409
D5036-01-03C Correct Technology System Wiring Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	250,000 LNFT	$762,240
D5036-03-06C Correct Data Room Equipment Grounding System Required by Install New	D5036 Technology System	Building Wide	*All equipment and racks should be grounded.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	4 LPSM	$16,898
D5036-06-01C Correct Fiber Optic Backbone Wiring Deterioration by Demolition & Replacement	D5036 Technology System	MDF and Each IDF	*All IDF's currently have OM1 fiber ran from the MDF. This is an antiquated system and should be upgraded in order to meet the needs of today's technology standards.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	1,000 LNFT	$4,444
D5090-01-02C Correct Diesel Fuel Emergency Generator (50 kW) Required by Install New	D5090 Other Electrical Systems	MDF and Each IDF		Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	1 EACH	$119,053

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	MDF		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$23,010
D5090-04-04C Correct Uninterruptable Power Supply System (5 KVA) Required by Install New	D5090 Other Electrical Systems	All IDF's		Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	3 EACH	$63,000
			Total Estimated Cost for **D50 Electrical**					**$4,028,177**
E10 Equipment								
E1020-04-01C Correct Stage Curtain Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Auditorium		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	500 SQYD	$456,348
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	39 EACH	$1,064,372
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	14 EACH	$382,082
E1040-03-01C Correct Dock Bumper Deterioration by Demolition & Replacement	E1040 Dock Lift & Equipment	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	8 EACH	$5,607

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E1090-05-01C Correct Indoor Basketball Backboard Deterioration by Demolition & Replacement	E1090 Other Equipment	Cafeteria / Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	6 EACH	$60,871
E1090-05-01C Correct Indoor Basketball Backboard Deterioration by Demolition & Replacement	E1090 Other Equipment	Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	6 EACH	$60,871
E1090-05-02C Correct Gym Wall Padding Deterioration by Demolition & Replacement	E1090 Other Equipment	Cafeteria / Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	540 SQFT	$10,461
E1090-05-02C Correct Gym Wall Padding Deterioration by Demolition & Replacement	E1090 Other Equipment	Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,680 SQFT	$32,546
			Total Estimated Cost for **E10 Equipment**					**$2,073,158**
E20 Furnishings								
E2010-02-05C Correct Multi-Compartment Storage Unit Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom	*10' lengths x 2.5' tall*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,100 SQFT	$222,802
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom	*5' lengths w/ sink*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	210 LNFT	$174,481
E2013-01-01C Correct Auditorium Seating Deterioration by Demolition & Replacement	E2013 Fixed Seating	Auditorium		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	534 EACH	$473,533
			Total Estimated Cost for **E20 Furnishings**					**$870,815**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
F10 Special Construction								
F1010-13-01C Correct Modular Classroom Deterioration by Demolition & Replacement with Permanent Structure	F1010 Special Structures	Modular Classroom Building	*Demo existing modular classroom and construct new building addition.*	Def Maint	P2 / 1-2 Yrs	Useful Life	5,300 SQFT	$2,701,552
			Total Estimated Cost for **F10 Special Construction**					**$2,701,552**
F20 Selective Demolition								
F2020-03-01C Correct Asbestos Duct Insulation by Abatement (SF of Duct)	F2020 Hazardous Components Abatement	Room 137	*From AHERA Report. Quantity was not given in AHERA report. Quantity is Estimated*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	30 SQFT	$746
F2020-04-02C Correct Asbestos Pipe Fitting Insulation by Abatement	F2020 Hazardous Components Abatement	Kitchen Locker Room	*From AHERA Report.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	8 EACH	$542
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	600 SQFT	$13,651
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Classroom		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	31,294 SQFT	$711,986
F2020-13-01C Correct Asbestos Wiring Insulation Remediation Required by Abatement	F2020 Hazardous Components Abatement	Auditorium	*From AHERA Report.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 LNFT	$22,334

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
F2020-15-01C Correct Asbestos Sink Undercoating Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	*From AHERA Report. Classrooms 112, 114, 116, 121, 123, 127 - 129, 223, 225, 226, 232*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	12 EACH	$68,757
			Total Estimated Cost for **F20 Selective Demolition**					**$818,016**
G20 Site Improvements								
G2010-01-03C Correct Bituminous Roadway Surface Deterioration by Overlay	G2010 Roadways	Main Drive Running From the North End of the Property to the Southeast Corner.		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,500 SQYD	$56,529
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	Main Drive Running From the North End of the Property to the Southeast Corner.		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,800 LNFT	$130,152
G2020-01-01C Correct Bituminous Parking Lot Deterioration by Demolition & Replacement	G2020 Parking Lots	Visitor Lot- North of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,200 SQYD	$230,630
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Accessible Parking Off Main Drive Isle		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	190 SQYD	$3,169

Deferred Maintenance & Asset Renewal Report

Northeast ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Staff Parking-Southeast Corner of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,450 SQYD	$40,867
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Accessible Parking Off Main Drive Isle		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	140 LNFT	$10,123
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Staff Parking-Southeast Corner of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	650 LNFT	$46,999
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Visitor Lot-North of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	905 LNFT	$65,438
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Along the East Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	300 SQYD	$28,208
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	South End of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	150 SQYD	$14,104
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Southeast Corner of Baseball Field. Leading to Paved Play Area		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	105 SQYD	$9,873

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Southeast Corner of Staff Parking Between Stair Sets		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	50 SQYD	$4,701
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walk Leading to Entrance at the Northwest Corner of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	30 SQYD	$2,821
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walk Wraps Southwest Corner of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	150 SQYD	$14,104
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	West Side of Main Drive Isle on the North End.		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	180 SQYD	$16,925
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	West Side of Main Drive Isle on the North End.		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	125 SQYD	$11,753
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Wraps the Northeast Corner of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	55 SQYD	$5,171

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Main Entrance Stairs. North Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	7 RISR	$9,063
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Stairs Between Main Drive Isle And Staff Parking. Northwest Corner of Lot		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	12 RISR	$15,536
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Stairs Between Main Drive Isle And Staff Parking. Southeast Corner of Lot		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	26 RISR	$33,661
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Stairs Between Paved Play Areas- South End of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	12 RISR	$15,536
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Stairs Leading to Playground in the Northwest Corner of the Site.		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	18 RISR	$23,304
G2033-01-01C Correct Handrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Handrails at All Stair Sets on Site		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	175 LNFT	$14,900

Deferred Maintenance & Asset Renewal Report

Northeast ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2040-03-01C Correct Bollard Deterioration by Demolition & Replacement	G2040 Site Development	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3 EACH	$4,058
G2040-04-02C Correct Chain Link Fence & Gates (4' High) Deterioration by Demolition & Replacement	G2040 Site Development	Fence Seperating Paved Play Areas Southeast Corner of Site		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	290 LNFT	$7,830
G2040-04-02C Correct Chain Link Fence & Gates (4' High) Deterioration by Demolition & Replacement	G2040 Site Development	Fence Seperating Swings and Playground @ Southern Playground		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	25 LNFT	$675
G2040-04-02C Correct Chain Link Fence & Gates (4' High) Deterioration by Demolition & Replacement	G2040 Site Development	Northeast Corner of Baseball Fields		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	275 LNFT	$7,425
G2040-04-06C Correct Chain Link Fence & Gates (8' High) Deterioration by Demolition & Replacement	G2040 Site Development	Fence at Northeast Baseball Field Bleachers		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	40 LNFT	$3,867
G2040-17-01C Correct Playground Hard Surfacing Deterioration by Demolition & Replacement	G2040 Site Development	Paved Play at Playgrounds		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	275 SQYD	$9,239

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng “good practice”.

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2041-01-01C Correct Baseball or Softball Field Backstop Deterioration by Demolition & Replacement	G2041 Athletic & Recreational Equipment	Baseball Fields		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2 EACH	$36,725
			Total Estimated Cost for **G20 Site Improvements**					**$873,386**
H10 Space Requirements								
H1020-01-2C Correct General Space Entrance not ADA Jamb Clearance Compliant by Demo & Reconfigure Space Entrance	H1020 Space Reconfiguration	Building Wide		Def Maint	P2 / 1-2 Yrs	Accessibility	5 EACH	$64,097
			Total Estimated Cost for **H10 Space Requirements**					**$64,097**

Northeast Elementary School Total Estimated Cost: **$25,211,046**

Total Estimated "Deferred Maintenance" Cost: **$24,108,419**

Total Estimated "Building Improvement" Cost: **$1,102,627**

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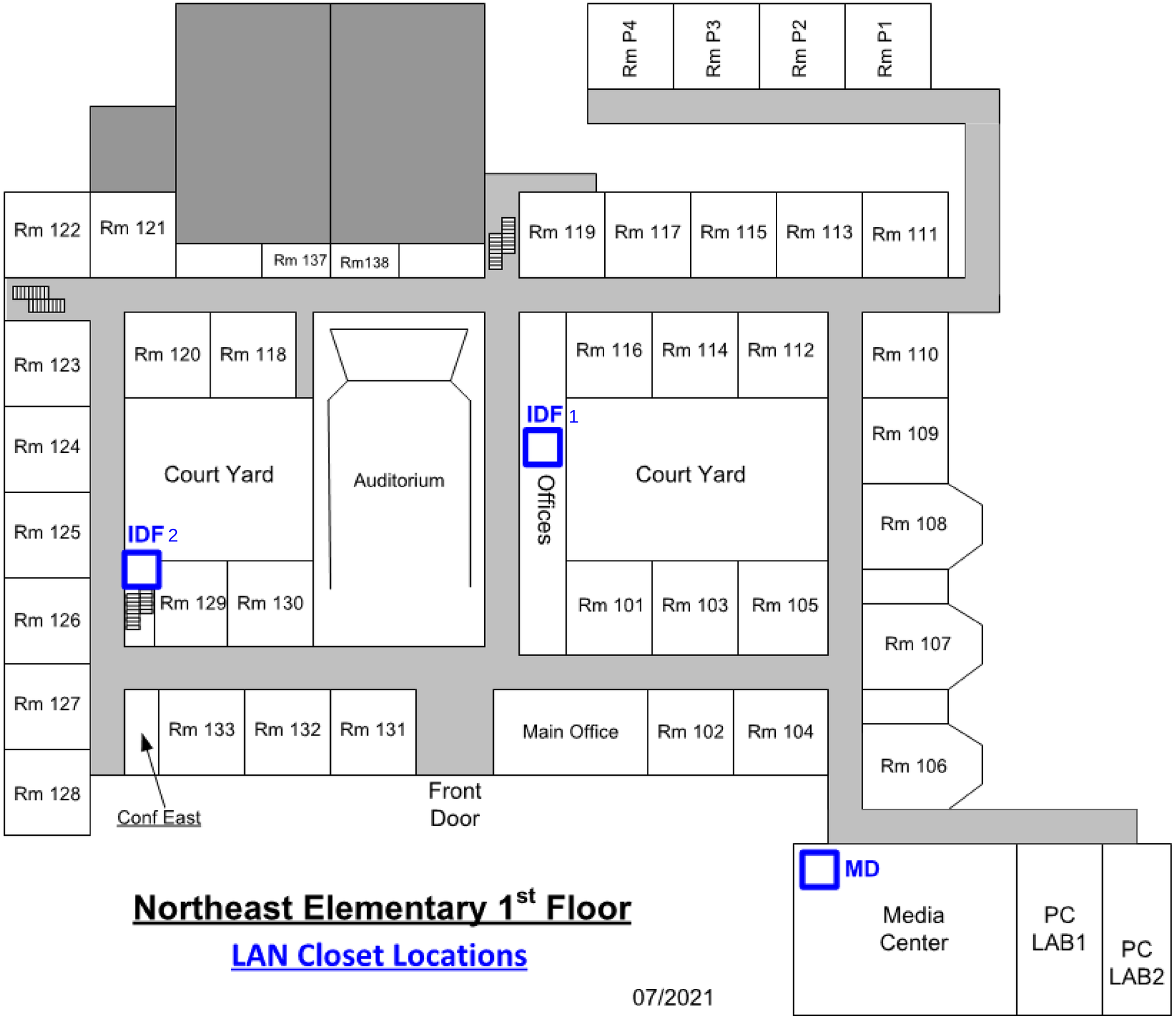


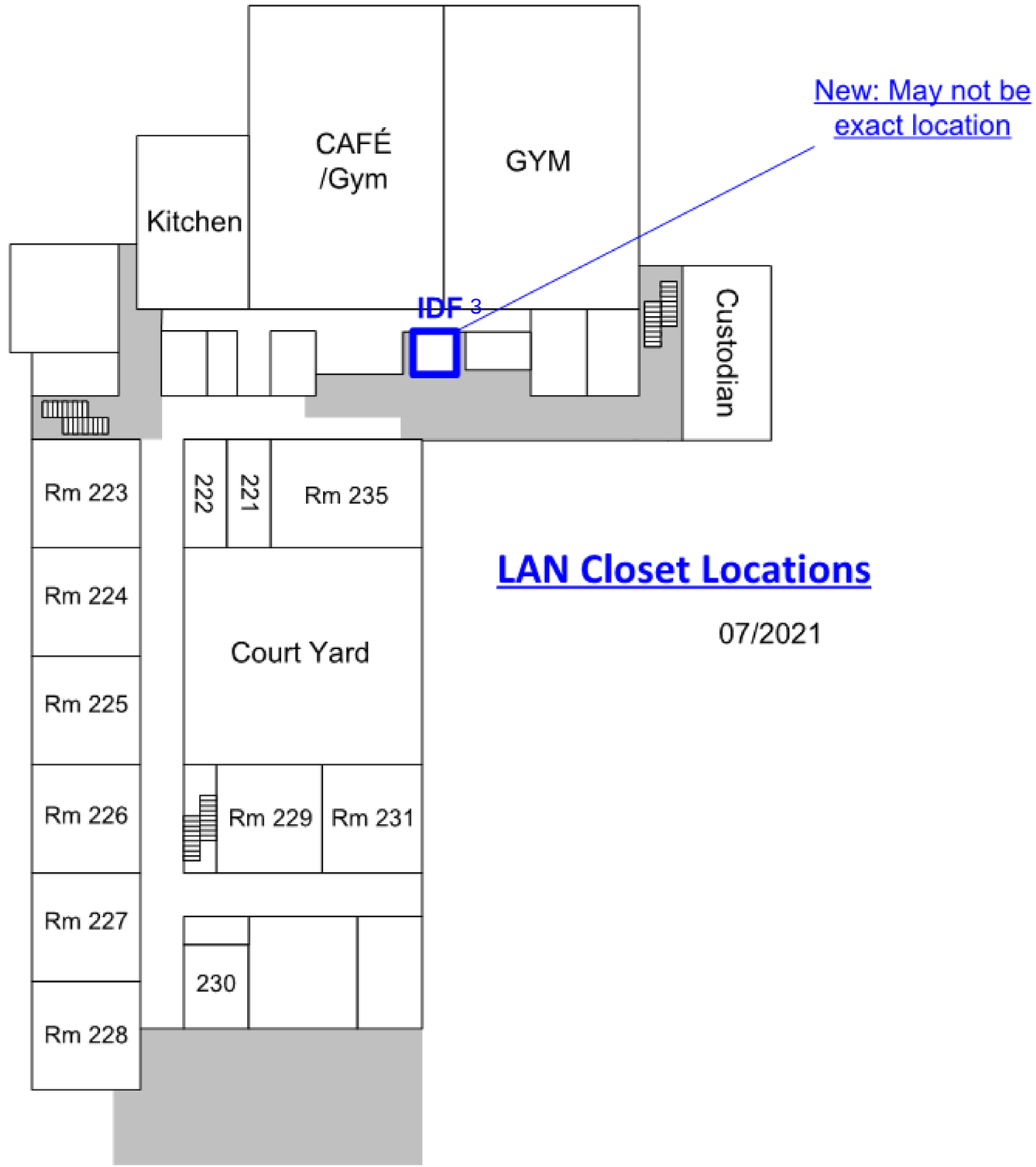
Northeast Elementary 1st Floor

LAN Closet Locations

07/2021

Northeast Elementary

Lower Floor



LAN Closet Locations

07/2021

2021

Rogers International Facility Assessment & Analysis Report

Property:
Rogers International
202 Blachley Road
Stamford, Connecticut 06902

Prepared By:
StudioJAED
42 Weybosset Street, Suite 403
Providence, RI 02903
401.648.0884

SLAM | STUDIO JAED

November 10, 2021

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1.0 Authorized Assessment Account

In June 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a district-wide facility condition assessment and analysis of the Rogers International property located in Stamford, Connecticut. The primary goal of this project was to (1) investigate existing conditions and (2) identify deferred maintenance and long term capital renewal needs. As per industry standard guidelines, StudioJAED surveyed the property, interviewed site personnel, reviewed available construction/maintenance documents, and recorded observations related to the physical site and associated building structure. SLAM teamed with SLR to perform the site assessment and D'Agostino & Associates for technology / security.

This report is for the use of Stamford Public Schools and their assignees. All parties agree by accepting this report that any use of this report shall be limited by the exceptions and qualifications in this report, acknowledge that actual site conditions may change with time, and hidden conditions may exist at the property that were not discovered within the scope of the assessment. Any use of this report by other parties is at the risk of such party.

StudioJAED used a degree of care and skill ordinarily exercised by consultants in the preparation of the report and in assembling the data contained herein. No warranties are provided, either expressed or implied. StudioJAED is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The Facility Assessment and Analysis Report was completed and reviewed by the undersigned team members. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (401) 648-0884.

StudioJAED

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Principal, Assessment Architect

Discipline Lead: _____
David T. Spangler, P.E.
Principal, Assessment Mechanical / Plumbing Engineer

Discipline Lead: _____
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Assessment Electrical Engineer

Report Reviewer: _____
Pamela J. Babuca, ALEP, ASID, IFMA
Principal

2.0 Executive Summary

StudioJAED Architects and Engineers, along with specialty systems sub-consultants SLR and D'Agostino & Associates, performed a facility condition assessment and analysis of the Rogers International property located in Stamford, Connecticut hereinafter referred to as the "Property". The purpose of the assessment was to perform a visual analysis of the Property's general condition and identify recommendations for major building systems and equipment maintenance, repair, or replacement over the next (10) ten years. Items identified were considered significant for the facility to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age.

2.1 Scope of Work

The primary field survey was conducted on 29, July, 2021 and the weather, as recorded on Accuweather.com, was rain with actual high and low temperatures of 78°F/68°F. The assessment team reviewed available documentation and interviewed site personnel regarding knowledge of any known existing conditions or issues. A general list of typical elements surveyed includes the following:

- Site and Grounds – Pavement, Parking, Curbs, Loading Docks, Walks, Landscaping, Irrigation, Site Drainage, Exterior Lighting, Walls, Fencing/Railing, and Exterior Amenities.
- Structural Systems – Readily observable portions of Foundations and Structural Framing of Walls, Columns, Intermediate Floors and Roofs.
- Building Envelope – Roofing Systems, Exterior Finishes, Stairs and Steps, Exterior Doors, and Exterior Windows.
- Interior Building Components – Property-owned Electrical, Heating/Ventilating/Air Conditioning (HVAC), and Plumbing Systems.
- Safety and Code Compliance – Life Safety, Fire Suppression Systems, and General Visual Review of Accessibility to Disabled Persons to include Accessible Exterior and Interior Routes, Doors and Common Toilet Facilities.

2.2 Prioritization of Need

Recommended corrective actions to repair and/or replace a building system or component were assigned a priority which, in the opinion of the assessor, classified the urgency of the work to be performed. The 10 year prioritization model utilized for this project was based on an industry standard, 4 tier approach. Definitions for each of the priority classifications are as shown.

PRIORITY CLASSIFICATIONS:

Priority 1 - Immediate
Work should be performed immediately.
Potential safety or security risk.

Priority 2 - High
Work to be performed within next 1-2 years.
Asset has reached the end of useful life.

Priority 3 - Medium
Work to be performed within next 3-5 years.
Asset will reach the end of useful life soon.

Priority 4 - Low
Work to be performed within next 6-10 years.
Anticipated need for repair or replacement.

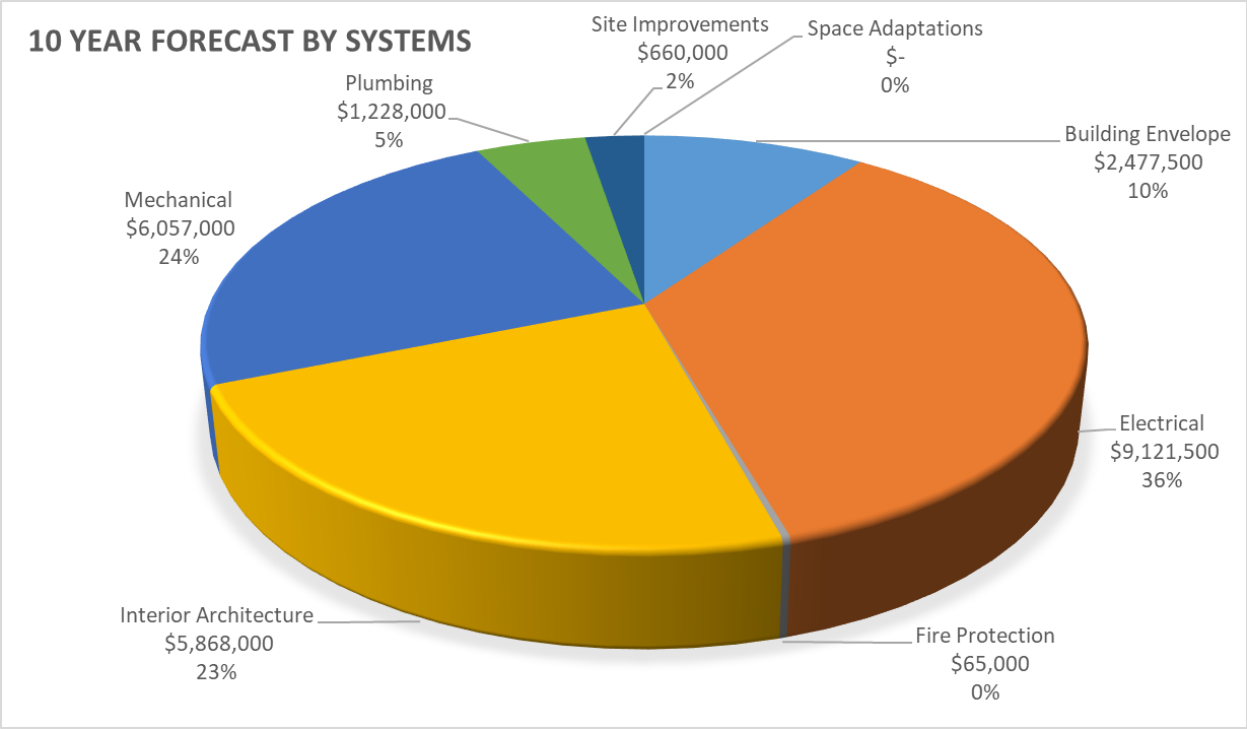
2.3 Findings & Recommendations

StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by Priority table provides an understanding of need based on the urgency or timeline for work to be completed. Based on industry standard architectural and engineering best practices, approximately (27%) twenty-seven percent of the work should be completed within the next 1-2 years.

10 YEAR FORECAST BY PRIORITY

Priority		Extended Cost	% of Need
Immediate	$	-	0.0%
High (1 - 2 Years)	$	6,819,847	26.8%
Medium (3 - 5 Years)	$	9,275,192	36.4%
Low (6 - 10 Years)	$	9,381,961	36.8%
	$	**25,477,000**	**100%**

The 10 Year Forecast by Systems provides an analysis of estimated improvement needs by major systems. The data indicates that the Electrical (36%), Mechanical (24%), and Interior Architecture (23%) systems have the greatest overall investment needs. Refer to Appendix A to review a more detailed description of needs in the Deferred Maintenance & Asset Renewal Report.



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall good condition. Refer to Section 4.0, General Physical Condition Rating, for additional information regarding the condition of major systems from a cost per gross square feet analysis of needs perspective.

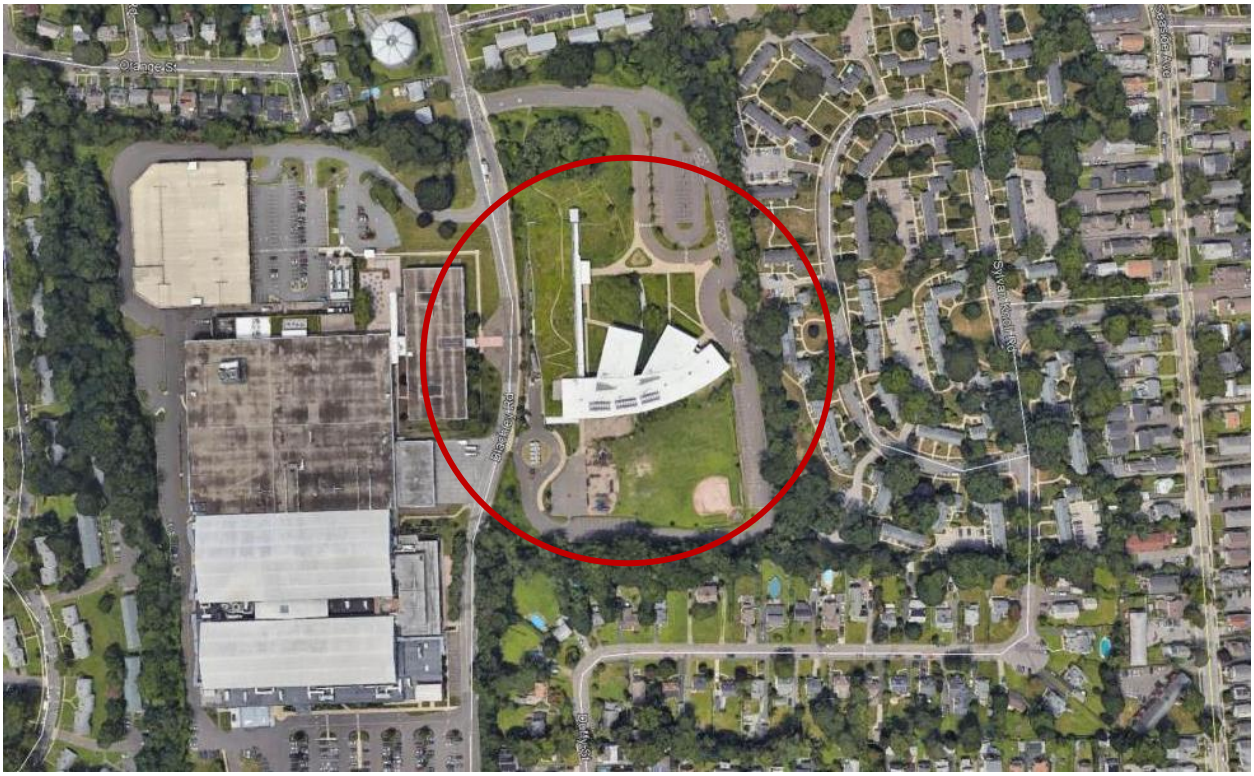
3.0 General Property & Building Systems Description

3.1 Site / Amenities

The property is located at Rogers International, Stamford, Fairfield County Connecticut on approximately 12.89 acres. The property slopes very gently downward from the north side of the property toward the south property line and the landscaping consists of trees, shrubs, and grasses. Naturalized areas are located along the front of the building. Play areas are covered with wood mulch/ asphalt surface. Retaining walls, reinforced concrete, are located at the main entrance to the school and northwest corner of site.

The paved areas are in fair to good condition with minimal evidence of cracking and pavement section deterioration. The drive isles are in good condition. Sidewalk surfaces are in good condition. The majority of the parking is located along the east of the property off the main drive isle. The majority of the site features are new and there's no corrective action needed.

Sanitary sewer and the storm water sewer are provided by the City of Stamford. Domestic water is supplied by Aquarian, electrical service by CLMP, and natural gas is provided by Yankee Gas.



3.2 Architectural Systems

Main Building

Rogers International is approximately 131,681 square feet and is a two storey structure. The building is conventional steel frame structure on concrete slab. The roof assembly comprises EPDM, standing seam metal, and green roofing. The exterior wall finish is split face block masonry, curtain wall, cast stone, and cedar wood planks. Windows are in fair condition.

The exterior building envelope is in fair condition. Select portions of the elastomeric roofing require replacement. The wood siding should be repaired and refinished. The exterior façade block wall requires sealant to correct moisture infiltration. Windows should be recaulked to prevent moisture infiltration.

Interior floor finishes include resilient tile, ceramic tile, quarry tile, carpet, wood, rubber, and concrete slab and are in fair condition. Interior wall finishes include painted drywall, painted CMU, acoustical panels, and ceramic tile and are in fair condition. Interior ceiling finishes include exposed structure, suspended acoustic tiles, drywall, and tectrum and are in fair condition. Casework and countertops are in good condition. Classroom and conference room projection equipment should be replaced.

3.3 Mechanical Systems

Main Building

Rogers International was originally constructed in 2007. All of the mechanical systems primarily date to the buildings original construction including:

- Condensing Hot Water Boilers
- Air Handling Units, Return Air Fans, Exhaust Fans
- Chiller and Chilled Water Piping
- Thermal Ice Storage System, and chiller
- Chiller Pipes, Pumps, and Chemical Feed System
- Pumps
- Cabinet Heaters, Unit Heaters, Convectors, Radiant Ceiling Panels, and VAV Boxes
- PTAC Units
- DDC Control System
- Ductwork

The building is served by the main boiler room hot water condensing boilers. It is air conditioned by the Air-cooled chiller and Thermal Ice Storage System, though the Ice Storage system is currently off-line. The classrooms are served by Fan Powered VAV boxes, and the corridors are served by Cabinet Heaters. Other major core spaces are served by air handling units.

Other than the Chiller and Hydronic Piping, the major mechanical systems and components will require replacement during the 10 year study period.

HVAC System Comprehensive Improvement Analysis

The existing mechancial system at Rogers International provides adequate heating, ventilation, and air conditioning building-wide. Therefore, the District-Wide Summary: 10 Year Forecast Cost Analysis only includes the capital improvement needs identified in the Deferred Maintenance & Asset Renewal Report.

Benchmark

RETURN
AHU 1

AQUAFORCE e-MIT

3.4 Plumbing Systems

Main Building

Some plumbing systems have been renewed in the years following original construction, the latest of which are approximately noted as:

- Domestic Water Booster Pump – 2021
- Electric Water Coolers/Bottle Fillers – 2019

Other Plumbing Systems primarily date to original construction:

- Domestic Water System
- Sanitary System
- Plumbing Fixtures

The Electric Water Coolers/Bottle Fillers and the Domestic and Sanitary Piping Systems will not need to be replaced during the 10 year study period. However, all other major plumbing systems should be replaced within the study period.

GAS

Lochinvar

3.5 Fire & Other Protection Systems

Main Building

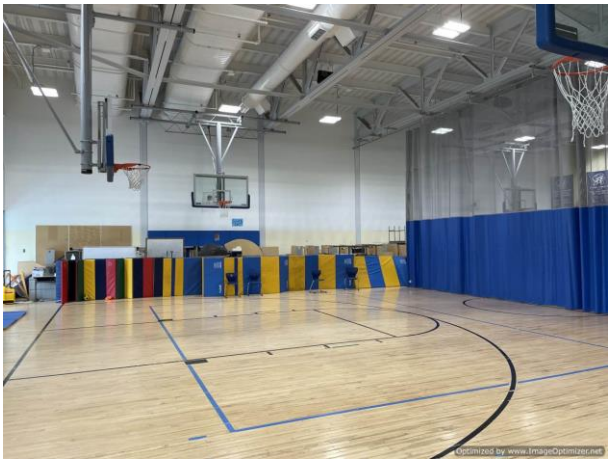
The sprinkler system in Rogers International Elementary School was installed with the original construction of the building in 2007 and will reach the end of its 30 year useful life in 16 years. The Fire Sprinkler System Pump was also installed in 2007 and will need to be replaced within the 10 year study period.

Main building is provided with new fire alarm system with devices and wiring. Fire protection is provided by 30 hp fire pump and sprinklers.

3.6 Electrical Systems

Main Building

The building is powered by utility company owned pad mounted transformer located in the back side. Secondary service feeder from this transformer terminates in a 2000 amp switchboard with main breaker and distribution sections. Electric service to the building is rated for 2000 amp, 480 y /277 volt, 3 phase 4 wire. Power to panelboards located in the school originate from this switchboard. HVAC equipment, boiler room equipment, and pumps are powered from 480 y /277 volt panels. Dry type transformers step down to 208 y /120 volt power needed for outlets and miscellaneous kitchen equipment. Outdoor pad mounted gas powered 125 KW generator set powers emergency loads in the building. Roof top mounted 76 solar panels feed into electric service of building. Lighting is mixture of suspended, recessed and surface mounted LED. Up and down classroom lights are controlled by motion sensors and wall switches. Building is protected with roof top lightning protection system air terminals and down conductors.



3.7 Technology & Security Systems

Technology

The main building is Category 6 cabling supporting all end devices, which is adequate to support the current technology and security systems. We recommend replacing the wireless access point cabling to the most recent category rating to accommodate future technology connectivity. Fiber optic backbone cabling between the MDF and each IDF (3 total) consists of OM1 62.5/125um fiber optic cabling, which is capable of 1 Gbps per fiber pair. We recommend installing and replacing this fiber to OM4, which will support 40Gbps, to support the bandwidth requirements of new technology, especially the increased future use of Wi-Fi.

Rogers International was built in 2008 where a new Public Address system and wireless Master Clock System were installed. Both systems are in fine working condition today. However, these systems will be beyond their useful life and recommended to be upgraded.

Classroom Interactive Boards were installed during the original construction in 2008 and are in good working order. However, the boards will be beyond their useful life and recommended to be upgraded.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Security

The Intrusion Detection Security System and Access Control System are in working order. It is recommended to replace the devices to accommodate the future security needs of this property. The property has one video surveillance camera which is inadequate for the property. However, the property will have new IP cameras installed soon.

4.0 General Physical Condition Rating

The general physical condition ratings identified below are based on StudioJAED's visual inspection and overall impression of the Property's major building systems assessed as defined in the Executive Summary, Section 2.0.

MAIN BUILDING		Condition Rating		
Item	**Building / Site System**	**Good**	**Fair**	**Poor**
1	Building Envelope		X	
2	Interior Architecture		X	
3	Mechanical Systems		X	
4	Electrical Systems			X
5	Plumbing Systems	X		
6	Fire Alarm / Protection Systems	X		
7	Site Improvements		X	

5.0 Opinions of Probable Costs

The opinions of probable cost presented in this document are for repair or renewal / replacement projected capital needs identified from a visual inspection of the defined Property site elements and primary building systems anticipated over the subsequent 10 year term. These opinions are based on StudioJAED's knowledge of industry standards and recommended "good" architectural and engineering practice. For the purpose of generating projected investment dollars, needs were calculated based on approximate quantities and estimated unit cost values were defined. Recommended corrective actions recorded do not constitute a warranty that all items, which may require repair or replacement, are included.

As a measure of quality assurance, StudioJAED's cost estimates were developed by our Certified Professional Estimators. All unit "trade" costs were developed using the RSMeans "CostWorks" application which was regionally adjusted to the materials, labor, and equipment cost for Bridgeport, Connecticut. The cost model approach applied to each corrective action was based on Construction Management-at-Risk (CMAR) with an additional (20%) twenty percent allowance to cover design fees and owner contingency.

The opinions of probable costs should be considered a preliminary order of magnitude for budget development. It also assumes that each facility will continue to operate in its current capacity and relative quality of care. Actual costs will vary from StudioJAED's probable costs based on a number of potential factors such as: a finer granularity or understanding of required scope of work, design solution approach, type of construction, quality of materials, equipment or system specifications, field conditions, need for abatement of hazardous materials, decision to comprehensively replace equipment or system versus partial replacement / repair, phased or staged implementation (if required), quality of contractor, overall project management, solicitation of competitive pricing, etc. An expanded budget projection/analysis typically requires the development of schematic design documents and preliminary specifications to obtain contractor bid estimates.

6.0 Limitations & Qualifications

The services described within this document were performed by StudioJAED. No warranties are provided, either expressed or implied. While StudioJAED made every reasonable effort to properly evaluate the Property conditions within the contracted scope of work, it is important to recognize that the investigation was limited in several respects including, but not limited to, the following:

StudioJAED's findings and conclusions are based primarily on the visual appearance of the Property at the time of our site visit and comparatively evaluated in contrast to our extensive condition assessment experience. Observations included only areas that were readily accessible to our assessment team members without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions.

Some of StudioJAED's conclusions are partially based on information provided by others. For the purposes of this report, we have assumed this information to be complete and correct unless noted otherwise. StudioJAED assumes no responsibility for incorrect information provided by others.

Our opinions of cost represent a preliminary opinion only and are neither a quote nor a warranty or representation as to the actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the Property conditions and are further limited by possible future changes in technology, by regulatory requirements, by Property location, and by contingencies that cannot reasonably be discovered until after commencement of onsite construction activities. StudioJAED shall not be liable to the Client nor any other property for any costs or expenses that may be incurred in excess of these estimates, for any losses that may be incurred as a result of these estimates being different from the actual costs, nor for any damages whatsoever in connection with these estimates.

This report is intended for the use of and may be relied upon only by the entities identified in Section 1.0 – Authorized Assessment Account. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or it findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by other based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans

Deferred Maintenance & Asset Renewal Report

Rogers Intl School

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-8

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Rogers International School								
A10 Foundations								
A1030-01-10C Correct Concrete Slab Joint Deterioration by Caulking	A1030 Slab on Grade	Building Exterior	*Located where sidewalk meets building*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	800 LNFT	$9,883
			Total Estimated Cost for **A10 Foundations**					**$9,883**
B10 Superstructure								
B1010-05-01C Correct Wood Frame Floor Deck Deterioration by Demolition & Replacement	B1010 Floor Construction	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,200 SQFT	$11,218
			Total Estimated Cost for **B10 Superstructure**					**$11,218**
B20 Exterior Enclosure								
B2010-04-07C Correct Concrete Block Wall (Common) Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	20,000 SQFT	$155,326
B2010-17-01C Correct Wood Siding Wall Deterioration by Demolition & Replacement	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	6,300 SQFT	$128,661
B2010-17-03C Correct Wood Siding Wall Finish Deterioration by Prep & Refinish	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	163,000 SQFT	$1,791,168
B2021-01-07C Correct Window General Moisture or Air Infiltration by Recaulking	B2021 Exterior Window General	Building Exterior		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	10,500 LNFT	$123,074

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
			Total Estimated Cost for **B20 Exterior Enclosure**					**$2,198,229**
B30 Roofing								
B3010-06-03C Correct Metal Roof Panel Finish Deterioration by Prep & Refinish	B3010 Roof Covering	Roof		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	600 SQFT	$2,796
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	6,341 SQFT	$249,513
B3020-04-02C Correct Roof Hatch Access Ladder Deterioration by Demolition & Replacement	B3020 Roof Opening	Office	*Ladder in Office Storage Area to access Mechanical Mezzanine*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$5,818
			Total Estimated Cost for **B30 Roofing**					**$258,127**
C20 Stairs & Ramps								
C2020-05-02C Correct Resilient / Rubber Stair Tread & Riser Finish Deterioration by Demolition & Replacement	C2020 Interior Stair Finish	Stairs		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	800 LNFT	$62,095
C2050-01-03C Correct Handrail Finish Deterioration by Prep & Refinish	C2050 Interior Handrail & Balustrade	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	99 LNFT	$1,199
			Total Estimated Cost for **C20 Stairs & Ramps**					**$63,294**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4,640 SQFT	$19,419
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	35,574 SQFT	$148,881
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Cafeteria		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	5,200 SQFT	$21,763
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Classroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	54,270 SQFT	$227,126
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	9,500 SQFT	$39,759
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Kitchen		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,500 SQFT	$10,463
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	5,610 SQFT	$23,479
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Nurses Office		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,880 SQFT	$12,053

Deferred Maintenance & Asset Renewal Report

Rogers Intl School

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-8

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Office		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	8,760 SQFT	$36,662
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	9,960 SQFT	$41,684
C3010-03-02C Correct Ceramic Tile Wall Finish Deterioration by Regrouting	C3010 Wall Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	6,640 SQFT	$191,948
C3010-06-01C Correct Acoustical Wall Panel Deterioration by Demolition & Replacement	C3010 Wall Finish	Auditorium		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1,110 SQFT	$22,493
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,860 SQFT	$52,244
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	6,370 SQFT	$178,921
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	11,917 SQFT	$117,230
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	9,000 SQFT	$88,535

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Deferred Maintenance & Asset Renewal Report

Rogers Intl School

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-8

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Cafeteria		Def Maint	P3 / 3-5 Yrs	Useful Life	3,831 SQFT	$37,686
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Classroom		Def Maint	P3 / 3-5 Yrs	Useful Life	15,383 SQFT	$151,326
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	13,000 SQFT	$127,884
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Gymnasium		Def Maint	P3 / 3-5 Yrs	Useful Life	1,101 SQFT	$10,831
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Nurses Office		Def Maint	P3 / 3-5 Yrs	Useful Life	1,325 SQFT	$13,034
C3020-05-01C Correct Non Slip Rubber Floor Deterioration by Demolition & Replacement	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	307 SQFT	$9,586
C3020-05-01C Correct Non Slip Rubber Floor Deterioration by Demolition & Replacement	C3020 Floor Finish	Gymnasium		Def Maint	P3 / 3-5 Yrs	Useful Life	862 SQFT	$26,914
C3020-05-01C Correct Non Slip Rubber Floor Deterioration by Demolition & Replacement	C3020 Floor Finish	Stairs	*Located at Stair Landings*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,481 SQFT	$46,242

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Deferred Maintenance & Asset Renewal Report

Rogers Intl School

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-8

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-08-03C Correct Ceramic Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	3,755 SQFT	$73,292
C3020-09-03C Correct Quarry Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Kitchen		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1,611 SQFT	$25,454
C3020-11-01C Correct Hard Wood Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	5,480 SQFT	$123,097
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,060 SQFT	$8,735
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Useful Life	166 SQYD	$17,681
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Useful Life	467 SQYD	$49,742
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Office		Def Maint	P3 / 3-5 Yrs	Useful Life	385 SQYD	$41,008
C3020-16-01C Correct Recessed Entrance Floor Mat Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	350 SQFT	$47,396

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Deferred Maintenance & Asset Renewal Report

Rogers Intl School

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-8

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4,350 SQFT	$25,651
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,886 SQFT	$11,121
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,650 SQFT	$9,730
C3030-05-01C Correct Suspended Acoustical Ceiling Tile Only Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P4 / 6-10 Yrs	Security	20,917 SQFT	$113,657
C3030-05-01C Correct Suspended Acoustical Ceiling Tile Only Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Cafeteria		Def Maint	P4 / 6-10 Yrs	Useful Life	3,831 SQFT	$20,817
C3030-05-01C Correct Suspended Acoustical Ceiling Tile Only Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Classroom		Def Maint	P4 / 6-10 Yrs	Useful Life	36,883 SQFT	$200,412
C3030-05-01C Correct Suspended Acoustical Ceiling Tile Only Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Gymnasium		Def Maint	P4 / 6-10 Yrs	Useful Life	6,581 SQFT	$35,759

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-05-01C Correct Suspended Acoustical Ceiling Tile Only Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Media Center		Def Maint	P4 / 6-10 Yrs	Useful Life	4,182 SQFT	$22,724
C3030-05-01C Correct Suspended Acoustical Ceiling Tile Only Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Nurses Office		Def Maint	P4 / 6-10 Yrs	Useful Life	1,325 SQFT	$7,200
C3030-05-01C Correct Suspended Acoustical Ceiling Tile Only Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Office		Def Maint	P4 / 6-10 Yrs	Security	3,463 SQFT	$18,817
C3030-05-01C Correct Suspended Acoustical Ceiling Tile Only Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Restroom		Def Maint	P4 / 6-10 Yrs	Useful Life	3,420 SQFT	$18,583
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Kitchen		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,611 SQFT	$17,006
			Total Estimated Cost for **C30 Interior Finishes**					**$2,544,045**
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	62 EACH	$178,496

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-03-03C Correct Lavatory Full Bradley Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	6 EACH	$128,699
D2010-03-04C Correct Lavatory 1/2 Bradley Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	12 EACH	$263,108
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	34 EACH	$74,276
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	11 EACH	$27,881
D2010-08-02C Correct Electric Water Cooler (Hi-Low) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	8 EACH	$35,931
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	6 EACH	$23,392
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	35 EACH	$79,244
D2010-12-01C Correct Lab Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	13 EACH	$45,922

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-13-01C Correct Eye Wash Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Science Lab		Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	$5,445
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$7,415
D2010-16-02C Correct Commercial Kitchen Stainless Steel Sink Double Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$4,902
D2010-16-03C Correct Commercial Kitchen Stainless Steel Sink Triple Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$5,721
D2020-01-04C Correct Domestic Water Piping & Valves & Insulation Deterioration (2 1/2"-3") by Demolition & Replacement	D2020 Domestic Water Distribution	Pump Room to Stream	*Steam piping from pump room.*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	400 LNFT	$99,368
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room	*Steam pump.*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$15,749
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Mezzanine		Def Maint	P2 / 1-2 Yrs	Useful Life	3 EACH	$23,623

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2020-07-01C Correct Pressure Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Security	2 EACH	$38,806
D2020-09-06C Correct Domestic Water Boiler (Gas Fired 500 MBH) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Loading Dock		Def Maint	P3 / 3-5 Yrs	Useful Life	3 EACH	$138,237
D2020-13-01C Correct Potable Water Storage Tank Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$31,830
			Total Estimated Cost for **D20 Plumbing**					**$1,228,046**
D30 HVAC								
D3010-04-03C Correct Gas Fuel Distribution Piping (2") Pipe, Valves & Fittings Deterioration by Demolition & Replacement	D3010 Energy Supply	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	200 LNFT	$18,133
D3010-04-06C Correct Gas Fuel Distribution Piping (1"-4") Pipe Surface Deterioration by Prep & Refinish	D3010 Energy Supply	Chiller Area		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	100 LNFT	$715
D3020-02-09C Correct Hot Water Boiler Deterioration (4,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	$743,394
D3020-10-08C Correct Boiler Chemical Feed System (10 Gal) Required by Install New	D3020 Heat Generation	Boiler Room		Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$6,764

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3030-03-01C Correct Chilled Water Chemical Feed System Deterioration by Demolition & Replacement	D3030 Refrigeration	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$3,956
D3040-02-11C Correct Air Handling Unit (37.5 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	7 EACH	$948,207
D3040-04-03C Correct VAV Terminal Unit with HW Reheat Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	94 EACH	$585,766
D3040-07-05C Correct Return Air or Inline Fan (10 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	7 EACH	$105,192
D3040-09-05C Correct Exhaust or Induction Fan (1/2 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	*Centrifugal Roof Exhausters.*	Def Maint	P4 / 6-10 Yrs	Useful Life	10 EACH	$57,474
D3040-09-07C Correct Exhaust or Induction Fan (3/4 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	*Other In-line/Exhaust Fans.*	Def Maint	P4 / 6-10 Yrs	Useful Life	14 EACH	$95,614
D3040-12-01C Correct Kitchen Exhaust Fan Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Kitchen		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$6,268
D3040-13-04C Correct Ductwork & Insulation Deterioration by Duct Cleaning Building Wide (Bldg SF)	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	131,681 BLDG SF	$308,260

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-17-02C Correct HVAC Piping System & Insulation Pipe (2"-4") Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Chiller Area		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	100 LNFT	$22,917
D3040-17-02C Correct HVAC Piping System & Insulation Pipe (2"-4") Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Ice Storage System		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	200 LNFT	$45,834
D3040-18-02C Correct Hydronic Distribution Base Mount Pump (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	*Other Hydronic Pumps.*	Def Maint	P2 / 1-2 Yrs	Useful Life	7 EACH	$189,022
D3040-18-04C Correct Hydronic Distribution Base Mount Pump (10 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room	*Chilled Water Pumps.*	Def Maint	P2 / 1-2 Yrs	Useful Life	6 EACH	$233,811
D3040-18-04C Correct Hydronic Distribution Base Mount Pump (10 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Rippowam MS	*Heating Water Pumps.*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$77,937
D3050-18-02C Correct Heating and Cooling Fan Coil Unit (3 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	13 EACH	$212,594
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Corridor		Def Maint	P4 / 6-10 Yrs	Useful Life	7 EACH	$50,872

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$4,547
D3050-28-03C Correct Radiant Ceiling Panel Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Above Windows		Def Maint	P4 / 6-10 Yrs	Useful Life	4 EACH	$12,860
D3050-34-04C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	IT Closet		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$10,503
D3050-35-02C Correct Steam or Hot Water Convector (48” wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$7,549
D3060-02-03C Correct Electronic Control (DDC) System Deterioration by Demolition & Replacement (Bldg SF)	D3060 HVAC Instrumentation & Controls	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	131,681 BLDG SF	$2,042,594
D3090-04-03C Correct Commercial Kitchen Hood (12'- 16') Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Kitchen		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$52,088
D3090-09-03C Correct Thermal Ice Storage Unit (162 Tons) Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	5 EACH	$214,182

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
			Total Estimated Cost for **D30 HVAC**					**$6,057,051**
D40 Fire Protection								
D4010-03-03C Correct Fire Pump, 40 HP, Deterioration by Demolition & Replacement	D4010 Sprinklers	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$65,161
			Total Estimated Cost for **D40 Fire Protection**					**$65,161**
D50 Electrical								
D5010-04-11C Correct Secondary Transformer (225 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	*New transformer for additional outlets.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	1 EACH	$43,843
D5010-08-21C Correct Motor Control Center Variable Frequency Drive (20 HP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$26,141
D5010-08-21C Correct Motor Control Center Variable Frequency Drive (20 HP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room		Def Maint	P4 / 6-10 Yrs	Useful Life	12 EACH	$156,848
D5010-08-21C Correct Motor Control Center Variable Frequency Drive (20 HP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Penthouse		Def Maint	P4 / 6-10 Yrs	Useful Life	10 EACH	$130,707
D5010-09-05C Correct Automatic Transfer Switch (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$10,570

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	*Panels for additional outlets.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	5 EACH	$119,370
D5010-12-12C Correct Panelboard (600 AMP) Required by Install New	D5010 Electrical Service & Distribution	Electrical Room		Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	1 EACH	$70,249
D5010-16-01C Correct Bldg Wide Electrical Service & Distr Deterioration by Demolition & Replacement (Bldg SF)	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	131,681 BLDG SF	$2,818,031
D5020-10-01C Correct Building Wide General Lighting Inefficient by Demolition & Replacement with Alternative Product (Bldg SF)	D5020 Lighting & Branch Wiring	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	131,681 BLDG SF	$2,221,469
D5020-13-02C Correct Stage Lighting System Deterioration by Demolition & Replacement with Alternate Fixture (LED)	D5020 Lighting & Branch Wiring	Auditorium		Def Maint	P4 / 6-10 Yrs	Useful Life	1 LPSM	$323,200
D5021-01-04C Correct Receptacles Deterioration by Demolition & Replacement with Weatherproof GFCI Receptacles	D5021 Branch Wiring	Building Exterior	*GFCI outlets on exterior building need weatherproof lockable metallic cover plates.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	7 EACH	$1,677
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide	*Additional outets for appliances.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	188 EACH	$179,985
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*2 #12 + 1#12 g-MC cable for additional outlets.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	18,800 LNFT	$145,735

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*4 # 4/0 + ! # 4g in 2 1/2 inch EMT conduits.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	1,000 LNFT	$7,752
D5030-03-02C Correct Building Wide Fire Alarm System Deterioration by Demolition & Replacement (Bldg SF)	D5030 Fire Alarm System	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	131,681 BLDG SF	$1,259,397
D5031-03-01C Correct Security System Motion or Glass Break Detector Deterioration by Demolition & Replacement (BLDG SF)	D5031 Security Access & Surveillance	Building Wide	*Antiquated System - problems with nuisance alarms*	Def Maint	P4 / 6-10 Yrs	Security	131,681 BLDG SF	$63,207
D5031-07-01C Correct Video Surveillance Indoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Upgrade analog cameras.*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$3,343
D5031-20-01C Correct Security Access Control System (Head End Only) Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$5,351
D5032-01-05C Correct Master Clock System Deterioration by Demolition & Replacement with Wireless System (Bldg SF)	D5032 Clock & Program Systems	Building Wide	*Replace with Wireless System.*	Def Maint	P4 / 6-10 Yrs	Useful Life	131,681 BLDG SF	$350,356
D5033-01-01C Correct Building Wide Intercom System Deterioration by Demolition & Replacement (Bldg SF)	D5033 Intercom Systems	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	131,681 BLDG SF	$473,815

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5035-04-01C Correct Building-Wide Telephone System Deterioration by Demolition & Replacement (Bldg SF)	D5035 Telephone System	Building Wide	*Recommended to upgrade to VoIP.*	Def Maint	P2 / 1-2 Yrs	Useful Life	131,681 BLDG SF	$450,728
D5036-01-03C Correct Technology System Wiring Deterioration by Demolition & Replacement	D5036 Technology System	WAP Locations	*Cabling should be replaced with most current category rated cabling within 6-10 years. Horizontal wiring*	Def Maint	P4 / 6-10 Yrs	Useful Life	15,000 LNFT	$45,734
D5036-06-01C Correct Fiber Optic Backbone Wiring Deterioration by Demolition & Replacement	D5036 Technology System	MDF to Each IDF	*All IDF's currently have OM1 fiber ran from the MDF. Antiquated system should be upgraded to meet the needs of today's technology standards.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	2,000 LNFT	$8,888
D5090-01-02C Correct Diesel Fuel Emergency Generator (50 kW) Required by Install New	D5090 Other Electrical Systems	MDF, ALL IDF'S	*Owner requested all MDF / IDF (4) equipment & associated room cooling be on emer generator. Allowance to add new unit and/or tie into existing with available*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$119,053
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	MDF		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$23,010

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5090-04-04C Correct Uninterruptable Power Supply System (5 KVA) Required by Install New	D5090 Other Electrical Systems	All IDF's		Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	3 EACH	$63,000
			Total Estimated Cost for **D50 Electrical**					**$9,121,461**
E10 Equipment								
E1020-04-01C Correct Stage Curtain Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,611 SQYD	$1,470,353
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	60 EACH	$1,637,495
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$27,292
			Total Estimated Cost for **E10 Equipment**					**$3,135,140**
E20 Furnishings								
E2013-01-02C Correct Auditorium Seating Deterioration by Refurbish	E2013 Fixed Seating	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	326 EACH	$125,887
			Total Estimated Cost for **E20 Furnishings**					**$125,887**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G20 Site Improvements								
G2010-01-03C Correct Bituminous Roadway Surface Deterioration by Overlay	G2010 Roadways	Drive Circle-Southwest Corner of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	610 SQYD	$9,852
G2010-01-03C Correct Bituminous Roadway Surface Deterioration by Overlay	G2010 Roadways	Loading Dock-West Side of School		Def Maint	P4 / 6-10 Yrs	Useful Life	300 SQYD	$4,845
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Northeast Corner of Site Off Main Drive Isle		Def Maint	P4 / 6-10 Yrs	Useful Life	225 SQYD	$3,753
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Parking off Northeast Corner of School		Def Maint	P4 / 6-10 Yrs	Useful Life	825 SQYD	$13,761
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Parking to the East of Baseball Field on Main Drive Isle		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	525 SQYD	$8,757
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Parking to the South of Playground on Main Drive Isle		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	260 SQYD	$4,337

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Visitors Parking Lot- North Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,200 SQYD	$36,697
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Along Parking to the East of Baseball Field on Main Drive Isle		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	150 SQYD	$14,104
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	From Main Drive Entrance and along West Site of Bus Loop		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	450 SQYD	$42,312
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	North of Loading Dock		Def Maint	P4 / 6-10 Yrs	Useful Life	100 SQYD	$9,403
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	West Site of Visitor Parking Lot- North Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	155 SQYD	$14,574
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Along South Side of School		Def Maint	P3 / 3-5 Yrs	Accessibility	1,700 SQFT	$40,277
G2033-03-02C Correct Guardrail Deterioration by Prep & Refinish	G2033 Exterior Handrail & Guardrail	Roof		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,150 LNFT	$68,160

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2040-07-01C Correct Aluminum Fence & Gates (4' High) Deterioration by Demolition & Replacement	G2040 Site Development	South Side of Visitor Parking Lot		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	175 LNFT	$0
G2040-17-01C Correct Playground Hard Surfacing Deterioration by Demolition & Replacement	G2040 Site Development	Basketball Courts to the West of Playground-South Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	900 SQYD	$30,237
G2050-01-01C Correct Lawn or Landscape Irrigation System Deterioration by Demolition & Replacement	G2050 Landscaping	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	450 SQYD	$22,710
G2050-01-01C Correct Lawn or Landscape Irrigation System Deterioration by Demolition & Replacement	G2050 Landscaping	Science Lab		Def Maint	P4 / 6-10 Yrs	Useful Life	3,300 SQYD	$166,539
G2050-04-5C Correct Major Landscaping Required by Adding & Trimming Trees, Plants, Ground Cover, and Planting Beds	G2050 Landscaping	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	17,527 SQFT	$169,456
			Total Estimated Cost for **G20 Site Improvements**					**$659,774**

Deferred Maintenance & Asset Renewal Report

Rogers Intl School

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-8

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost

Rogers International School Total Estimated Cost:	**$25,477,316**
Total Estimated "Deferred Maintenance" Cost:	**$24,721,564**
Total Estimated "Building Improvement" Cost:	**$755,752**

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.

Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.

Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.

Priority 4 - Work to be performed within next 6-10 years or is an arch/eng “good practice”.

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

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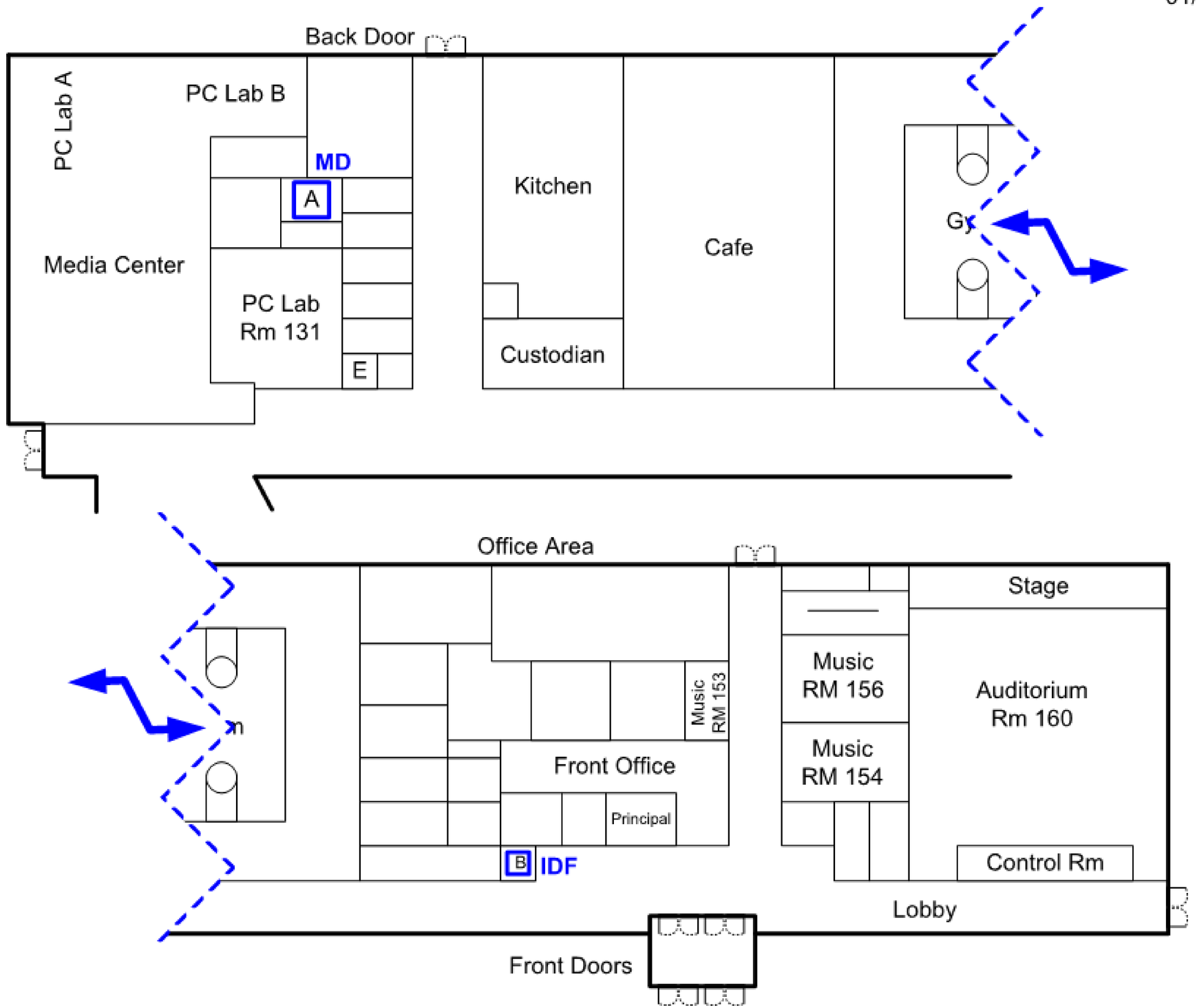
Rogers International Magnet

Main Office Floor

LAN Closets Locations

01/28/2021



Rogers International Magnet

Classrooms Wing

LAN Closets Locations

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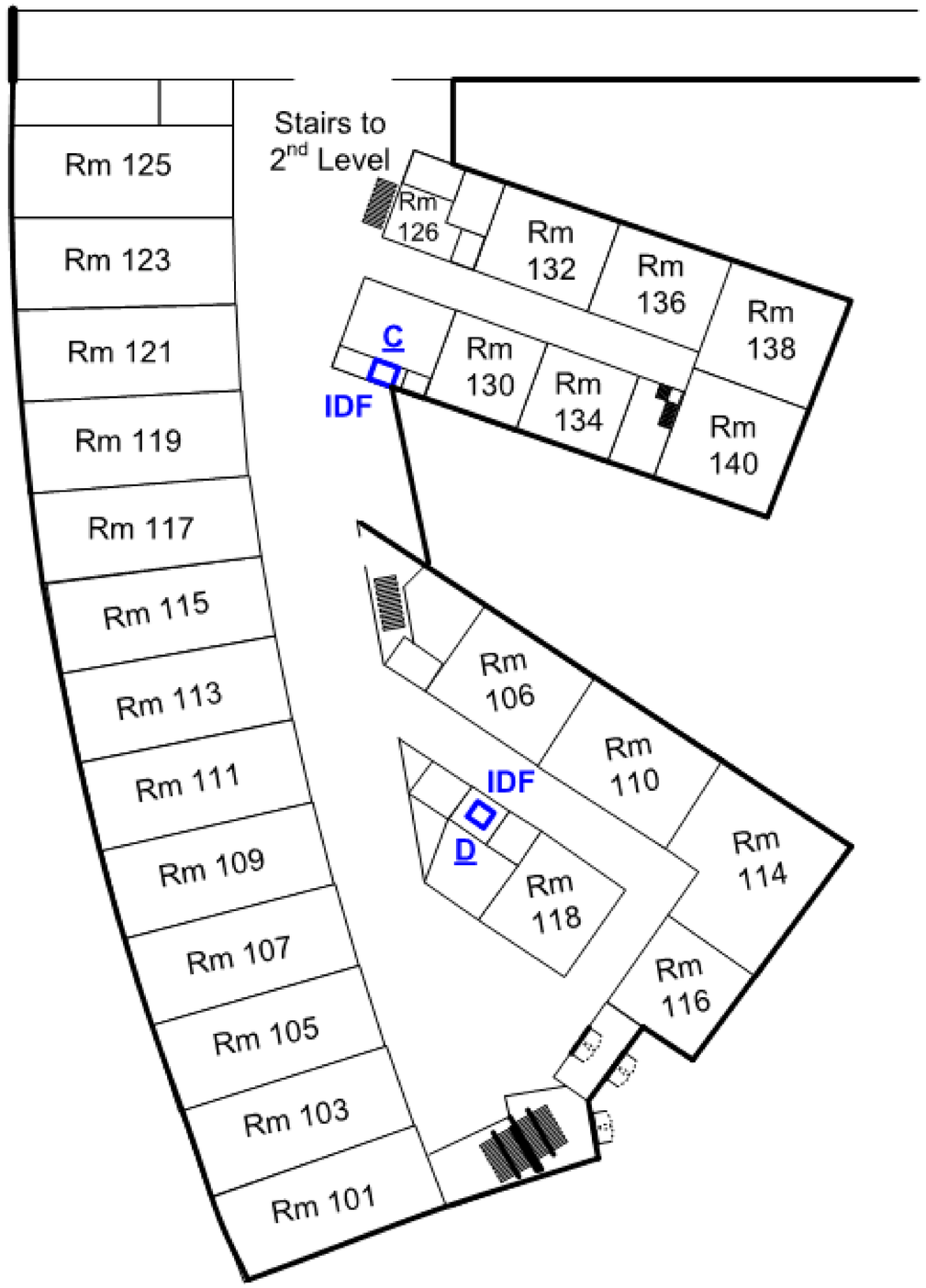

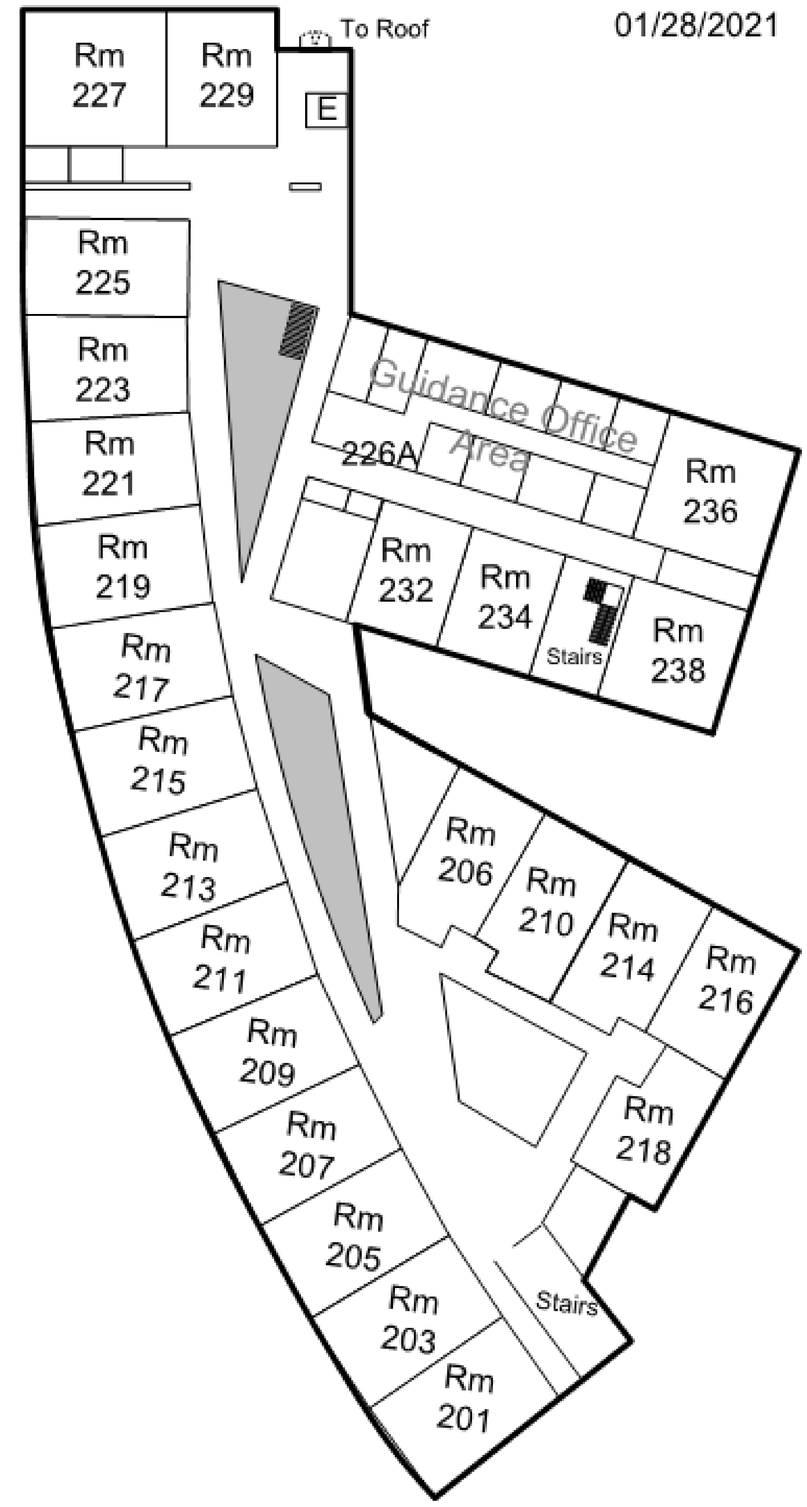

2021

Roxbury Elementary Facility Assessment & Analysis Report

Property:
Roxbury Elementary
751 West Hill Road
Stamford, Connecticut 06902

Prepared By:
StudioJAED
42 Weybosset Street, Suite 403
Providence, RI 02903
401.648.0884

SLAM | STUDIO JAED

November 10, 2021

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1.0 Authorized Assessment Account

In June 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a district-wide facility condition assessment and analysis of the Roxbury Elementary property located in Stamford, Connecticut. The primary goal of this project was to (1) investigate existing conditions and (2) identify deferred maintenance and long term capital renewal needs. As per industry standard guidelines, StudioJAED surveyed the property, interviewed site personnel, reviewed available construction/maintenance documents, and recorded observations related to the physical site and associated building structure. SLAM teamed with SLR to perform the site assessment and D'Agostino & Associates for technology / security.

This report is for the use of Stamford Public Schools and their assignees. All parties agree by accepting this report that any use of this report shall be limited by the exceptions and qualifications in this report, acknowledge that actual site conditions may change with time, and hidden conditions may exist at the property that were not discovered within the scope of the assessment. Any use of this report by other parties is at the risk of such party.

StudioJAED used a degree of care and skill ordinarily exercised by consultants in the preparation of the report and in assembling the data contained herein. No warranties are provided, either expressed or implied. StudioJAED is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The Facility Assessment and Analysis Report was completed and reviewed by the undersigned team members. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (401) 648-0884.

StudioJAED

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Principal, Assessment Architect

Discipline Lead: _____
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Report Reviewer: _____
Pamela J. Babuca, ALEP, ASID, IFMA
Principal

2.0 Executive Summary

StudioJAED Architects and Engineers, along with specialty systems sub-consultants SLR and D'Agostino & Associates, performed a facility condition assessment and analysis of the Roxbury Elementary property located in Stamford, Connecticut hereinafter referred to as the "Property". The purpose of the assessment was to perform a visual analysis of the Property's general condition and identify recommendations for major building systems and equipment maintenance, repair, or replacement over the next (10) ten years. Items identified were considered significant for the facility to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age.

2.1 Scope of Work

The primary field survey was conducted on 30, June, 2021 and the weather, as recorded on Accuweather.com, was warm with actual high and low temperatures of 95°F/73°F. The assessment team reviewed available documentation and interviewed site personnel regarding knowledge of any known existing conditions or issues. A general list of typical elements surveyed includes the following:

- Site and Grounds – Pavement, Parking, Curbs, Loading Docks, Walks, Landscaping, Irrigation, Site Drainage, Exterior Lighting, Walls, Fencing/Railing, and Exterior Amenities.
- Structural Systems – Readily observable portions of Foundations and Structural Framing of Walls, Columns, Intermediate Floors and Roofs.
- Building Envelope – Roofing Systems, Exterior Finishes, Stairs and Steps, Exterior Doors, and Exterior Windows.
- Interior Building Components – Property-owned Electrical, Heating/Ventilating/Air Conditioning (HVAC), and Plumbing Systems.
- Safety and Code Compliance – Life Safety, Fire Suppression Systems, and General Visual Review of Accessibility to Disabled Persons to include Accessible Exterior and Interior Routes, Doors and Common Toilet Facilities.

2.2 Prioritization of Need

Recommended corrective actions to repair and/or replace a building system or component were assigned a priority which, in the opinion of the assessor, classified the urgency of the work to be performed. The 10 year prioritization model utilized for this project was based on an industry standard, 4 tier approach. Definitions for each of the priority classifications are as shown.

PRIORITY CLASSIFICATIONS:

Priority 1 - Immediate
Work should be performed immediately.
Potential safety or security risk.

Priority 2 - High
Work to be performed within next 1-2 years.
Asset has reached the end of useful life.

Priority 3 - Medium
Work to be performed within next 3-5 years.
Asset will reach the end of useful life soon.

Priority 4 - Low
Work to be performed within next 6-10 years.
Anticipated need for repair or replacement.

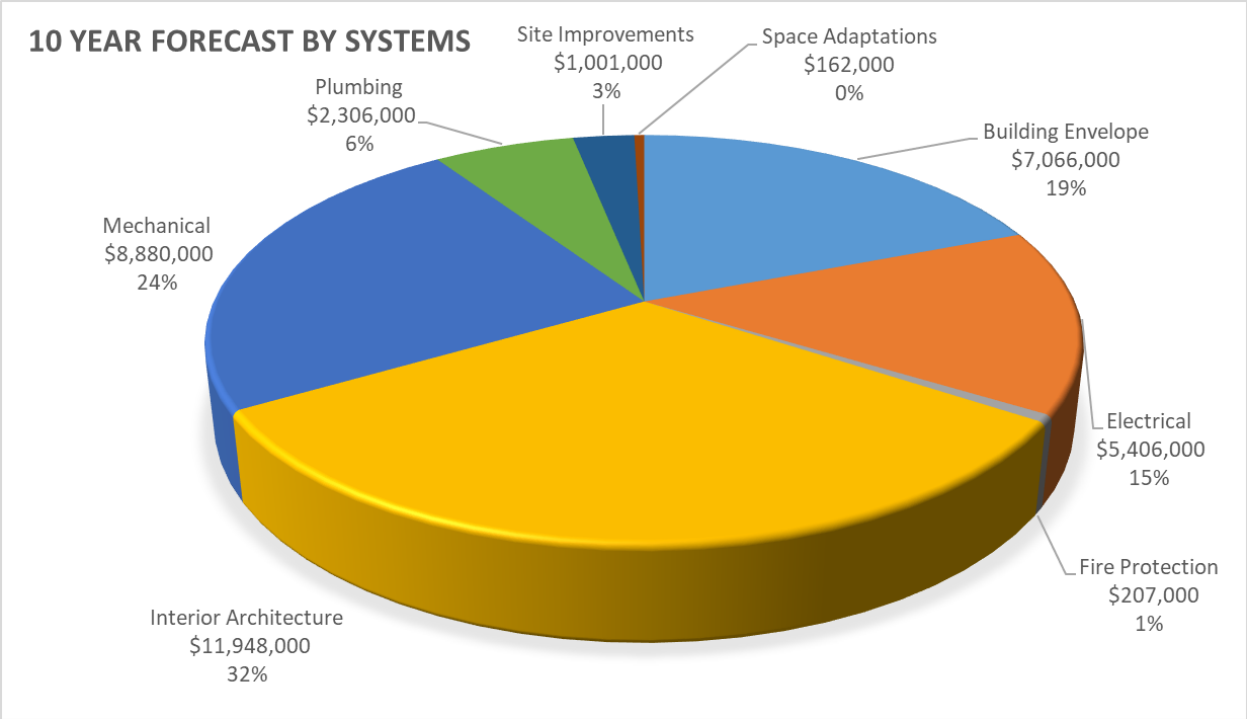
2.3 Findings & Recommendations

StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by Priority table provides an understanding of need based on the urgency or timeline for work to be completed. Based on industry standard architectural and engineering best practices, approximately (65%) sixty-five percent of the work should be completed within the next 1-2 years.

10 YEAR FORECAST BY PRIORITY

Priority		Extended Cost	% of Need
Immediate	$	90,111	0.2%
High (1 - 2 Years)	$	23,881,585	64.6%
Medium (3 - 5 Years)	$	7,816,330	21.1%
Low (6 - 10 Years)	$	5,187,975	14.0%
	$	**36,976,000**	**100%**

The 10 Year Forecast by Systems provides an analysis of estimated improvement needs by major systems. The data indicates that the Interior Architecture (32%), Mechanical (24%), and Building Envelope (19%) systems have the greatest overall investment needs. Refer to Appendix A to review a detailed description in the Deferred Maintenance & Asset Renewal Report.



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall poor condition. Refer to Section 4.0, General Physical Condition Rating, for additional information regarding the condition of major systems from a cost per gross square feet analysis of needs perspective.

3.0 General Property & Building Systems Description

3.1 Site / Amenities

The property is located at Roxbury Elementary, Stamford, in Fairfield County Connecticut on approximately 13.73 acres. The property is slopes gently downward from the west side of the property toward the east property line and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with a wood chips surface. Retaining walls not applicable.

Asphalt pavement and asphalt / concrete sidewalks serve vehicular and pedestrian traffic and both are in good condition. There are approximately 117 spaces in open lots. The paved areas are in fair to poor condition with evidence of cracking and pavement section deterioration. The curbing is in good condition site-wide. Sidewalk surfaces are in good condition. Fencing is provided along the entire perimeter of the property. The perimeter fencing is in good condition with isolated sections of damage. Grass play areas/field appear to be in good condition. Constructed play areas are in good condition. There is limited site lighting in the parking lots. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system. However, previous reports indicate that portions of the storm water from the paved areas flow across the surface into the adjacent public streets.

Sanitary sewer and the storm water sewer are provided by the City of Stamford. Domestic water is supplied by Aquarian, electrical service by CLMP, and natural gas is provided by Yankee Gas.

3.2 Architectural Systems

Main Building

Roxbury Elementary is approximately 104,000 square feet and is a one story structure. The building is masonry bearing walls and metal-framed roofs. Wings are steel post construction with metal-framed roof. Modular additions are wood frame structures on raised floors set on concrete piers. The roof assembly is comprised of flat roofs with built-up and single ply membranes. The exterior wall finish is predominantly brick veneer and curtain wall, painted T-1-11on modular additions, factory finished ceramic glazed metal panels on the Media Center and EIFS in isolated areas. There is no evidence of significant settlement or structural failure.

The exterior building envelope is in poor condition with varying roof assemblies and systems; all in need of replacement with the exception of a newly replaced area over the mechanical areas. There are both insulated and single pane windows present and both are in fair to poor condition. The exterior façade is in need of repair and application of a preventive maintenance coating.

Interior floor finishes include granite tile, resilient tile, ceramic tile, carpet, concrete, wood, quarry tile, and painted concrete slab and all are in poor condition. Interior wall finishes include painted drywall, painted plaster, stained wood panels, CMU, ceramic tile, and glazed CMU and are in fair to poor condition. Interior ceiling finishes include exposed structure, suspended acoustic tiles, painted plaster, painted concrete, and painted drywall and are in fair to poor condition. All casework and countertops are in poor condition and in need of replacement. All interior doors are worn and approaching the end of their useful life.

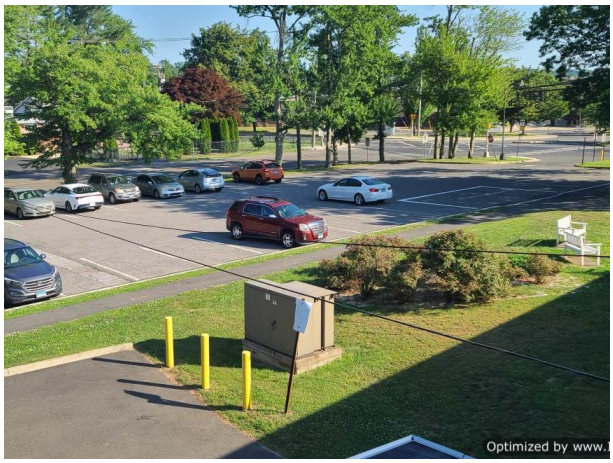
The building is non-compliant in terms of ADA restroom accommodations and door hardware as well as a number of handrails.

Modular Building

Roxbury Elementary's gross square footage is inclusive of two modular building additions that total approximately 9,700 square feet which includes connector hallways to the main building. Modular Building 1, located on the south side, is approximately 6,200 square feet. Modular Building 2, located on the north side, is approximately 3,500 square feet. They are one level elevated above grade with a secondary access / exit by wood steps and ramps. The steps and ramps are in poor condition and in need of select repair.

The exterior roof assembly is EPDM and is approaching the end of its useful life. The condition of the exterior wood siding is fair to poor and in need of repair and/or replacement. The interior finishes include ceramic tile walls, painted drywall partitions, resilient tile, carpet, and ceramic/ quarry floor tiles, and suspended acoustical ceiling tiles. Most interior finishes are in fair to poor condition.

This type of construction has a life expectancy of 15 to 20 years. Overall, the modular additions are in fair to poor condition and recommended for replacement with a permanent structure.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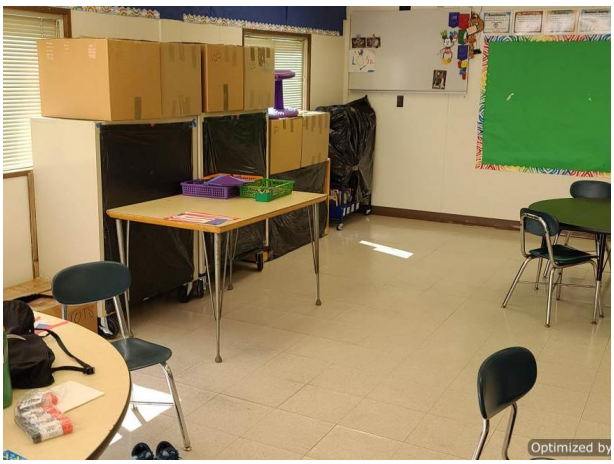
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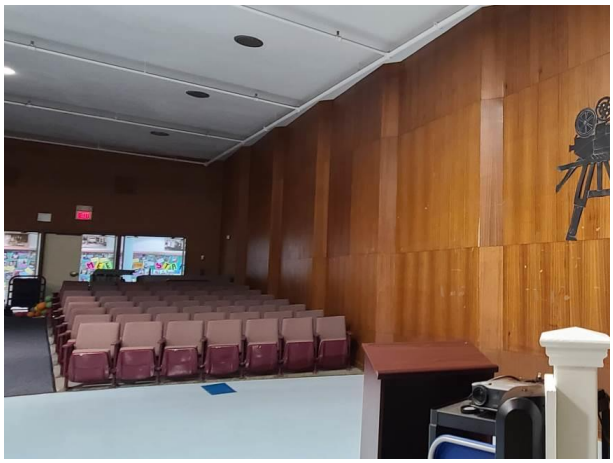

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3.3 Mechanical Systems

Main Building

Though some systems have been renewed, the Mechanical, Plumbing and Fire Protection systems at Roxbury ES are largely the original systems installed in the building in 1955. There was a significant mechanical renovation in 2001 when the boiler room equipment was mostly replaced. The main building is primarily served by the main boiler room steam boiler, and is mostly not air conditioned. The distribution/terminal/package equipment is served by a mixture of steam and hot water, which is provided by a steam to water heat exchanger in the boiler room. The 300 wing is served by a separate hot water boiler. The media center is served by a package rooftop A/C-heat unit. Other major core spaces are served by air handling and makeup air heating units. Classrooms are served by fin-tube radiation with minimal ventilation provided by makeup air units. All hydronic and steam piping should be replaced. Controls are original pneumatic with a recently replaced compressor/dryer. Segments of the building have some supplementary DDC controls. All of these systems and components require replacement during the 10 year study period.

Modular Building

Modular buildings are served by 5 ton (average) rooftop units which have been replaced in the lifecycle of the building, and will require replacement again during the next 10 years. Two PTAC units additionally serve the modular buildings that will require replacement. Based on existing conditions, it is the recommendation of this study that the modulars be replaced with a permanent structure, therefore replacement of these HVAC units is not in the report.

HVAC System Comprehensive Improvement Analysis

The mechancial system at Roxbury ES does not provide adequate ventilation or air conditioning. Based on existing equipment conditions and an initiative to add air condition building-wide, the District-Wide Summary: 10 Year Forecast Cost Analysis contains an allowance for the wholesale system replacement including demolition of the current system including central plant and distribution. This approach takes into consideration only select capital improvement needs in the Deferred Maintenance & Asset Renewal Report not impacted by system replacement.

Smith
CAST IRON BOILERS

STEAM

Smith

Vulcan
Brillo

3.4 Plumbing Systems

Main Building

The main building plumbing systems are provided domestic hot water from 2 domestic water boilers and circulators located in the boiler room. Fixtures appear to have been replaced in the 90's, but plumbing piping systems appear to be largely original. The entire system including boilers, fixtures and all domestic water piping should be replaced in the 10 year window. Refer to the corrections report for specific plumbing replacement or repair recommendations.

Modular Building

There are minimal plumbing systems in the modular classroom buildings. All plumbing within the modular structure would require replacement within the study period. Based on existing conditions, it is the recommendation of this study that the modulars be replaced with a permanent structure, therefore replacement of these HVAC units is not in the report.

3.5 Fire & Other Protection Systems

Main Building

The sprinkler system in the main building was installed in 1994 and will reach the end of its 30 year useful life in 3 years. The system should be planned to be replaced along with comprehensive renovations of the building. Refer to the corrections report for specific fire protection system replacement or repair recommendations.

The existing fire alarm system console (MFG – EST) has been recently replaced but devices such as smoke detectors and audio visual devices are old. In order to meet current code requirements, all fire alarm devices and wiring will need to be replaced to provide an addressable system.

Modular Building

The modular buildings are connected to the main building sprinkler system and should be replaced with the main building system.

The fire alarm system in the modular buildings are an extension of main building system.

3.6 Electrical Systems

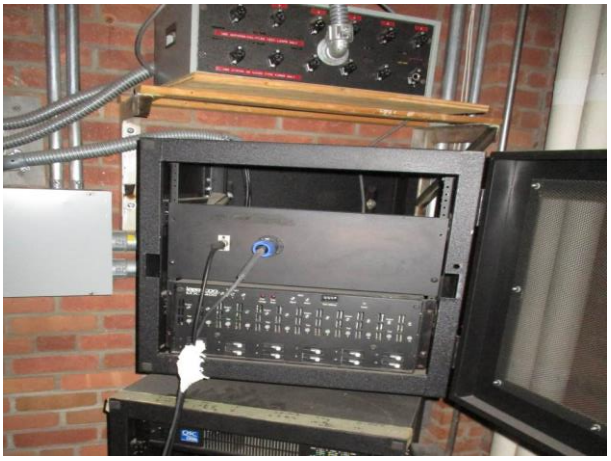
Main Building

Roxbury Elementary Schools secondary electric service is provided by an Eversource electric company owned outdoor pad mounted transformer located near the loading dock. Service voltage to the property is 208 Y /120 volt, 3 phase 4 wire. The service feeder from the pad mounted transformer terminates in to a 1600 amp frame main breaker with a switchboard located in the basement Access Room. From this switchboard, all main building panelboards as well as the modular located on the North side of the building are powered. Branch circuits from these panels power receptacles, lighting and equipment throughout the main building. The majority of interior lights are fluorescent, either 2x2 or 2x4 recessed. The gymnasium, kitchen and cafeteria have surface mounted fluorescent lights. Interior lights are controlled by wall switches located in each room. Exterior lights are surface mounted LED's. Site lighting is inadequate both in the front and rear parking lots.

Modular Building

The modular building located on the North side is powered directly from the main building. The modular building located on the South Side is powered from a separate utility company owned pad mounted transformer. A 208 Y /120 volt, 3 phase 4w secondary feeder terminates into a 600 amp breaker located in the electric closet. All panels for these classrooms are powered from a 600 amp panel also located in the same electric closet. Panels in individual classrooms provide 120 volt branch circuits for receptacles, lighting and equipment. Interior lights throughout the modular building are 2x4 recessed fluorescent.

AV-Line Switchboards



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3.7 Technology & Security Systems

Technology

The main building has a mix of Category 5E and Category 6 cabling supporting all end devices, which is adequate to support the current technology and security systems. We recommend replacing this cabling to the most recent category rating to accommodate future technology devices. Fiber optic backbone cabling between the MDF and each IDF consists of OM1 62.5/125um fiber optic cabling, which is capable of 1 Gbps per fiber pair. MDF to IDF2 has no fiber optic backbone cabling and appears to have a copper backbone connection. We recommend installing and replacing this fiber to OM4, which will support 40Gbps, to support the bandwidth requirements of new technology, especially the increased future use of Wi-Fi.

The Public Address system is in working order but is an antiquated analog system and beyond its useful life and maintenance. We recommend replacing this system for new. The Master Clock System was upgraded about 10-15 years ago and in fine working condition at this time, however, will be beyond its useful lifespan within the next 6-10 years.

Classroom Interactive Boards currently have Promethean boards which have been recently installed and are in good working order.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Security

The Intrusion Detection Security system receives many nuisance alarms and is antiquated. It is recommended to replace this system for new to accommodate the security needs of this property. The Video Surveillance Systems has been recently upgraded to a new managed system and includes new IP cameras in several areas of the school. There are locations where existing analog cameras are still being used and viewed on this new system. Coverage of the school is fair. We recommend replacing the existing analog cameras with IP cameras and supplementing the coverage with new IP cameras. The Access control system is minimal. The main entry door is equipped with an antiquated Aiphone intercom-door-release and a surveillance camera viewing the door. It is recommended to replace the existing Aiphone device with a modern device to include video that will assist with the assessment of a visitor requesting access into the school.

4.0 General Physical Condition Rating

The general physical condition ratings identified below are based on StudioJAED's visual inspection and overall impression of the Property's major building systems assessed as defined in the Executive Summary, Section 2.0.

MAIN BUILDING		Condition Rating		
Item	**Building / Site System**	**Good**	**Fair**	**Poor**
1	Building Envelope			X
2	Interior Architecture			X
3	Mechanical Systems		X	X
4	Electrical Systems			X
5	Plumbing Systems		X	X
6	Fire Alarm / Protection Systems	X		
7	Site Improvements		X	X

5.0 Opinions of Probable Costs

The opinions of probable cost presented in this document are for repair or renewal / replacement projected capital needs identified from a visual inspection of the defined Property site elements and primary building systems anticipated over the subsequent 10 year term. These opinions are based on StudioJAED's knowledge of industry standards and recommended "good" architectural and engineering practice. For the purpose of generating projected investment dollars, needs were calculated based on approximate quantities and estimated unit cost values were defined. Recommended corrective actions recorded do not constitute a warranty that all items, which may require repair or replacement, are included.

As a measure of quality assurance, StudioJAED's cost estimates were developed by our Certified Professional Estimators. All unit "trade" costs were developed using the RSMeans "CostWorks" application which was regionally adjusted to the materials, labor, and equipment cost for Bridgeport, Connecticut. The cost model approach applied to each corrective action was based on Construction Management-at-Risk (CMAR) with an additional (20%) twenty percent allowance to cover design fees and owner contingency.

The opinions of probable costs should be considered a preliminary order of magnitude for budget development. It also assumes that each facility will continue to operate in its current capacity and relative quality of care. Actual costs will vary from StudioJAED's probable costs based on a number of potential factors such as: a finer granularity or understanding of required scope of work, design solution approach, type of construction, quality of materials, equipment or system specifications, field conditions, need for abatement of hazardous materials, decision to comprehensively replace equipment or system versus partial replacement / repair, phased or staged implementation (if required), quality of contractor, overall project management, solicitation of competitive pricing, etc. An expanded budget projection/analysis typically requires the development of schematic design documents and preliminary specifications to obtain contractor bid estimates.

6.0 Limitations & Qualifications

The services described within this document were performed by StudioJAED. No warranties are provided, either expressed or implied. While StudioJAED made every reasonable effort to properly evaluate the Property conditions within the contracted scope of work, it is important to recognize that the investigation was limited in several respects including, but not limited to, the following:

StudioJAED's findings and conclusions are based primarily on the visual appearance of the Property at the time of our site visit and comparatively evaluated in contrast to our extensive condition assessment experience. Observations included only areas that were readily accessible to our assessment team members without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions.

Some of StudioJAED's conclusions are partially based on information provided by others. For the purposes of this report, we have assumed this information to be complete and correct unless noted otherwise. StudioJAED assumes no responsibility for incorrect information provided by others.

Our opinions of cost represent a preliminary opinion only and are neither a quote nor a warranty or representation as to the actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the Property conditions and are further limited by possible future changes in technology, by regulatory requirements, by Property location, and by contingencies that cannot reasonably be discovered until after commencement of onsite construction activities. StudioJAED shall not be liable to the Client nor any other property for any costs or expenses that may be incurred in excess of these estimates, for any losses that may be incurred as a result of these estimates being different from the actual costs, nor for any damages whatsoever in connection with these estimates.

This report is intended for the use of and may be relied upon only by the entities identified in Section 1.0 – Authorized Assessment Account. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or it findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by other based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans

Deferred Maintenance & Asset Renewal Report

Roxbury ES

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Roxbury Elementary School								
A10 Foundations								
A1030-01-09C Correct Concrete Slab on Grade Required by Install New (6" - 8")	A1030 Slab on Grade	Building Exterior	*Landing required at selected exterior doors*	Bldg Imprv	P2 / 1-2 Yrs	Accessibility	700 SQFT	$12,635
			Total Estimated Cost for **A10 Foundations**					**$12,635**
B10 Superstructure								
B1012-01-01C Correct Exterior Steel Ladder Deterioration by Demolition & Replacement	B1012 Exterior Building Access Ladder	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	15 LNFT	$7,009
B1012-01-03C Correct Exterior Steel Ladder Required by Install New	B1012 Exterior Building Access Ladder	Roof		Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	12 LNFT	$4,024
			Total Estimated Cost for **B10 Superstructure**					**$11,033**
B20 Exterior Enclosure								
B2010-01-07C Correct Cast in Place Concrete Wall Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	800 SQFT	$6,132
B2010-02-17C Correct Precast Concrete Wall Structural Cracking by Epoxy Injection	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	30 LNFT	$557
B2010-03-07C Correct Brick Masonry Wall Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	200 SQFT	$1,568

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".
Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

Deferred Maintenance & Asset Renewal Report

Roxbury ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2010-04-01C Correct Concrete Block Wall (Common) Deterioration by Demolition & Replacement	B2010 Exterior Wall	Gymnasium	*Further Structural investigation is required to determine cause of CMU wall cracking and settling in Gymnasium*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	40 SQFT	$2,207
B2010-30-01C Correct Quarry Tile Wall Deterioration by Demolition & Replacement	B2010 Exterior Wall	Media Center	*Existing wall finish is Ceramic Tile. Further investigation required to determine cause of moisture infiltration.*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	550 SQFT	$27,583
B2010-31-01C Correct Composite Wall Panel Deterioration by Demolition & Replacement	B2010 Exterior Wall	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	16 SQFT	$734
B2011-06-01C Correct Exterior Aluminum Soffit or Fascia Deterioration by Demolition & Replacement	B2011 Exterior Wall Specialties	Grounds	*Detached Storage Garage Building*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	128 SQFT	$3,743
B2011-06-01C Correct Exterior Aluminum Soffit or Fascia Deterioration by Demolition & Replacement	B2011 Exterior Wall Specialties	Roof	*Loading dock and main entrance*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	120 SQFT	$3,509
B2011-06-19C Correct Exterior Concrete Soffit or Fascia Finish Deterioration by Prep & Refinish	B2011 Exterior Wall Specialties	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,500 SQFT	$23,263
B2020-05-01C Correct Aluminum Storefront System Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Exterior		Def Maint	P2 / 1-2 Yrs	Useful Life	9,200 SQFT	$2,936,188

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2021-01-07C Correct Window General Moisture or Air Infiltration by Recaulking	B2021 Exterior Window General	Building Exterior		Def Maint	P4 / 6-10 Yrs	Useful Life	3,200 LNFT	$37,508
B2030-04-01C Correct Hollow Metal Door Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Def Maint	P2 / 1-2 Yrs	Useful Life	55 EACH	$223,891
			Total Estimated Cost for **B20 Exterior Enclosure**					**$3,266,882**
B30 Roofing								
B3010-07-03C Correct Built-Up Bituminous Roof Deterioration by Demolition & Replacement with Alternative Material (Single-ply)	B3010 Roof Covering	Roof	*Replace with EPDM*	Def Maint	P2 / 1-2 Yrs	Useful Life	23,150 SQFT	$921,921
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	16,203 SQFT	$637,575
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	53,315 SQFT	$2,097,903
B3020-03-01C Correct Skylight Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	550 SQFT	$113,067
B3020-04-01C Correct Roof Hatch Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	1 EACH	$2,193

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B3020-04-05C Correct Roof Hatch Guardrail Required by Install New	B3020 Roof Opening	Roof		Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	1 EACH	$2,474
			Total Estimated Cost for **B30 Roofing**					**$3,775,133**
C10 Interior Construction								
C1010-09-01C Correct Wood Frame & Wood Paneling Partition Deterioration by Demolition & Replacement with Alternative Material	C1010 Interior Partition	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	240 SQFT	$5,723
C1020-02-01C Correct Wood Door Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	98 EACH	$208,518
C1020-02-05C Correct Wood Door Finish Deterioration by Prep & Refinish	C1020 Interior Door	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	71 EACH	$23,081
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	20 EACH	$36,232
C1030-06-02C Correct Interior Signage Panel Signage Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	120 EACH	$17,333
			Total Estimated Cost for **C10 Interior Construction**					**$290,886**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C20 Stairs & Ramps								
C2020-05-01C Correct Resilient / Rubber Stair Tread & Nosing Finish Deterioration by Demolition & Replacement	C2020 Interior Stair Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	27 LNFT	$1,537
			Total Estimated Cost for **C20 Stairs & Ramps**					**$1,537**
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	92,170 SQFT	$385,743
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Cafeteria		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4,800 SQFT	$20,089
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,600 SQFT	$10,881
C3010-02-01C Correct Wood Wall Finish Deterioration by Demolition & Replacement	C3010 Wall Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	4,780 SQFT	$224,524
C3010-03-01C Correct Ceramic Tile Wall Finish Deterioration by Demolition & Replacement	C3010 Wall Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	750 SQFT	$24,022
C3010-03-02C Correct Ceramic Tile Wall Finish Deterioration by Regrouting	C3010 Wall Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,200 SQFT	$34,689

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-06-01C Correct Acoustical Wall Panel Deterioration by Demolition & Replacement	C3010 Wall Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	21,000 SQFT	$425,550
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,040 SQFT	$57,300
C3020-05-01C Correct Non Slip Rubber Floor Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide	*At Landing Area of Hallway stairs*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	30 SQFT	$937
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	309 SQFT	$10,292
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	861 SQFT	$28,679
C3020-10-02C Correct Terrazzo Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	310 SQFT	$2,889
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,700 SQFT	$14,009
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Cafeteria		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,665 SQFT	$30,203

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,800 SQFT	$23,074
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	28 SQYD	$2,982
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	88 SQYD	$9,373
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	561 SQYD	$59,754
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,660 SQFT	$21,582
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	900 SQFT	$5,307
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	56,500 SQFT	$596,437
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,342 SQFT	$35,279

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
			Total Estimated Cost for **C30 Interior Finishes**					**$2,023,595**
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	53 EACH	$152,586
D2010-03-01C Correct Lavatory Faucet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	44 EACH	$47,787
D2010-03-10C Correct Lavatory Trap Insulation Required by Install New	D2010 Plumbing Fixtures	Building Wide		Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	57 EACH	$15,807
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	20 EACH	$50,692
D2010-07-01C Correct Drinking Fountain Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	12 EACH	$32,222
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	5 EACH	$19,493
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	45 EACH	$101,885

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-16-02C Correct Commercial Kitchen Stainless Steel Sink Double Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$9,803
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	89,000 BLDG SF	$1,429,753
D2020-08-03C Correct Domestic Water Heater (80 Gal Gas Fired) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$12,107
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	*Select locations as needed.*	Def Maint	P2 / 1-2 Yrs	Useful Life	45,000 BLDG SF	$430,380
D2030-05-01C Correct Sump Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$3,087
			Total Estimated Cost for **D20 Plumbing**					**$2,305,601**
D30 HVAC								
D3010-02-01C Correct Oil Fuel Transfer Pump Deterioration by Demolition & Replacement	D3010 Energy Supply	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$5,903

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3010-04-01C Correct Gas Fuel Distribution Piping (1") Pipe, Valves & Fittings Deterioration by Demolition & Replacement	D3010 Energy Supply	Kitchen	*For replaced kitchen equipment*	Def Maint	P3 / 3-5 Yrs	Useful Life	200 LNFT	$11,851
D3020-01-09C Correct Steam Boiler Deterioration (4,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room	*Main boiler room. Client prefers migration to Hot Water boilers.*	Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$413,661
D3020-02-05C Correct Hot Water Boiler Deterioration (1,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room	*300 Wing Boiler Room*	Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$102,642
D3020-04-01C Correct Gas Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room	*300 Wing Boiler*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$15,644
D3020-05-01C Correct Dual Fuel Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room	*Main boilers*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$32,422
D3020-10-07C Correct Boiler Chemical Feed System (5 Gal) Required by Install New	D3020 Heat Generation	Boiler Room	*For Hot Water Boiler*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$5,642
D3020-10-07C Correct Boiler Chemical Feed System (5 Gal) Required by Install New	D3020 Heat Generation	Boiler Room	*For Steam Boilers*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$5,642
D3020-12-05C Correct Steam Condensate Tank (100 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$7,001

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-02-28C Correct Air Handling Unit Heating Only (10,000 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Gym/Cafeteria/ Auditorium		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$309,968
D3040-06-05C Correct Steam or Hot Water Makeup Air Unit (3000 MBH) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	*Roof accessed equipment area. Serves Auditorium and Cafeteria.*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$113,555
D3040-09-09C Correct Exhaust or Induction Fan (1 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	10 EACH	$77,057
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide	*Replace with Hydronic*	Def Maint	P2 / 1-2 Yrs	Useful Life	89,000 BLDG SF	$1,349,119
D3040-18-04C Correct Hydronic Distribution Base Mount Pump (10 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room	*300 Wing*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$38,968
D3040-18-04C Correct Hydronic Distribution Base Mount Pump (10 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room	*Main Boiler Room*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$77,937
D3040-20-06C Correct Steam to Liquid System Heat Exchanger (100 GPM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$128,697

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-01-02C Correct Packaged Rooftop Air Conditioning & Heating Unit (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*Serves Modular Classrooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	10 EACH	$321,869
D3050-01-10C Correct Packaged Rooftop Air Conditioning & Heating Unit (50 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*Media Center Unit*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$216,381
D3050-07-06C Correct Computer Room (MDF/IDF) Split System Air Conditioning System Required by Install New	D3050 Terminal & Packaged Units	MDF, IDF1, IDF2, IDF3	*MDF, IDF 1, IDF 2, and IDF 2 require additional room cooling for equipment operation.*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	4 EACH	$43,401
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	20 EACH	$145,348
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	10 EACH	$22,737
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	1,120 LNFT	$329,631
D3050-34-04C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$21,006

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-35-01C Correct Steam or Hot Water Convector (36" wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	20 EACH	$71,428
D3060-01-05C Correct Pneumatic Control System Deterioration by Demolition & Replacement with Alternate DDC System (Bldg SF)	D3060 HVAC Instrumentation & Controls	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	89,000 BLDG SF	$1,441,277
			Total Estimated Cost for **D30 HVAC**					**$5,308,787**
D40 Fire Protection								
D4010-01-01C Correct Wet Pipe Sprinkler System Head Deterioration by Demolish & Replace Heads (Bldg SF)	D4010 Sprinklers	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	89,000 BLDG SF	$207,363
			Total Estimated Cost for **D40 Fire Protection**					**$207,363**
D50 Electrical								
D5010-12-04C Correct Panelboard (100 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$8,586
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	*New panels for additional outlets*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	7 EACH	$167,119
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Storage Room		Def Maint	P3 / 3-5 Yrs	Useful Life	3 EACH	$22,596

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-15-01C Correct Disconnect Switch Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P2 / 1-2 Yrs	Useful Life	6 EACH	$12,121
D5020-10-01C Correct Building Wide General Lighting Inefficient by Demolition & Replacement with Alternative Product (Bldg SF)	D5020 Lighting & Branch Wiring	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	89,000 BLDG SF	$1,501,437
D5020-11-03C Correct Exit Sign Required by Install New	D5020 Lighting & Branch Wiring	Classroom	*Install exit & emergency light combination unit with remote head at each door leading to exit to parking lot.*	Bldg Imprv	P1 / Immed	Codes - BLDG	35 EACH	$81,383
D5020-13-02C Correct Stage Lighting System Deterioration by Demolition & Replacement with Alternate Fixture (LED)	D5020 Lighting & Branch Wiring	Auditorium		Def Maint	P4 / 6-10 Yrs	Useful Life	1 LPSM	$323,200
D5020-16-04C Correct Exterior Building Wall Mounted Lighting Required by Install New	D5020 Lighting & Branch Wiring	Building Exterior	*Recommend additional exterior lighting be provided around building perimeter*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	15 EACH	$28,334
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide	*Outlets in classroom*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	160 EACH	$153,179
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*Branch circuit wiring for new outlets*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	16,000 LNFT	$124,030

Deferred Maintenance & Asset Renewal Report

Roxbury ES

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5030-03-02C Correct Building Wide Fire Alarm System Deterioration by Demolition & Replacement (Bldg SF)	D5030 Fire Alarm System	Building Wide	*Replace existing devices and wiring. FACP console is new.*	Def Maint	P3 / 3-5 Yrs	Useful Life	89,000 BLDG SF	$851,196
D5031-03-01C Correct Security System Motion or Glass Break Detector Deterioration by Demolition & Replacement (BLDG SF)	D5031 Security Access & Surveillance	Building Wide	*Antiquated System - problems with nuisance alarms*	Def Maint	P3 / 3-5 Yrs	Security	89,000 BLDG SF	$42,720
D5031-07-01C Correct Video Surveillance Indoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Upgrades have been recently installed.*	Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	$10,028
D5031-20-01C Correct Security Access Control System (Head End Only) Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Minimal access control on site.*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$5,351
D5031-20-03C Correct Security Access Control with Video Intecom Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Main Entryway	*Antiquated System.*	Def Maint	P2 / 1-2 Yrs	Security	2 EACH	$11,119
D5032-01-05C Correct Master Clock System Deterioration by Demolition & Replacement with Wireless System (Bldg SF)	D5032 Clock & Program Systems	Building Wide	*Replace with Wireless System.*	Def Maint	P4 / 6-10 Yrs	Useful Life	89,000 BLDG SF	$236,797

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Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5033-01-01C Correct Building Wide Intercom System Deterioration by Demolition & Replacement (Bldg SF)	D5033 Intercom Systems	Building Wide	*Antiquated system. Gymnasium does not have a local sound system. Cafeteria local sound system speakers are not adequate for the space.*	Def Maint	P3 / 3-5 Yrs	Function/ Functional	89,000 BLDG SF	$320,240
D5035-04-01C Correct Building-Wide Telephone System Deterioration by Demolition & Replacement (Bldg SF)	D5035 Telephone System	Building Wide	*Intermittent problems with the phone cabling. Recommended to upgrade to VoIP.*	Def Maint	P2 / 1-2 Yrs	Useful Life	89,000 BLDG SF	$304,636
D5036-01-03C Correct Technology System Wiring Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide	*Cabling should be replaced with most current category rated cabling within 6-10 years. Horizontal wiring*	Def Maint	P4 / 6-10 Yrs	Useful Life	225,000 LNFT	$686,016
D5036-03-06C Correct Data Room Equipment Grounding System Required by Install New	D5036 Technology System	MDF, ALL IDF'S	*All equipment and racks should be grounded.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	6 LPSM	$25,348
D5036-06-01C Correct Fiber Optic Backbone Wiring Deterioration by Demolition & Replacement	D5036 Technology System	MDF to IDF 1MDF to IDF 2MDF to IDF 3	*All IDF's currently have OM1 fiber ran from the MDF. Antiquated system should be upgraded to meet the needs of today's technology standards.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	2,000 LNFT	$8,888

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5090-01-17C Correct Diesel Fuel Emergency Generator (500 kW) Required by Install New	D5090 Other Electrical Systems	MDF, ALL IDF'S	*Owner requested provision for emergency generator including capacity of all MDF / IDF equipment & associated room cooling.*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$374,176
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	MDF	*Replace UPS's*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$23,010
D5090-04-04C Correct Uninterruptable Power Supply System (5 KVA) Required by Install New	D5090 Other Electrical Systems	IDF1, IDF2, IDF2		Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	4 EACH	$84,001
			Total Estimated Cost for **D50 Electrical**					**$5,405,510**
E10 Equipment								
E1020-04-01C Correct Stage Curtain Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Auditorium		Def Maint	P3 / 3-5 Yrs	Useful Life	180 SQYD	$164,285
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	11 EACH	$300,207
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	46 EACH	$1,255,413

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E1040-03-01C Correct Dock Bumper Deterioration by Demolition & Replacement	E1040 Dock Lift & Equipment	Loading Dock		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4 EACH	$2,804
			Total Estimated Cost for **E10 Equipment**					**$1,722,709**
E20 Furnishings								
E2010-02-05C Correct Multi-Compartment Storage Unit Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	6,750 SQFT	$716,148
E2010-03-01C Correct Shelving Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	550 LNFT	$17,845
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	35 LNFT	$12,146
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	52 LNFT	$43,205
E2010-04-11C Correct Laminate Countertop Only Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide	*Include replacement of countertop supports*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	950 SQFT	$57,043
E2010-06-01C Correct Library Circulation Desk Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	30 LNFT	$32,316

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E2010-06-02C Correct Library Casework Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	96 LNFT	$50,823
E2011-03-01C Correct Roller Shade Deterioration by Demolition & Replacement with Manual Shade System (Window SF)	E2011 Window Treatment	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	9,200 SQFT	$219,377
E2013-01-01C Correct Auditorium Seating Deterioration by Demolition & Replacement	E2013 Fixed Seating	Auditorium		Def Maint	P3 / 3-5 Yrs	Useful Life	225 EACH	$199,522
			Total Estimated Cost for **E20 Furnishings**					**$1,348,424**
F10 Special Construction								
F1010-13-01C Correct Modular Classroom Deterioration by Demolition & Replacement with Permanent Structure	F1010 Special Structures	Modular Building 1 - South Side	*Demo existing modular classroom and construct new building addition.*	Def Maint	P2 / 1-2 Yrs	Useful Life	6,200 SQFT	$3,160,307
F1010-13-01C Correct Modular Classroom Deterioration by Demolition & Replacement with Permanent Structure	F1010 Special Structures	Modular Building 2 - North Side	*Demo existing modular classroom and construct new building addition.*	Def Maint	P2 / 1-2 Yrs	Useful Life	3,500 SQFT	$1,784,044
			Total Estimated Cost for **F10 Special Construction**					**$4,944,351**
F20 Selective Demolition								
F2020-02-01C Correct Asbestos Boiler Flue Gasket Remediation Required by Abatement & Install New	F2020 Hazardous Components Abatement	Boiler Room	*Reference AHERA Report. Noted as Flue Cement*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	1 EACH	$2,346

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
F2020-04-03C Correct Asbestos Pipe Insulation and Pipe Remediation Required by Abatement & Pipe Removal	F2020 Hazardous Components Abatement	Building Wide	*Reference AHERA Report. Qty Estimated*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 LNFT	$59,851
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Auditorium	*Existing damaged or worn 12x12 tile. See AHERA Report.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	2,280 SQFT	$51,873
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide	*Existing damaged or worn 12x12 tile. See AHERA Report.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	51,381 SQFT	$1,168,996
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Media Center	*Existing damaged or worn 12x12 tile. See AHERA Report.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	420 SQFT	$9,556
F2020-13-01C Correct Asbestos Wiring Insulation Remediation Required by Abatement	F2020 Hazardous Components Abatement	Auditorium	*Reference AHERA Report*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 LNFT	$22,334
F2020-15-01C Correct Asbestos Sink Undercoating Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	*Reference AHERA Report. Rooms 101-102, 201-217, 401-405, 407-412, 414, 502-508, 601, atrium/ lounge, nurse office per AHERA Report.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	43 EACH	$246,377
F2020-42-01C Correct Asbestos Quarry Tile Remediation Required by Abatement & Install New	F2020 Hazardous Components Abatement	Kitchen	*See AHERA Report.*	Def Maint	P3 / 3-5 Yrs	Environ Imprvmt	700 SQFT	$55,441
			Total Estimated Cost for **F20 Selective Demolition**					**$1,616,774**

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Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G20 Site Improvements								
G2020-01-01C Correct Bituminous Parking Lot Deterioration by Demolition & Replacement	G2020 Parking Lots	Lot at Southwest Corner of Property		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,025 SQYD	$107,453
G2020-01-01C Correct Bituminous Parking Lot Deterioration by Demolition & Replacement	G2020 Parking Lots	Lower Lot in Northeast Corner of Property		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,300 SQYD	$241,114
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Accessible Parking Spaces at Front Entrance		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	200 SQYD	$3,336
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Lot at Northeast Corner of Property		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,300 SQYD	$21,684
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Lot at Southwest Corner of Property	*Replace with Concrete Curb*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	475 LNFT	$34,346
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Lower Lot in Northeast Corner of Property	*Replace with Concrete Curb*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	700 LNFT	$50,615

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Bituminous Concrete Wrapping the Portable Classrooms		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	550 SQYD	$51,714
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walk Leading to Parking Lot in Southwest Corner of Property		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	30 SQYD	$2,821
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walk on North Side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	100 SQYD	$9,403
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walk wrapping Northwest Corner of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	75 SQYD	$7,052
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walks in the "U" of the School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	600 SQYD	$56,416
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walks on the South Side of the School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	115 SQYD	$10,813

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2030-01-02C Correct Bituminous Sidewalk Deterioration by Demo & Replacement with Alternative Material (Concrete)	G2030 Pedestrian Paving	Walk Adjacent to Parking Lot in Northwest Corner of Property		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	60 SQYD	$8,498
G2030-01-04C Correct Bituminous Sidewalk Deterioration by Overlayment	G2030 Pedestrian Paving	Grounds		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	120 SQYD	$1,835
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Building Exterior	*Replace existing wood stairs with concrete*	Def Maint	P2 / 1-2 Yrs	Codes - HVAC	5 RISR	$6,473
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Stairs Leading to Lower Parking Lot in Northwest Corner of Property		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	11 RISR	$14,241
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Stairs Leading to Parking Lot in Southwest Corner of Property	*Landing at base of stairs needed*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	9 RISR	$11,652
G2032-01-01C Correct Concrete Ramp Deteriorated by Demolition & Replacement	G2032 Exterior Ramp Construction	Building Exterior	*Existing ramp is wood. Replace with Concrete*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	210 SQFT	$48,324
G2032-01-01C Correct Concrete Ramp Deteriorated by Demolition & Replacement	G2032 Exterior Ramp Construction	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	100 SQFT	$23,011

Deferred Maintenance & Asset Renewal Report

Roxbury ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2032-01-02C Correct Concrete Ramp Required by Install New	G2032 Exterior Ramp Construction	Building Exterior	*No ramps currently exist at exterior doors*	Bldg Imprv	P2 / 1-2 Yrs	Accessibility	400 SQFT	$54,910
G2033-01-01C Correct Handrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	10 LNFT	$851
G2033-01-01C Correct Handrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Stairs Leading to Lower Parking Lot in Northwest Corner of Property		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	80 LNFT	$6,811
G2033-01-01C Correct Handrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Stairs Leading to Lower Parking Lot in Southwest Corner of Property		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	40 LNFT	$3,406
G2040-04-06C Correct Chain Link Fence & Gates (8' High) Deterioration by Demolition & Replacement	G2040 Site Development	Fence at Baseball Field Benches & Bleachers		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	50 LNFT	$4,833
G2040-17-01C Correct Playground Hard Surfacing Deterioration by Demolition & Replacement	G2040 Site Development	Paved Playground at the Southwest of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	600 SQYD	$20,158

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng “good practice”.
Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2040-17-01C Correct Playground Hard Surfacing Deterioration by Demolition & Replacement	G2040 Site Development	Paved Playground at the Southwest of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,300 SQYD	$43,675
G2041-01-01C Correct Baseball or Softball Field Backstop Deterioration by Demolition & Replacement	G2041 Athletic & Recreational Equipment	Baseball Field		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1 EACH	$18,363
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscaping	Soccer Fields/Baseball Outfield		Def Maint	P4 / 6-10 Yrs	Useful Life	670 SQYD	$12,183
G2050-04-4C Correct Deteriorated Trees and Stumps by Removal	G2050 Landscaping	Grounds	*Tree limbs over roof areas*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3 EACH	$7,315
			Total Estimated Cost for **G20 Site Improvements**					**$883,305**
G40 Site Electrical Utilities								
G4020-01-04C Correct Insufficient Pole Mounted Site Lighting by Install New	G4020 Site Lighting	Parking Lot		Bldg Imprv	P4 / 6-10 Yrs	Function/ Functional	7 EACH	$93,279
			Total Estimated Cost for **G40 Site Electrical Utilities**					**$93,279**
H10 Space Requirements								
H1020-01-2C Correct General Space Entrance not ADA Jamb Clearance Compliant by Demo & Reconfigure Space Entrance	H1020 Space Reconfiguration	Select 1st Floor Classrooms	*Reconfigure entrance at select classrooms to provide access.*	Def Maint	P4 / 6-10 Yrs	Codes - BLDG	6 EACH	$76,917

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
H1020-05-02C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Building Wide	*Provide (2) single user accessible toilets each at 75 SQFT.*	Bldg Imprv	P2 / 1-2 Yrs	Accessibility	150 SQFT	$85,489
			Total Estimated Cost for **H10 Space Requirements**					**$162,405**
Z10 General Requirements								
Z1040-01-01C Correct Investigation Consultant Services Required by Contracting Appropriate AE Professionals	Z1040 Design & Consultant Services	Gymnasium	*Structural investigation is required to determine cause of CMU wall cracking and settling in Gymnasium*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 LPSM	$14,382
			Total Estimated Cost for **Z10 General Requirements**					**$14,382**

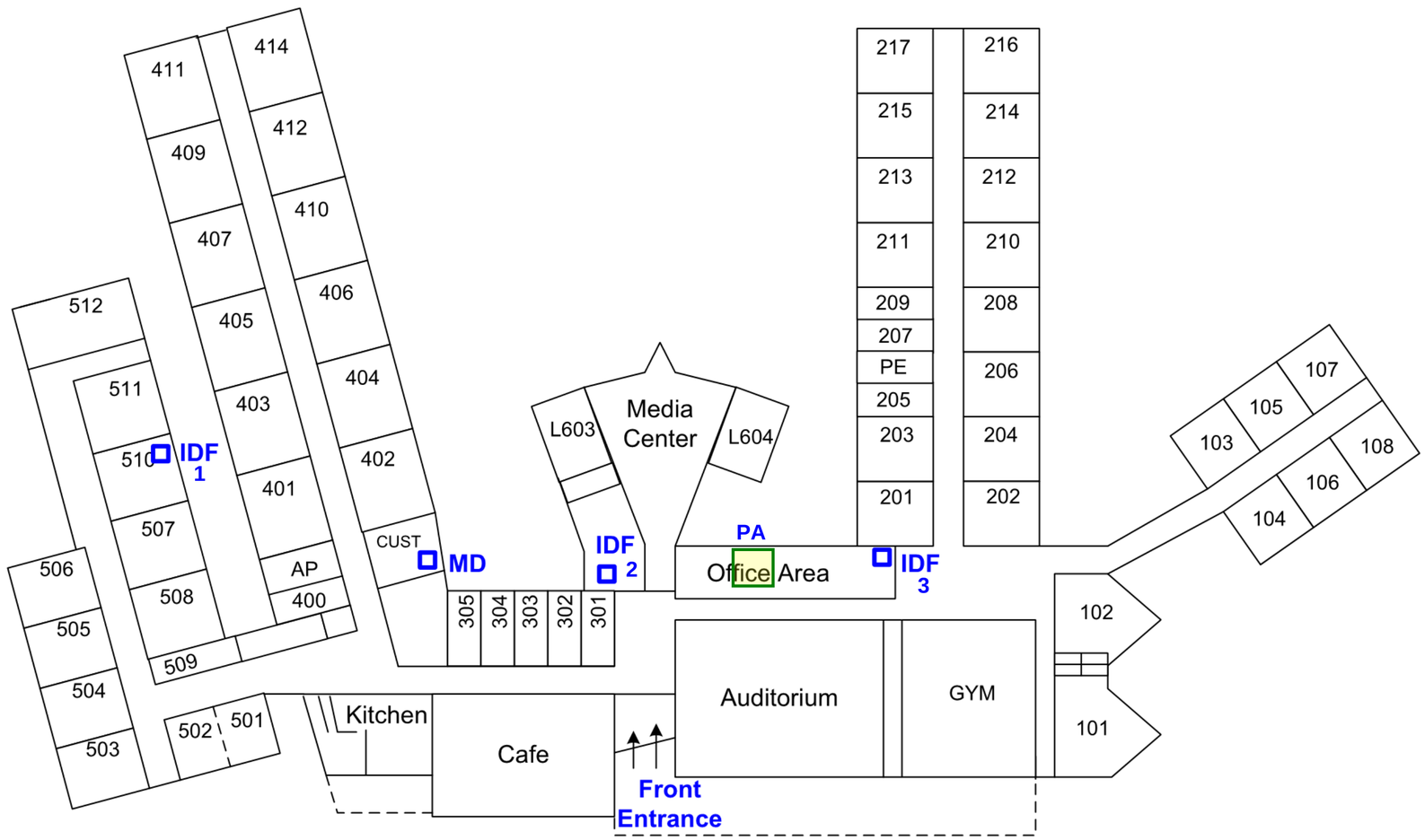
Roxbury Elementary School Total Estimated Cost: **$33,394,591**

Total Estimated "Deferred Maintenance" Cost: **$32,033,719**

Total Estimated "Building Improvement" Cost: **$1,360,872**

Roxbury Elementary School

08/22/12



Roxbury Elementary School

LAN Closet Locations

07/2021

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2021

Springdale ES Facility Assessment & Analysis Report

Property:
Springdale Elementary
1127 Hope Street
Stamford, Connecticut 06907

Prepared By:
StudioJAED
42 Weybosset Street, Suite 403
Providence, RI 02903
401.648.0884

November 10, 2021

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1.0 Authorized Assessment Account

In June 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a district-wide facility condition assessment and analysis of the Springdale Elementary property located in Stamford, Connecticut. The primary goal of this project was to (1) investigate existing conditions and (2) identify deferred maintenance and long term capital renewal needs. As per industry standard guidelines, StudioJAED surveyed the property, interviewed site personnel, reviewed available construction/maintenance documents, and recorded observations related to the physical site and associated building structure. SLAM teamed with SLR to perform the site assessment and D'Agostino & Associates for technology / security.

This report is for the use of Stamford Public Schools and their assignees. All parties agree by accepting this report that any use of this report shall be limited by the exceptions and qualifications in this report, acknowledge that actual site conditions may change with time, and hidden conditions may exist at the property that were not discovered within the scope of the assessment. Any use of this report by other parties is at the risk of such party.

StudioJAED used a degree of care and skill ordinarily exercised by consultants in the preparation of the report and in assembling the data contained herein. No warranties are provided, either expressed or implied. StudioJAED is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The Facility Assessment and Analysis Report was completed and reviewed by the undersigned team members. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (401) 648-0884.

StudioJAED

Discipline Lead: _____
Philip R. Conte, AIA, NCARB
Principal, Assessment Architect

Discipline Lead: _____
David T. Spangler, P.E.
Principal, Assessment Mechanical / Plumbing Engineer

Discipline Lead: _____
Parag H. Patel, P.E.
Assessment Electrical Engineer

Report Reviewer: _____
Pamela J. Babuca, ALEP, ASID, IFMA
Principal

2.0 Executive Summary

StudioJAED Architects and Engineers, along with specialty systems sub-consultants SLR and D'Agostino & Associates, performed a facility condition assessment and analysis of the Springdale Elementary property located in Stamford, Connecticut hereinafter referred to as the "Property". The purpose of the assessment was to perform a visual analysis of the Property's general condition and identify recommendations for major building systems and equipment maintenance, repair, or replacement over the next (10) ten years. Items identified were considered significant for the facility to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age.

2.1 Scope of Work

The primary field survey was conducted on 7, September, 2021 and the weather, as recorded on Accuweather.com, was partly cloudy with actual high and low temperatures of 82°F/68°F. The assessment team reviewed available documentation and interviewed site personnel regarding knowledge of any known existing conditions or issues. A general list of typical elements surveyed includes the following:

- Site and Grounds – Pavement, Parking, Curbs, Loading Docks, Walks, Landscaping, Irrigation, Site Drainage, Exterior Lighting, Walls, Fencing/Railing, and Exterior Amenities.
- Structural Systems – Readily observable portions of Foundations and Structural Framing of Walls, Columns, Intermediate Floors and Roofs.
- Building Envelope – Roofing Systems, Exterior Finishes, Stairs and Steps, Exterior Doors, and Exterior Windows.
- Interior Building Components – Property-owned Electrical, Heating/Ventilating/Air Conditioning (HVAC), and Plumbing Systems.
- Safety and Code Compliance – Life Safety, Fire Suppression Systems, and General Visual Review of Accessibility to Disabled Persons to include Accessible Exterior and Interior Routes, Doors and Common Toilet Facilities.

2.2 Prioritization of Need

Recommended corrective actions to repair and/or replace a building system or component were assigned a priority which, in the opinion of the assessor, classified the urgency of the work to be performed. The 10 year prioritization model utilized for this project was based on an industry standard, 4 tier approach. Definitions for each of the priority classifications are as shown.

PRIORITY CLASSIFICATIONS:

Priority 1 - Immediate
Work should be performed immediately.
Potential safety or security risk.

Priority 2 - High
Work to be performed within next 1-2 years.
Asset has reached the end of useful life.

Priority 3 - Medium
Work to be performed within next 3-5 years.
Asset will reach the end of useful life soon.

Priority 4 - Low
Work to be performed within next 6-10 years.
Anticipated need for repair or replacement.

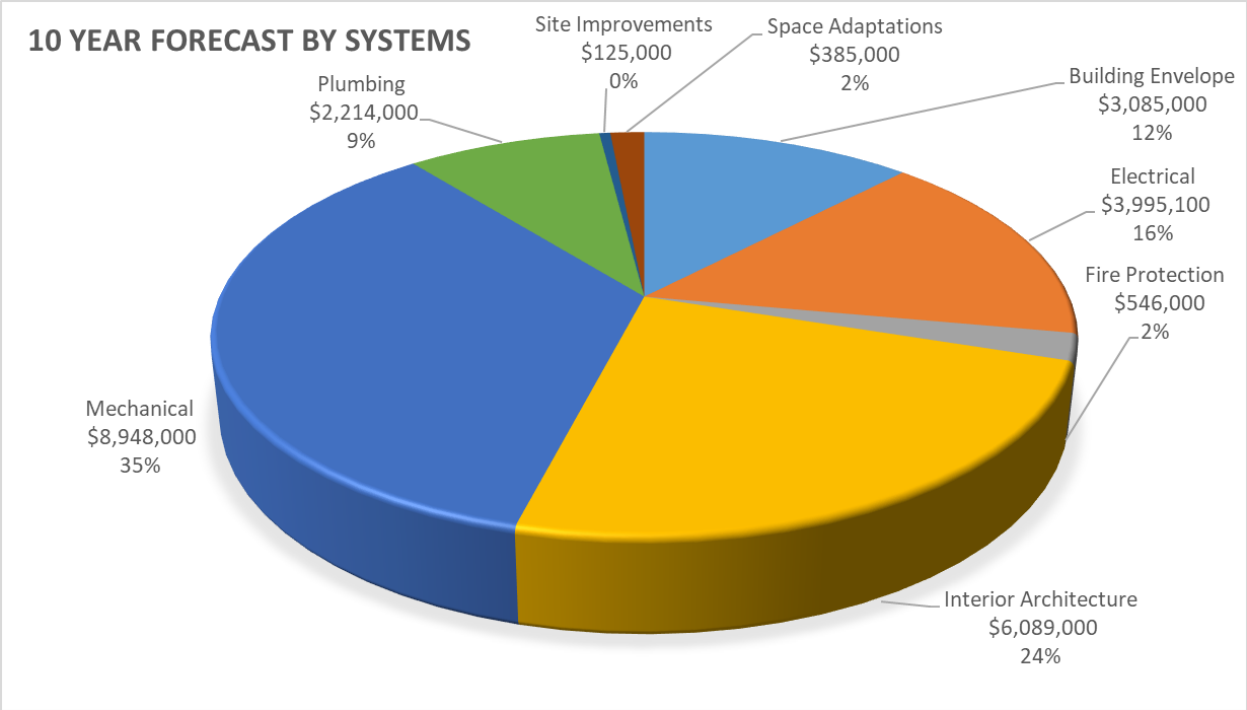
2.3 Findings & Recommendations

StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by Priority table provides an understanding of need based on the urgency or timeline for work to be completed. Based on industry standard architectural and engineering best practices, approximately (62%) sixty-three percent of the work should be completed within the next 1-2 years.

10 YEAR FORECAST BY PRIORITY

Priority		Extended Cost	% of Need
Immediate	$	25,889	0.1%
High (1 - 2 Years)	$	15,695,721	61.8%
Medium (3 - 5 Years)	$	5,609,702	22.1%
Low (6 - 10 Years)	$	4,055,687	16.0%
	$	**25,387,000**	**100%**

The 10 Year Forecast by Systems provides an analysis of estimated improvement needs by major systems. The data indicates that the Mechanical (35%), Interior Architecture (24%), and Electrical (16%) systems have the greatest overall investment needs. Refer to Appendix A to review a more detailed description of needs in the Deferred Maintenance & Asset Renewal Report.



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition. Refer to Section 4.0, General Physical Condition Rating, for additional information regarding the condition of major systems from a cost per gross square feet analysis of needs perspective.

3.0 General Property & Building Systems Description

3.1 Site / Amenities

The property is located at Springdale Elementary, Stamford, Fairfield County Connecticut on approximately 2.77 acres. The property slopes gently downward from the west side of the property toward the east property line and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with an asphalt surface. Retaining walls are located at the grade changes adjacent to the west side of the paved play area. A reinforced concrete retaining wall is located at the grade change along the north parking lot.

There are approximately 108 spaces in open lots. The paved parking areas are in good condition. The drive isle to the loading dock is in poor condition with evidence of cracking and pavement section deterioration. Sidewalk surfaces are in fair condition. The stairs leading down to the paved play area from the main entrance are in fair condition. Fencing is provided at various locations along the property line and select play areas. The perimeter fencing is in good condition with isolated sections of damage. Grass play areas/fields are not on site. Constructed play areas are not on site. The paved play area is in good condition. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system.

Sanitary sewer and the storm water sewer are provided by the City of Stamford. Domestic water is supplied by Aquarian, electrical service by CL&P, and natural gas is provided by Yankee Gas.

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3.2 Architectural Systems

Main Building

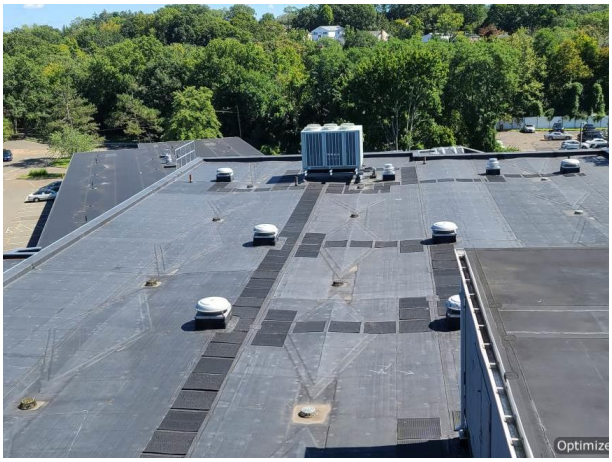
Springdale Elementary is approximately 88,000 square feet and is a three storey structure. The building is reinforced concrete slab on grade, portions have crawl space. Masonry non-bearing walls and open web steel joist roofs. Wood frame at original portion. Steel frame with concrete-topped metal decks at newer additions. The roof assembly is membrane. The exterior wall finish is unpainted brick veneer, cast stone ornamentation, and metal trim. There is no evidence of significant settlement or structural failure.

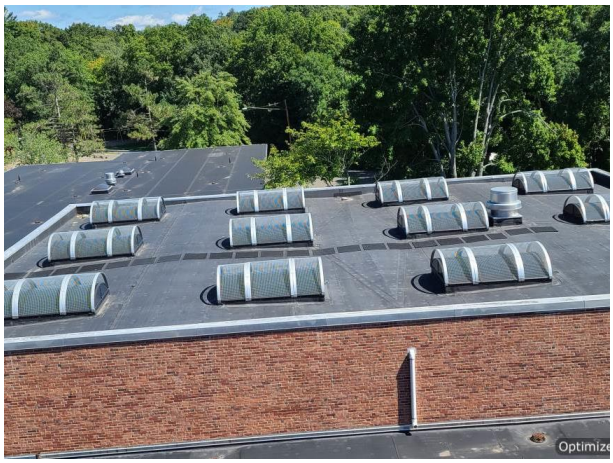
The exterior building envelope is in fair to poor condition. It is recommended that approximately 46,000 square feet of the elastomeric roof membrane be replaced. Deteriorating aluminum frame windows should be replaced. The exterior façade is in need of repair in places.

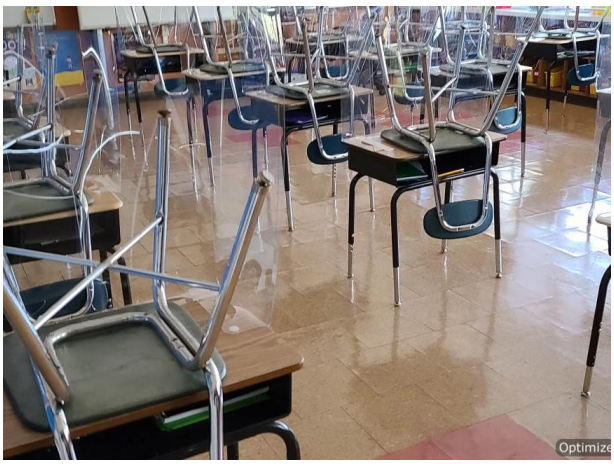
Interior floor finishes include resilient tile, ceramic tile, carpet, wood plank, and painted concrete slab and are in fair condition. Interior wall finishes include painted drywall, painted plaster, wood panels, painted CMU, ceramic tile, and brick and are in fair condition. Interior ceiling finishes include exposed structure, suspended acoustic tiles, adhered acoustic tiles, painted plaster, and painted drywall and are in fair condition. Casework and countertops are in poor to fair condition and in need of replacement. Interior doors are worn and approaching the end of their useful life. Classroom and conference room projection equipment should be replaced.

The existing hydraulic passenger elevator is recommended to be refurbished. In addition, 3 incline wheelchair lifts are recommended to be installed (one floor each). A vertical wheelchair lift is recommended for the auditorium.

The building is partially non-compliant in terms of ADA restroom accommodations. Six ADA unisex toilets are recommended. In addition, jamb clearances should be made ADA compliant.







AUTHOR WALL

3.3 Mechanical Systems

Main Building

The school is heated by two Gas fired steam boilers. One was manufactured in 2000, and the other one in 2011. Steam is distributed to steam radiators and unit ventilators (UVs) in the classrooms and corridors of the main building. Steam is also delivered to two steam to hot water heat exchangers in the chiller room. Hot water is distributed from the heat exchangers to select terminal units as well as fin tube radiation throughout the rest of the building. Cooling in the open space classrooms is provided by packaged direct expansion (DX) unit ventilators) manufactured in 2002. The third floor of the main building is cooled by four DX roof top units (RTUs) manufactured in 1998. The auditorium is cooled and heated via two packaged DX RTU furnaces manufactured in 2013. The Media Center and the main office areas are heated and cooled by two air handling units (AHUs) circa 1973. Each of the AHUs utilizes hot water for heat and chilled water for cooling. A roof mounted split air cooled chiller provides for the chilled water. It was manufactured in 2014. The indoor component to the chiller is located in the chiller room. The UVs that serve the basement, first floor, and second floor of the main building were manufactured in 2014. Other than the areas mentioned above with cooling, the rest of the building is not cooled.

HVAC System Comprehensive Improvement Analysis

The mechancial system at Springdale ES does not provide adequate ventilation or air conditioning. Based on existing equipment conditions and an initiative to add air condition building-wide, the District-Wide Summary: 10 Year Forecast Cost Analysis contains an allowance for the wholesale system replacement including demolition of the current system including central plant and distribution. This approach takes into consideration only select capital improvement needs in the Deferred Maintenance & Asset Renewal Report not impacted by system replacement.

Word Choice
Fluency

3.4 Plumbing Systems

Main Building

The building plumbing systems are provided domestic hot water from 2 domestic water heaters manufactured in 2019 and a hot water circulator located in the boiler room. Most of the plumbing fixtures appear to have been replaced in the 70's, but plumbing piping systems appear to be largely original.

3.5 Fire & Other Protection Systems

Main Building

According to documentation provided by the Owner a dry pipe sprinkler system, circa 1970s', serves 32,850 square feet of the building. The rest of the building, 55,850 square feet, is served by a wet pipe sprinkler system that was installed circa 2014. The kitchen hood has an ansul system.

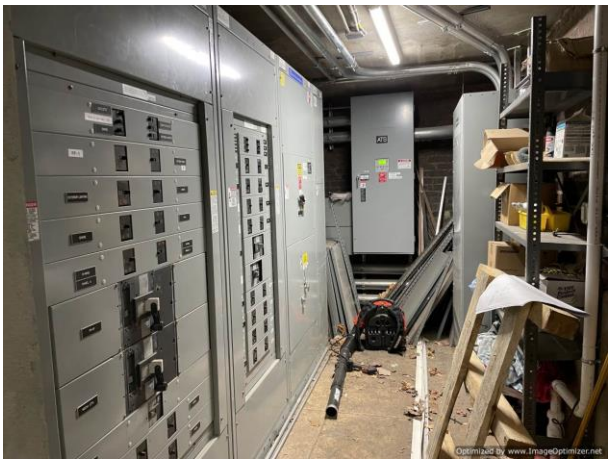
Main building fire alarm system has been recently upgraded with new devices, wiring, battery supplies, and main controller. Building is fully sprinklered. There is no fire pump.

3.6 Electrical Systems

Main Building

Electric service to the elementary school is provided by a utility company owned out door transformer. Secondary service feeders from this transformer terminate in a 1000 amp, 208y/ 120volt, 3 ph, 4 w switchboard with main breaker section and feeder breaker sections. Power feeders to all panels and equipment originate from a switchboard. The outdoor on-site, oil fired emergency generator powers emergency loads in the building thru automatic transfer switches and branch circuits. Panelboards and wiring in the school is near useful life. Wiring is mixture of recessed MC cables and EMT conduits to equipment. Lighting is mostly LED. Gymnasium lights are high bay T5 lamps. Classrooms lights are controlled by motion sensors. Building needs additional branch circuits in classrooms and office.

171300
300 KVA
3786 LBS



3.7 Technology & Security Systems

Technology

The main building has a mix of Category 5, Category 5E, and Category 6 cabling supporting all end devices, which is adequate to support the current technology and security systems. We recommend replacing this cabling to the most recent category rating to accommodate future technology devices. Fiber optic backbone cabling between the MDF and each IDF (4 total) consists of OM1 62.5/125um fiber optic cabling, which is capable of 1 Gbps per fiber pair. We recommend installing and replacing this fiber to OM4, which will support 40Gbps, to support the bandwidth requirements of new technology, especially the increased future use of Wi-Fi.

The Public Address system is in working order but is an antiquated analog system and beyond its useful life and maintenance. We recommend replacing this system for new. The Master Clock System is antiquated and beyond its useful life. However, the wall clocks were recently upgraded to a wireless synchronized system and are in fine working order. We recommend replacing the Master Clock for new.

Classroom Interactive Boards vary in age from 2008 to present. Most of the boards were installed before 2014 making them 7 years old and over. These boards will be come into their useful life and are recommended to be upgraded.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Security

The Intrusion Detection Security system is in working order but is an antiquated system. It is recommended to replace this cabling and devices to accommodate the future security needs of this property. The Video Surveillance Systems is undergoing an addition of a new managed system and includes new IP cameras in several areas of the school. There are locations where existing analog cameras are still being used and viewed on this new system. Coverage of the school is fair. We recommend replacing the existing analog cameras with IP cameras and supplementing the coverage with new IP cameras. The main entry door is equipped with an antiquated Aiphone intercom-door-release and a surveillance camera viewing the door. It is recommended to replace the existing Aiphone device with a modern device to include video that will assist with the assessment of a visitor requesting access into the school.

4.0 General Physical Condition Rating

The general physical condition ratings identified below are based on StudioJAED's visual inspection and overall impression of the Property's major building systems assessed as defined in the Executive Summary, Section 2.0.

MAIN BUILDING		Condition Rating		
Item	**Building / Site System**	**Good**	**Fair**	**Poor**
1	Building Envelope		X	X
2	Interior Architecture		X	
3	Mechanical Systems		X	X
4	Electrical Systems		X	X
5	Plumbing Systems		X	X
6	Fire Alarm / Protection Systems		X	
7	Site Improvements	X		

5.0 Opinions of Probable Costs

The opinions of probable cost presented in this document are for repair or renewal / replacement projected capital needs identified from a visual inspection of the defined Property site elements and primary building systems anticipated over the subsequent 10 year term. These opinions are based on StudioJAED's knowledge of industry standards and recommended "good" architectural and engineering practice. For the purpose of generating projected investment dollars, needs were calculated based on approximate quantities and estimated unit cost values were defined. Recommended corrective actions recorded do not constitute a warranty that all items, which may require repair or replacement, are included.

As a measure of quality assurance, StudioJAED's cost estimates were developed by our Certified Professional Estimators. All unit "trade" costs were developed using the RSMeans "CostWorks" application which was regionally adjusted to the materials, labor, and equipment cost for Bridgeport, Connecticut. The cost model approach applied to each corrective action was based on Construction Management-at-Risk (CMAR) with an additional (20%) twenty percent allowance to cover design fees and owner contingency.

The opinions of probable costs should be considered a preliminary order of magnitude for budget development. It also assumes that each facility will continue to operate in its current capacity and relative quality of care. Actual costs will vary from StudioJAED's probable costs based on a number of potential factors such as: a finer granularity or understanding of required scope of work, design solution approach, type of construction, quality of materials, equipment or system specifications, field conditions, need for abatement of hazardous materials, decision to comprehensively replace equipment or system versus partial replacement / repair, phased or staged implementation (if required), quality of contractor, overall project management, solicitation of competitive pricing, etc. An expanded budget projection/analysis typically requires the development of schematic design documents and preliminary specifications to obtain contractor bid estimates.

6.0 Limitations & Qualifications

The services described within this document were performed by StudioJAED. No warranties are provided, either expressed or implied. While StudioJAED made every reasonable effort to properly evaluate the Property conditions within the contracted scope of work, it is important to recognize that the investigation was limited in several respects including, but not limited to, the following:

StudioJAED's findings and conclusions are based primarily on the visual appearance of the Property at the time of our site visit and comparatively evaluated in contrast to our extensive condition assessment experience. Observations included only areas that were readily accessible to our assessment team members without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions.

Some of StudioJAED's conclusions are partially based on information provided by others. For the purposes of this report, we have assumed this information to be complete and correct unless noted otherwise. StudioJAED assumes no responsibility for incorrect information provided by others.

Our opinions of cost represent a preliminary opinion only and are neither a quote nor a warranty or representation as to the actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the Property conditions and are further limited by possible future changes in technology, by regulatory requirements, by Property location, and by contingencies that cannot reasonably be discovered until after commencement of onsite construction activities. StudioJAED shall not be liable to the Client nor any other property for any costs or expenses that may be incurred in excess of these estimates, for any losses that may be incurred as a result of these estimates being different from the actual costs, nor for any damages whatsoever in connection with these estimates.

This report is intended for the use of and may be relied upon only by the entities identified in Section 1.0 – Authorized Assessment Account. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or it findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by other based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Springdale Elementary School								
A10 Foundations								
A1030-01-01C Correct Concrete Slab on Grade Deterioration by Demolition & Replacement (2" - 4")	A1030 Slab on Grade	Building Exterior	*Level concrete pad landings at exterior doors. Complete in tandum with addition of concrete ramps at 5 door locations.*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	452 SQFT	$8,925
			Total Estimated Cost for **A10 Foundations**					**$8,925**
B10 Superstructure								
B1010-02-02C Correct Cast in Place Slab on Elevated Deck Non-Structural Spalling by Topping	B1010 Floor Construction	Building Exterior	*Quantity increased to meet minimum cost.*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	50 SQFT	$614
B1020-04-02C Correct Concrete & Masonry Canopy Deterioration by Repair & Refinish	B1020 Roof Construction	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	330 SQFT	$12,016
B1020-04-03C Correct Concrete & Masonry Canopy Finish Deterioration by Prep & Refinish	B1020 Roof Construction	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4,000 SQFT	$140,364
			Total Estimated Cost for **B10 Superstructure**					**$152,994**
B20 Exterior Enclosure								
B2010-03-01C Correct Brick Masonry Wall Deterioration by Demolition & Replacement	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	50 SQFT	$4,338

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2010-03-09C Correct Brick Masonry Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,500 SQFT	$88,638
B2010-06-15C Correct Cut Stone Wall Decorative Sill or Moulding Deterioration by Demolition & Replacement	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	150 LNFT	$15,097
B2020-02-01C Correct Aluminum Frame Window Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	8,800 SQFT	$693,333
			Total Estimated Cost for **B20 Exterior Enclosure**					**$801,405**
B30 Roofing								
B3010-09-01C Correct Elastomeric Roof Deterioration by Demolition Replacement	B3010 Roof Covering	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	12,171 SQFT	$524,779
B3010-09-01C Correct Elastomeric Roof Deterioration by Demolition Replacement	B3010 Roof Covering	Roof		Def Maint	P3 / 3-5 Yrs	Useful Life	17,335 SQFT	$747,437
B3010-09-01C Correct Elastomeric Roof Deterioration by Demolition Replacement	B3010 Roof Covering	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	16,670 SQFT	$718,764
B3020-03-01C Correct Skylight Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof	*(12) at 30 SF each*	Def Maint	P4 / 6-10 Yrs	Damage/ Wear	360 SQFT	$74,007

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B3020-03-01C Correct Skylight Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof	*(5) at 25 SF each*	Def Maint	P3 / 3-5 Yrs	Damage/ Wear	125 SQFT	$25,697
B3020-04-01C Correct Roof Hatch Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$2,193
B3060-08-01C Correct Roof Protection Pad Deterioration by Demolition & Replacement	B3060 Roof Specialties	Roof		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	291 EACH	$28,999
			Total Estimated Cost for **B30 Roofing**					**$2,121,877**
C10 Interior Construction								
C1020-02-01C Correct Wood Door Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	170 EACH	$361,714
C1030-01-01C Correct Chalkboard, Tackboard or Markerboard Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Media Center		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1,340 SQFT	$68,499
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Bathrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	19 EACH	$34,420
C1030-06-04C Correct Interior Signage Panel Signage Required by Install New	C1030 Fittings & Accessories	Building Wide		Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	68 EACH	$6,407

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C1030-07-01C Correct Locker Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	7 EACH	$4,764
			Total Estimated Cost for **C10 Interior Construction**					**$475,804**
C20 Stairs & Ramps								
C2020-02-03C Correct Terrazzo / Tile Stair Tread & Nosing Finish Deterioration by Prep & Refinish	C2020 Interior Stair Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	508 LNFT	$4,534
C2020-03-03C Correct Stone Stair Tread & Nosing Finish Deterioration by Prep & Refinish	C2020 Interior Stair Finish	Stair Tower		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	200 LNFT	$797
C2020-06-02C Correct Carpet Stair Tread & Riser Finish Deterioration by Demolition & Replacement	C2020 Interior Stair Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Useful Life	217 LNFT	$6,891
C2050-01-01C Correct Handrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Building Wide	*Wall railing at interior ramp*	Def Maint	P2 / 1-2 Yrs	Codes - BLDG	140 LNFT	$11,056
C2050-01-01C Correct Handrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Media Center	*Wall rails*	Def Maint	P2 / 1-2 Yrs	Codes - BLDG	42 LNFT	$3,317
C2050-01-01C Correct Handrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Stair Tower		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	250 LNFT	$19,742

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C2050-01-02C Correct Guardrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Media Center		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	107 LNFT	$34,915
C2050-01-05C Correct Handrail Required by Install New	C2050 Interior Handrail & Balustrade	Media Center		Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	10 LNFT	$626
			Total Estimated Cost for **C20 Stairs & Ramps**					**$81,877**
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	22,685 SQFT	$94,939
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Classrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	10,890 SQFT	$45,576
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Gym / Cafeteria		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,600 SQFT	$15,066
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	960 SQFT	$4,018
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	12,000 SQFT	$50,221

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	8,140 SQFT	$34,067
C3010-03-01C Correct Ceramic Tile Wall Finish Deterioration by Demolition & Replacement	C3010 Wall Finish	Bathrooms		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	850 SQFT	$27,224
C3010-03-01C Correct Ceramic Tile Wall Finish Deterioration by Demolition & Replacement	C3010 Wall Finish	Classrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	675 SQFT	$21,619
C3010-03-02C Correct Ceramic Tile Wall Finish Deterioration by Regrouting	C3010 Wall Finish	Bathrooms		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	5,000 SQFT	$144,539
C3010-03-02C Correct Ceramic Tile Wall Finish Deterioration by Regrouting	C3010 Wall Finish	Gym / Cafeteria		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	200 SQFT	$5,782
C3010-04-02C Correct Vinyl Wallcovering Deterioration by Demolition & Replacement with Alternative Product (Paint)	C3010 Wall Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	150 SQFT	$697
C3010-06-01C Correct Acoustical Wall Panel Deterioration by Demolition & Replacement	C3010 Wall Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	320 SQFT	$6,485
C3010-12-01C Correct Plaster Wall Finish Deterioration by Demolition & Replacement	C3010 Wall Finish	Bathrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	171 SQFT	$3,099

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-12-02C Correct Plaster Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,474 SQFT	$18,771
C3010-12-02C Correct Plaster Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Bathrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,070 SQFT	$5,781
C3010-12-02C Correct Plaster Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,500 SQFT	$13,508
C3010-12-02C Correct Plaster Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Classrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	15,300 SQFT	$82,670
C3010-12-02C Correct Plaster Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,200 SQFT	$11,887
C3010-18-02C Correct Concrete Block Decorative Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Kitchen	*Surface finish needs to be prepped and cleaned*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	640 SQFT	$8,597
C3020-01-04C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (101-1000 SF)	C3020 Floor Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	287 SQFT	$9,883
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,395 SQFT	$67,271

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,418 SQFT	$67,917
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Bathrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	51 SQFT	$502
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	14,631 SQFT	$143,929
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Classrooms		Def Maint	P2 / 1-2 Yrs	Useful Life	32,554 SQFT	$320,242
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,880 SQFT	$18,494
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	953 SQFT	$9,375
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Bathrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	600 SQFT	$19,985
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	530 SQFT	$17,654

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Classrooms		Def Maint	P2 / 1-2 Yrs	Useful Life	1,325 SQFT	$44,134
C3020-08-03C Correct Ceramic Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Bathrooms		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,344 SQFT	$26,233
C3020-08-03C Correct Ceramic Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Gym / Cafeteria		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	200 SQFT	$3,904
C3020-09-03C Correct Quarry Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Kitchen		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,320 SQFT	$20,856
C3020-11-01C Correct Hard Wood Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,641 SQFT	$36,862
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Useful Life	155 SQYD	$16,510
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Useful Life	683 SQYD	$72,748
C3020-15-02C Correct Athletic Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Gym / Cafeteria		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4,560 SQFT	$116,408

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-19-03C Correct Stone Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Stair Tower		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,224 SQFT	$8,604
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	4,100 SQFT	$48,227
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Bathrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	872 SQFT	$10,257
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Bathrooms		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,027 SQFT	$6,056
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,685 SQFT	$9,936
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Classrooms		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	250 SQFT	$1,474
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,320 SQFT	$7,784
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,500 SQFT	$8,845

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	14,631 SQFT	$154,451
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Classrooms		Def Maint	P4 / 6-10 Yrs	Useful Life	32,700 SQFT	$345,194
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Stair Tower		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,100 SQFT	$11,612
			Total Estimated Cost for **C30 Interior Finishes**					**$2,219,892**
D10 Conveying								
D1010-01-39C Correct Hydraulic Passenger Elevator (2500 Capacity) Deterioration by Refurbishment	D1010 Elevator & Lift	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	4 FLR	$258,299
D1010-03-05C Correct Incline Wheelchair Lift (750 Capacity) Required by Install New	D1010 Elevator & Lift	Building Wide	*(3) lifts, 1 floor each.*	Bldg Imprv	P2 / 1-2 Yrs	Accessibility	3 FLR	$173,728
D1010-03-11C Correct Vertical Wheelchair Lift (750 Capacity) Required by Install New	D1010 Elevator & Lift	Auditorium	*Stage access.*	Bldg Imprv	P2 / 1-2 Yrs	Accessibility	1 FLR	$47,451
			Total Estimated Cost for **D10 Conveying**					**$479,477**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D20 Plumbing								
D2010-01-01C Correct Building Wide Plumbing Fixtures & Trim Deterioration by Demolition & Replacement (Bldg SF)	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	88,000 BLDG SF	$367,034
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	88,000 BLDG SF	$1,413,688
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	*Select locations as needed*	Def Maint	P2 / 1-2 Yrs	Useful Life	45,000 BLDG SF	$430,380
D2040-02-01C Correct Rain Water Sump Pump Deterioration by Demolition & Replacement	D2040 Rain Water Drainage	Boiler Room		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$3,288
			Total Estimated Cost for **D20 Plumbing**					**$2,214,390**
D30 HVAC								
D3020-01-09C Correct Steam Boiler Deterioration (4,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room	*Smith*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$206,831
D3020-12-01C Correct Steam Condensate Tank (15 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$3,519

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3020-12-06C Correct Steam Condensate Tank (150 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$9,304
D3030-01-02C Correct Air Cooled Chiller (50 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Roof & Chiller Room	*Trane Air Cooled Split Chiller*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$117,316
D3040-02-09C Correct Air Handling Unit (25 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Penthouse	*AC-1 Carrier 20 Tons*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$103,283
D3040-02-11C Correct Air Handling Unit (37.5 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Chiller Room	*AC-2 Carrier 30 Tons*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$135,458
D3040-09-03C Correct Exhaust or Induction Fan (1/5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	16 EACH	$78,285
D3040-09-05C Correct Exhaust or Induction Fan (1/2 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Chiller Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$5,747
D3040-10-01C Correct Roof Mounted Gravity Vent Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	17 EACH	$25,301
D3040-13-04C Correct Ductwork & Insulation Deterioration by Duct Cleaning Building Wide (Bldg SF)	D3040 HVAC Distribution	Building Wide	*For all areas except for select ground floor areas without ductwork*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	80,800 BLDG SF	$189,150

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	88,000 BLDG SF	$1,333,960
D3040-18-01C Correct Hydronic Distribution Base Mount Pump (1.5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Chiller Room	*HW pumps 1 HP*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$39,848
D3040-18-02C Correct Hydronic Distribution Base Mount Pump (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Chiller Room	*CHW pumps 2 HP*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$54,006
D3040-18-02C Correct Hydronic Distribution Base Mount Pump (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Chiller Room	*HW pumps 2 HP*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$54,006
D3040-20-05C Correct Steam to Liquid System Heat Exchanger (50 GPM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Chiller Room	*35 GPM*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$69,812
D3040-20-06C Correct Steam to Liquid System Heat Exchanger (100 GPM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Chiller Room	*70 GPM*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$128,697
D3050-01-04C Correct Packaged Rooftop Air Conditioning & Heating Unit (10 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*RTU-1 8.5 Tons Trane*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$46,531

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-01-04C Correct Packaged Rooftop Air Conditioning & Heating Unit (10 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*RTU-4 Trane*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$46,531
D3050-01-05C Correct Packaged Rooftop Air Conditioning & Heating Unit (12.5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*RTU-2 & RTU-3 Trane*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$109,965
D3050-01-06C Correct Packaged Rooftop Air Conditioning & Heating Unit (15 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*Johnson Controls*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$57,909
D3050-01-07C Correct Packaged Rooftop Air Conditioning & Heating Unit (20 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*Johnson Controls*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$82,358
D3050-10-05C Correct Heating Only Unit Ventilator (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classrooms		Def Maint	P2 / 1-2 Yrs	Useful Life	20 EACH	$715,363
D3050-12-03C Correct Horizontal Heating and Cooling Unit Ventilator (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Classrooms		Def Maint	P2 / 1-2 Yrs	Useful Life	8 EACH	$250,539
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$14,535

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Chiller Room	*Airtherm*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$2,274
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Penthouse		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$2,274
D3050-25-04C Correct Cast Iron Radiator Deterioration by Demolition & Replacement with Alternate (Fin Tube Radiation)	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	7 EACH	$25,049
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	1,113 LNFT	$327,571
D3050-35-01C Correct Steam or Hot Water Convector (36" wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	20 EACH	$71,428
D3060-01-05C Correct Pneumatic Control System Deterioration by Demolition & Replacement with Alternate DDC System (Bldg SF)	D3060 HVAC Instrumentation & Controls	Building Wide		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	88,000 BLDG SF	$1,425,083
			Total Estimated Cost for **D30 HVAC**					**$5,731,932**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D40 Fire Protection								
D4010-02-05C Correct Dry Pipe Sprinkler System Deterioration by Demolition & Replacement (Bldg SF)	D4010 Sprinklers	Building Wide	*For dry pipe system put in prior to wet pipe system covering the rest of the building*	Def Maint	P2 / 1-2 Yrs	Useful Life	32,850 BLDG SF	$546,152
			Total Estimated Cost for **D40 Fire Protection**					**$546,152**
D50 Electrical								
D5010-08-21C Correct Motor Control Center Variable Frequency Drive (20 HP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$26,141
D5010-10-04C Correct Distribution Wiring Deterioration by Demolition & Replacement (Bldg SF)	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	88,000 BLDG SF	$1,035,271
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	2nd Floor		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	3rd Floor		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Boiler Room		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$27,069

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Corridor		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Custodial Closet		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Kitchen		Def Maint	P3 / 3-5 Yrs	Security	2 EACH	$27,069
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room		Def Maint	P3 / 3-5 Yrs	Security	2 EACH	$27,069
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Office		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Storage Room		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$27,069
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	*For additional outlets*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	5 EACH	$119,370

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-13-01C Correct Switchboard (600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$28,292
D5010-13-01C Correct Switchboard (600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room	*12- 30 A / 3P, 1-400 A /3P, 1-200 A/3P*	Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$28,292
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room		Def Maint	P3 / 3-5 Yrs	Useful Life	5 EACH	$37,660
D5010-15-01C Correct Disconnect Switch Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$2,020
D5010-15-02C Correct Disconnect Switch Required by Install New	D5010 Electrical Service & Distribution	Electrical Room	*5- 225 amps breakers for additional panels*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	5 EACH	$12,220
D5020-02-03C Correct Surface Mounted Fluorescent Fixture Deterioration by Demolition & Replacement with Alternate Fixture Type (LED)	D5020 Lighting & Branch Wiring	Gymnasium		Def Maint	P3 / 3-5 Yrs	Useful Life	16 EACH	$20,688
D5020-11-03C Correct Exit Sign Required by Install New	D5020 Lighting & Branch Wiring	Classroom		Bldg Imprv	P1 / Immed	Codes - BLDG	10 EACH	$23,252
D5020-13-02C Correct Stage Lighting System Deterioration by Demolition & Replacement with Alternate Fixture (LED)	D5020 Lighting & Branch Wiring	Auditorium		Def Maint	P3 / 3-5 Yrs	Useful Life	1 LPSM	$323,200

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5021-01-04C Correct Receptacles Deterioration by Demolition & Replacement with Weatherproof GFCI Receptacles	D5021 Branch Wiring	Kitchen		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	7 EACH	$1,677
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide		Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	160 EACH	$153,179
D5021-01-06C Correct Receptacles (GFCI) Required by Install New	D5021 Branch Wiring	Roof		Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	1 EACH	$824
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*4 # 4/0 + 1# 4 g- 2 1/2 inch EMT*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	1,000 LNFT	$7,752
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*2 # 12 + 1# 12 g- MC cable*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	16,000 LNFT	$124,030
D5031-03-01C Correct Security System Motion or Glass Break Detector Deterioration by Demolition & Replacement (BLDG SF)	D5031 Security Access & Surveillance	Building Wide	*Antiquated System - problems with nuisance alarms*	Def Maint	P3 / 3-5 Yrs	Security	88,000 BLDG SF	$42,240
D5031-07-01C Correct Video Surveillance Indoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Upgrades have been recently installed.*	Def Maint	P4 / 6-10 Yrs	Useful Life	4 EACH	$13,370
D5031-20-01C Correct Security Access Control System (Head End Only) Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Minimal access control on site.*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$5,351

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5031-20-03C Correct Security Access Control with Video Intecom Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Main Entryway	*Antiquated intercom at main entry. Install new video intercom for added security.*	Def Maint	P2 / 1-2 Yrs	Security	2 EACH	$11,119
D5032-01-05C Correct Master Clock System Deterioration by Demolition & Replacement with Wireless System (Bldg SF)	D5032 Clock & Program Systems	Building Wide	*Replace with Wireless System. System beyond its useful life.*	Def Maint	P3 / 3-5 Yrs	Useful Life	88,000 BLDG SF	$234,136
D5033-01-01C Correct Building Wide Intercom System Deterioration by Demolition & Replacement (Bldg SF)	D5033 Intercom Systems	Building Wide	*Antiquated system. Difficulty hearing in some rooms and issues with call button functionality.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	88,000 BLDG SF	$316,642
D5035-04-01C Correct Building-Wide Telephone System Deterioration by Demolition & Replacement (Bldg SF)	D5035 Telephone System	Building Wide	*Intermittent problems with the phone cabling. Recommended to upgrade to VoIP.*	Def Maint	P2 / 1-2 Yrs	Useful Life	88,000 BLDG SF	$301,213
D5036-01-03C Correct Technology System Wiring Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide	*Cabling should be replaced with most current category rated cabling within 6-10 years. Horizontal wiring*	Def Maint	P4 / 6-10 Yrs	Useful Life	225,000 LNFT	$686,016
D5036-03-06C Correct Data Room Equipment Grounding System Required by Install New	D5036 Technology System	MDF, ALL IDF'S	*All equipment and racks should be grounded.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	5 LPSM	$21,123

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5036-06-01C Correct Fiber Optic Backbone Wiring Deterioration by Demolition & Replacement	D5036 Technology System	MDF to Each IDF	*All IDF's currently have OM1 fiber ran from the MDF. Antiquated system should be upgraded to meet the needs of today's technology standards.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	1,000 LNFT	$4,444
D5090-01-02C Correct Diesel Fuel Emergency Generator (50 kW) Required by Install New	D5090 Other Electrical Systems	MDF, ALL IDF'S	*Owner requested all MDF / IDF (5) equipment & associated room cooling be on emer generator. Allowance to add new unit and/or tie into existing with available*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$119,053
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	MDF	*Install UPS's*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$23,010
D5090-04-04C Correct Uninterruptable Power Supply System (5 KVA) Required by Install New	D5090 Other Electrical Systems	IDF1, IDF2, IDF3, IDF		Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	4 EACH	$84,001
			Total Estimated Cost for **D50 Electrical**					**$3,995,068**
E10 Equipment								
E1020-04-01C Correct Stage Curtain Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Auditorium		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	675 SQYD	$616,070

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	32 EACH	$873,331
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	17 EACH	$463,957
E1040-03-02C Correct Dock Bumper Required by Install New	E1040 Dock Lift & Equipment	Loading Dock		Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	2 EACH	$615
E1090-05-02C Correct Gym Wall Padding Deterioration by Demolition & Replacement	E1090 Other Equipment	Gym / Cafeteria		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,981 SQFT	$38,377
			Total Estimated Cost for **E10 Equipment**					**$1,992,350**
E20 Furnishings								
E2010-01-01C Correct Wardrobe Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	24 EACH	$29,147
E2010-02-05C Correct Multi-Compartment Storage Unit Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	163 SQFT	$17,294
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	12 LNFT	$4,164

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	15 LNFT	$5,205
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	12 LNFT	$9,970
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	283 LNFT	$235,134
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classrooms	*Existing shelving units (18" deep x 24" tall) with laminate top.*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	284 LNFT	$235,965
E2010-04-11C Correct Laminate Countertop Only Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	180 SQFT	$10,808
E2010-04-11C Correct Laminate Countertop Only Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	180 SQFT	$10,808
E2011-03-01C Correct Roller Shade Deterioration by Demolition & Replacement with Manual Shade System (Window SF)	E2011 Window Treatment	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	8,800 SQFT	$209,839
			Total Estimated Cost for **E20 Furnishings**					**$768,335**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
F20 Selective Demolition								
F2020-04-01C Correct Asbestos Pipe Insulation by Abatement	F2020 Hazardous Components Abatement	Building Wide	*From AHERA report. Quantity is estimated. AHERA report did not contain quantities for this item.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	250 LNFT	$22,380
F2020-04-02C Correct Asbestos Pipe Fitting Insulation by Abatement	F2020 Hazardous Components Abatement	Art Room	*From AHERA report. Quantity is estimated. AHERA report did not contain quantities for this item.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	25 EACH	$1,695
F2020-13-01C Correct Asbestos Wiring Insulation Remediation Required by Abatement	F2020 Hazardous Components Abatement	Auditorium	*See AHERA Report*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 LNFT	$22,334
F2020-28-01C Correct Asbestos Wall Board Remediation Required by Abatement & Replace with Metal Wall Panel	F2020 Hazardous Components Abatement	Classrooms	*See AHERA Report*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	1,620 SQFT	$24,860
			Total Estimated Cost for **F20 Selective Demolition**					**$71,268**
G20 Site Improvements								
G2020-01-01C Correct Bituminous Parking Lot Deterioration by Demolition & Replacement	G2020 Parking Lots	Staff Parking and Maintenance Area-North Side of School	*Failed base material causing damage to surface.*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,150 SQYD	$120,557

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2020-01-05C Correct Bituminous Parking Lot Striping Deterioration by Restripe	G2020 Parking Lots	Staff Parking to the East of Paved Play		Def Maint	P4 / 6-10 Yrs	Useful Life	1,500 LNFT	$2,848
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	North Side of Parent Drop-Off Loop		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	175 LNFT	$12,654
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Concrete Sidewalk Leading to Front Entrance		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	5,100 SQFT	$120,831
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	North of Paved Play-South Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,100 SQFT	$26,062
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	West Side of School to the North of Accessible Parking		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	125 SQFT	$2,962
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Staff Parking-East Side of the School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	3 RISR	$3,884
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Stairs Leading Down to Paved Play Area		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	22 RISR	$28,482

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Stairs Leading Down to Paved Play Area		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	22 RISR	$28,482
G2032-01-02C Correct Concrete Ramp Required by Install New	G2032 Exterior Ramp Construction	Building Exterior	*Install concrete ramps at 5 door locations for accessibility. Complete in tandum with leveling of concrete landings at exterior select doors.*	Bldg Imprv	P2 / 1-2 Yrs	Accessibility	750 SQFT	$102,957
G2033-01-01C Correct Handrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Handrails at All Stair Sets on Site		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	60 LNFT	$5,108
G2033-01-02C Correct Handrail Wall Rail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Building Exterior	*Loading dock wall rail at stair*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	6 LNFT	$489
G2040-01-01C Correct Concrete Retaining Wall Deterioration by Demolition & Replacement	G2040 Site Development	Staff Parking and Maintenance Area-North Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	325 SQFT	$197,365
G2040-04-06C Correct Chain Link Fence & Gates (8' High) Deterioration by Demolition & Replacement	G2040 Site Development	East Side of Paved Play		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	125 LNFT	$12,083

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2040-04-06C Correct Chain Link Fence & Gates (8' High) Deterioration by Demolition & Replacement	G2040 Site Development	Fence Segment at Entrance to Staff Parking	*Secure fence fabric*	Def Maint	P3 / 3-5 Yrs	Damage/ Wear	15 LNFT	$1,450
G2040-17-01C Correct Playground Hard Surfacing Deterioration by Demolition & Replacement	G2040 Site Development	West Side of Staff Parking-South Side of School		Def Maint	P4 / 6-10 Yrs	Useful Life	2,000 SQYD	$67,193
G2042-01-5C Correct Non-Illuminated Exterior 16" Pin Mounted Aluminum Letters Required by Install New	G2042 Exterior Signs	Building Exterior	*Demo & replace existing signage*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	82 EACH	$21,325
			Total Estimated Cost for **G20 Site Improvements**					**$754,732**
H10 Space Requirements								
H1020-01-2C Correct General Space Entrance not ADA Jamb Clearance Compliant by Demo & Reconfigure Space Entrance	H1020 Space Reconfiguration	Building Wide	*Select 10 classroom space entrances to be made accessible.*	Def Maint	P2 / 1-2 Yrs	Accessibility	10 EACH	$128,194
H1020-05-02C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Building Wide	*Provide (6) accessible unisex toilets, (2) per floor at 75 SF each.*	Bldg Imprv	P2 / 1-2 Yrs	Accessibility	450 SQFT	$256,466
			Total Estimated Cost for **H10 Space Requirements**					**$384,661**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost

Springdale Elementary School Total Estimated Cost:	**$22,801,140**
Total Estimated "Deferred Maintenance" Cost:	**$21,548,086**
Total Estimated "Building Improvement" Cost:	**$1,253,054**

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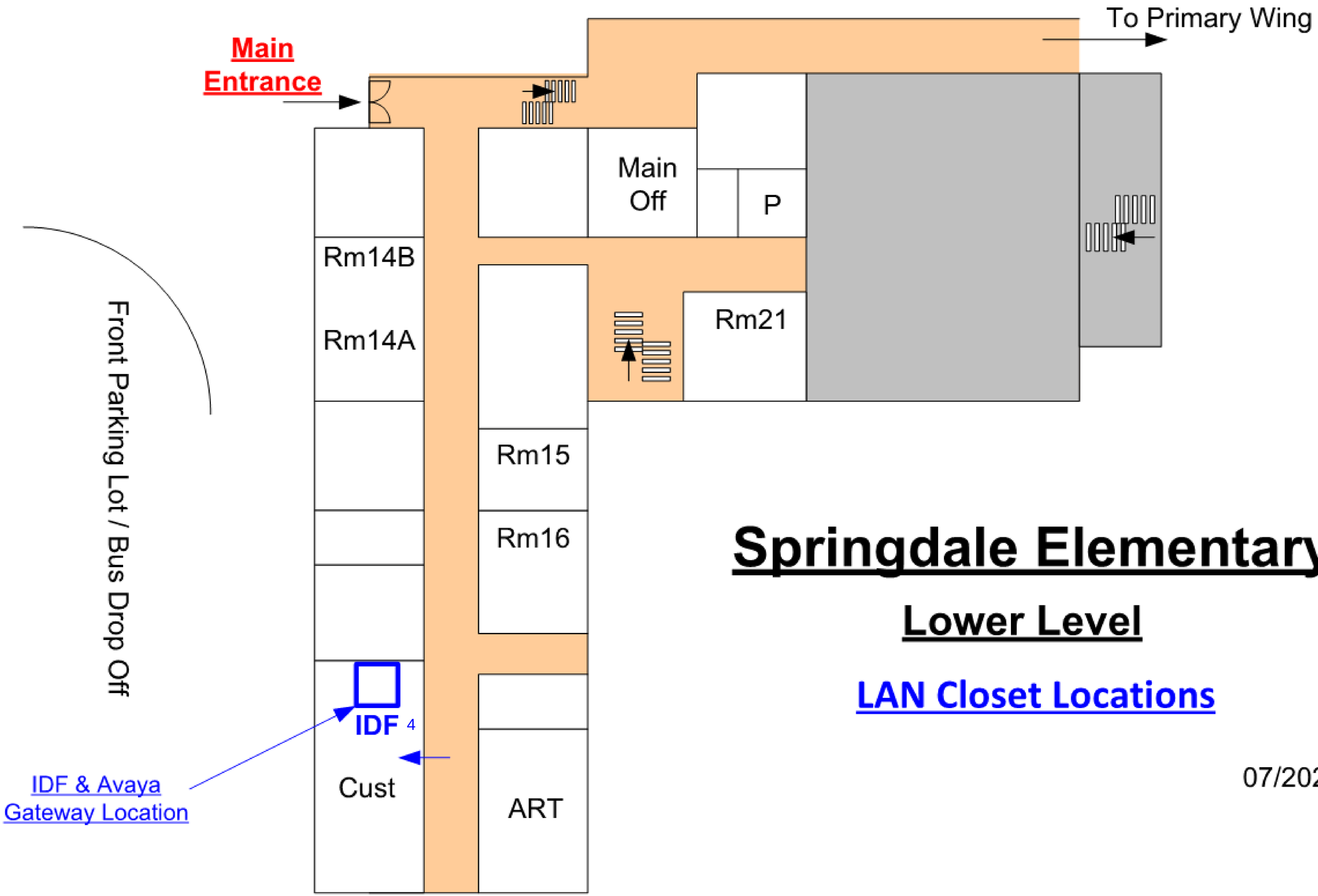


Springdale Elementary

Lower Level

LAN Closet Locations

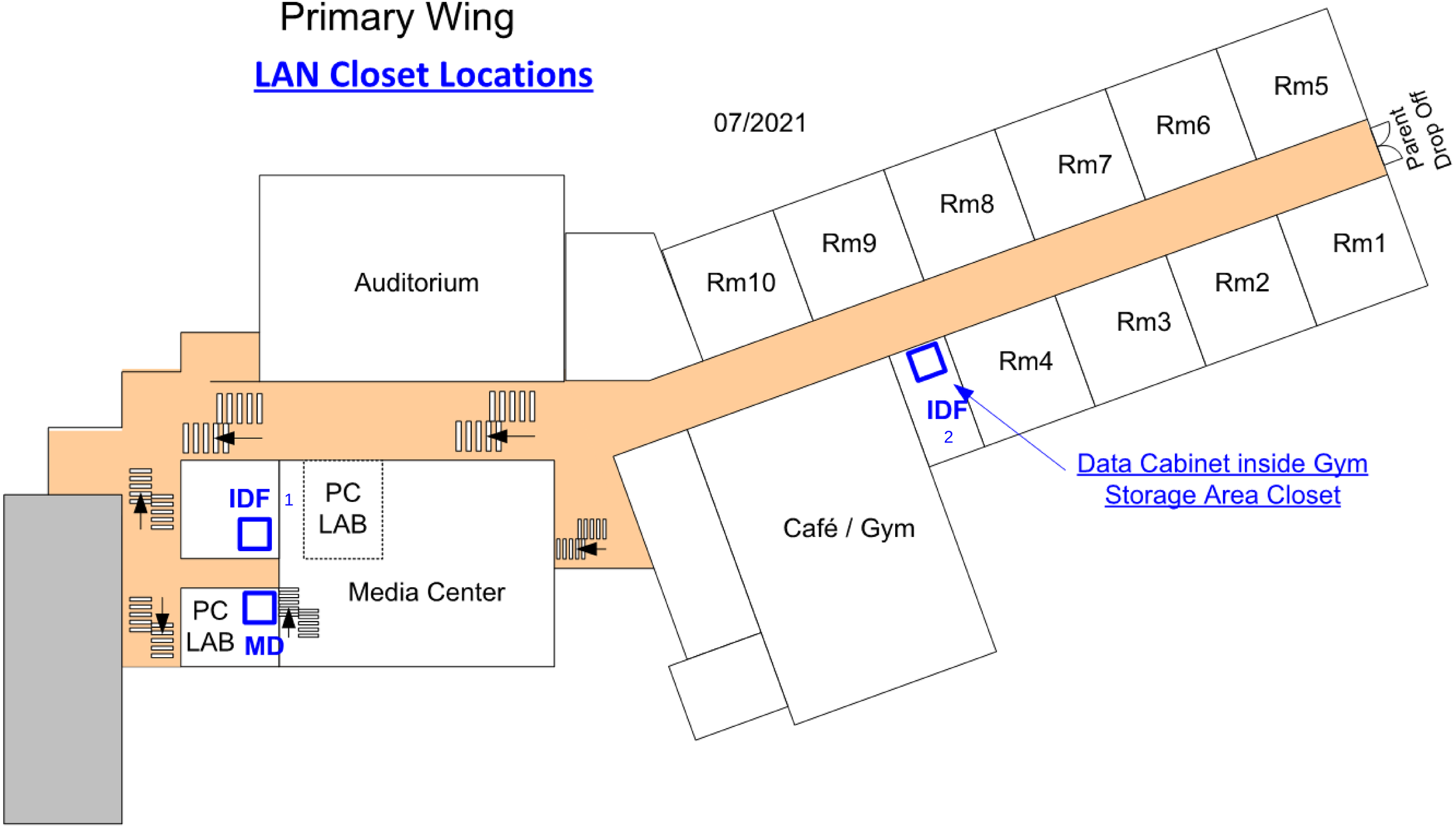
07/2021

Springdale Elementary

Primary Wing

LAN Closet Locations

07/2021

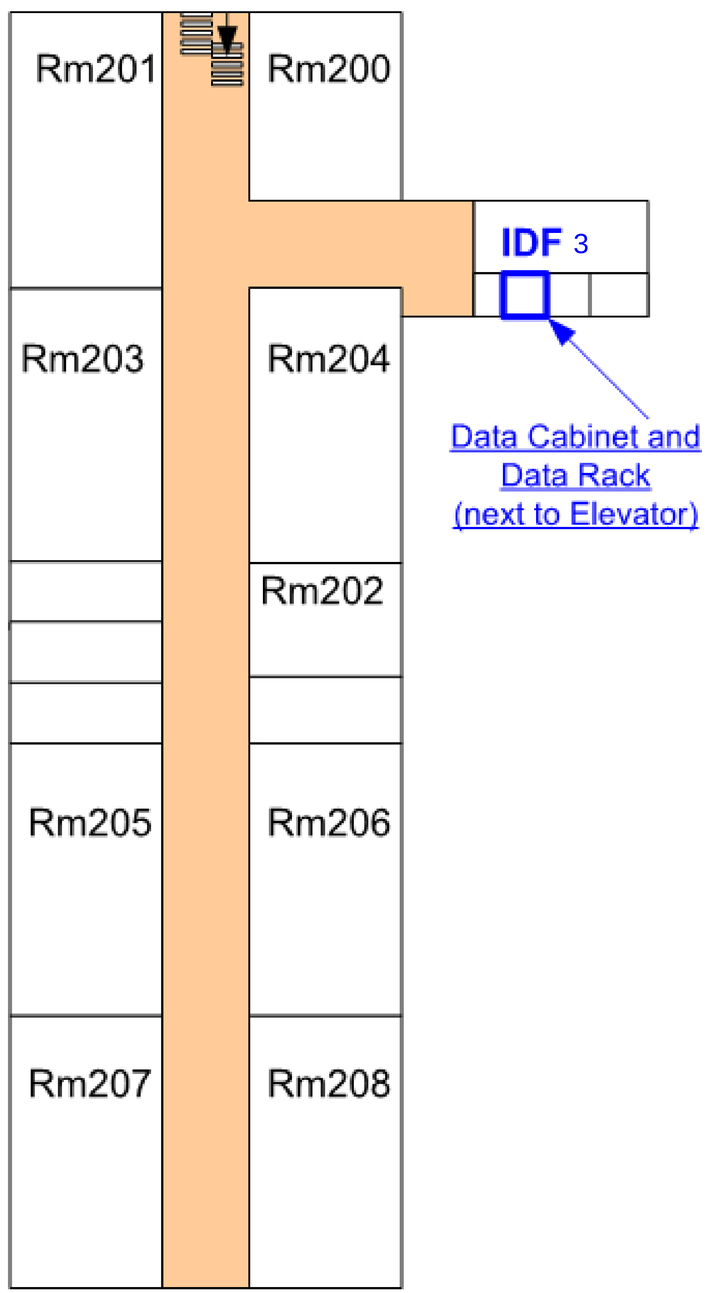


Springdale Elementary

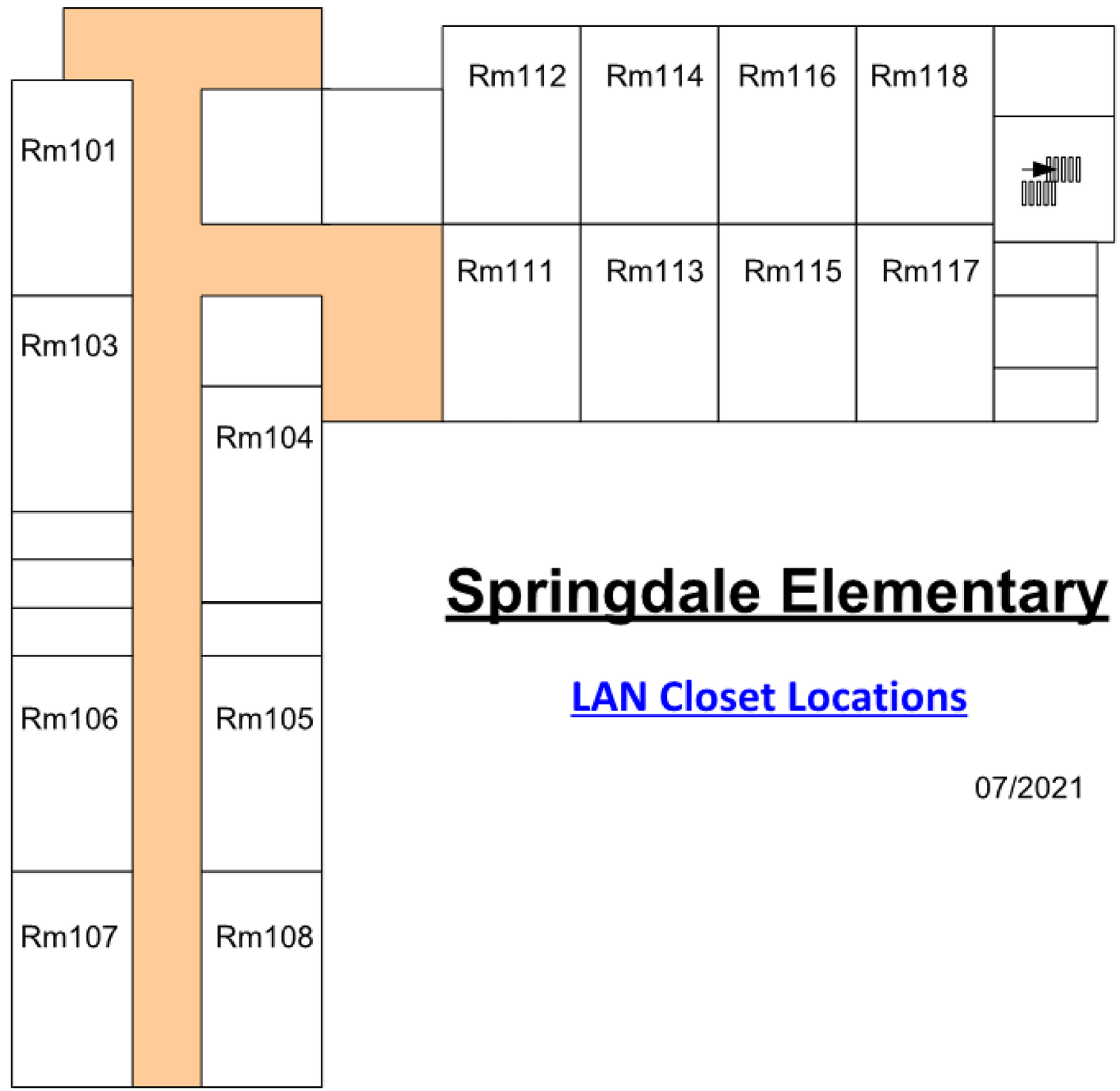
LAN Closet Locations

07/2021

Second Level



First Level



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2021

Stillmeadow ES Facility Assessment & Analysis Report

Property:
Stillmeadow Elementary
800 Stillwater Road
Stamford, Connecticut 06902

Prepared By:
StudioJAED
42 Weybosset Street, Suite 403
Providence, RI 02903
401.648.0884

SLAM | STUDIO JAED

November 10, 2021

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1.0 Authorized Assessment Account

In June 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a district-wide facility condition assessment and analysis of the Stillmeadow Elementary property located in Stamford, Connecticut. The primary goal of this project was to (1) investigate existing conditions and (2) identify deferred maintenance and long term capital renewal needs. As per industry standard guidelines, StudioJAED surveyed the property, interviewed site personnel, reviewed available construction/maintenance documents, and recorded observations related to the physical site and associated building structure. SLAM teamed with SLR to perform the site assessment and D'Agostino & Associates for technology / security.

This report is for the use of Stamford Public Schools and their assignees. All parties agree by accepting this report that any use of this report shall be limited by the exceptions and qualifications in this report, acknowledge that actual site conditions may change with time, and hidden conditions may exist at the property that were not discovered within the scope of the assessment. Any use of this report by other parties is at the risk of such party.

StudioJAED used a degree of care and skill ordinarily exercised by consultants in the preparation of the report and in assembling the data contained herein. No warranties are provided, either expressed or implied. StudioJAED is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The Facility Assessment and Analysis Report was completed and reviewed by the undersigned team members. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (401) 648-0884.

StudioJAED

Discipline Lead: _____
Philip R. Conte, AIA, NCARB
Principal, Assessment Architect

Discipline Lead: _____
David T. Spangler, P.E.
Principal, Assessment Mechanical / Plumbing Engineer

Discipline Lead: _____
Parag H. Patel, P.E.
Assessment Electrical Engineer

Report Reviewer: _____
Pamela J. Babuca, ALEP, ASID, IFMA
Principal

2.0 Executive Summary

StudioJAED Architects and Engineers, along with specialty systems sub-consultants SLR and D'Agostino & Associates, performed a facility condition assessment and analysis of the Stillmeadow Elementary property located in Stamford, Connecticut hereinafter referred to as the "Property". The purpose of the assessment was to perform a visual analysis of the Property's general condition and identify recommendations for major building systems and equipment maintenance, repair, or replacement over the next (10) ten years. Items identified were considered significant for the facility to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age.

2.1 Scope of Work

The primary field survey was conducted on 28, July, 2021 and the weather, as recorded on Accuweather.com, was partly cloudy with actual high and low temperatures of 80°F/69°F. The assessment team reviewed available documentation and interviewed site personnel regarding knowledge of any known existing conditions or issues. A general list of typical elements surveyed includes the following:

- Site and Grounds – Pavement, Parking, Curbs, Loading Docks, Walks, Landscaping, Irrigation, Site Drainage, Exterior Lighting, Walls, Fencing/Railing, and Exterior Amenities.
- Structural Systems – Readily observable portions of Foundations and Structural Framing of Walls, Columns, Intermediate Floors and Roofs.
- Building Envelope – Roofing Systems, Exterior Finishes, Stairs and Steps, Exterior Doors, and Exterior Windows.
- Interior Building Components – Property-owned Electrical, Heating/Ventilating/Air Conditioning (HVAC), and Plumbing Systems.
- Safety and Code Compliance – Life Safety, Fire Suppression Systems, and General Visual Review of Accessibility to Disabled Persons to include Accessible Exterior and Interior Routes, Doors and Common Toilet Facilities.

2.2 Prioritization of Need

Recommended corrective actions to repair and/or replace a building system or component were assigned a priority which, in the opinion of the assessor, classified the urgency of the work to be performed. The 10 year prioritization model utilized for this project was based on an industry standard, 4 tier approach. Definitions for each of the priority classifications are as shown.

PRIORITY CLASSIFICATIONS:

Priority 1 - Immediate
Work should be performed immediately.
Potential safety or security risk.

Priority 2 - High
Work to be performed within next 1-2 years.
Asset has reached the end of useful life.

Priority 3 - Medium
Work to be performed within next 3-5 years.
Asset will reach the end of useful life soon.

Priority 4 - Low
Work to be performed within next 6-10 years.
Anticipated need for repair or replacement.

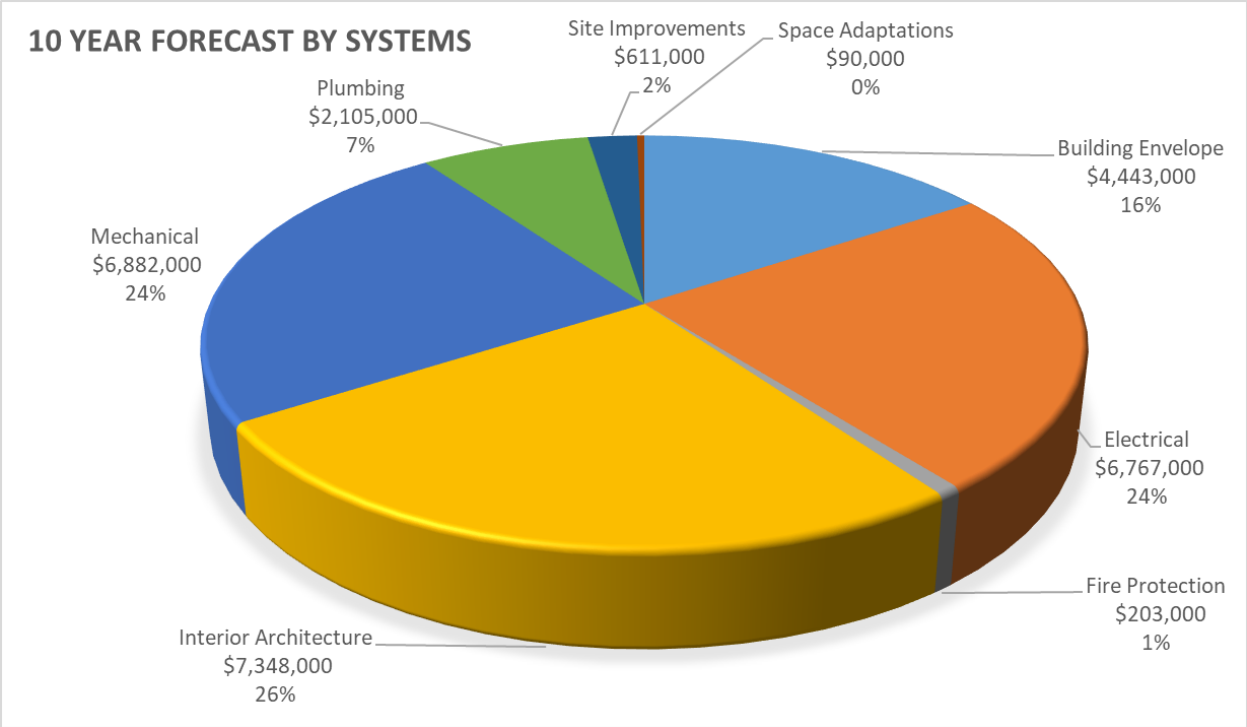
2.3 Findings & Recommendations

10 YEAR FORECAST BY PRIORITY

Priority		Extended Cost	% of Need
Immediate	$	-	0.0%
High (1 - 2 Years)	$	16,969,049	59.6%
Medium (3 - 5 Years)	$	9,703,740	34.1%
Low (6 - 10 Years)	$	1,775,211	6.2%
	$	**28,448,000**	**100%**

StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by Priority table provides an understanding of need based on the urgency or timeline for work to be completed. Based on industry standard architectural and engineering best practices, approximately (60%) sixty percent of the work should be completed within the next 1-2 years.

The 10 Year Forecast by Systems provides an analysis of estimated improvement needs by major systems. The data indicates that the Interior Architecture (26%), and both Mechanical and Electrical (24%) systems have the greatest overall investment needs. Refer to Appendix A to review a more detailed description of needs in the Deferred Maintenance & Asset Renewal Report.



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall fair condition. Refer to Section 4.0, General Physical Condition Rating, for additional information regarding the condition of major systems from a cost per gross square feet analysis of needs perspective.

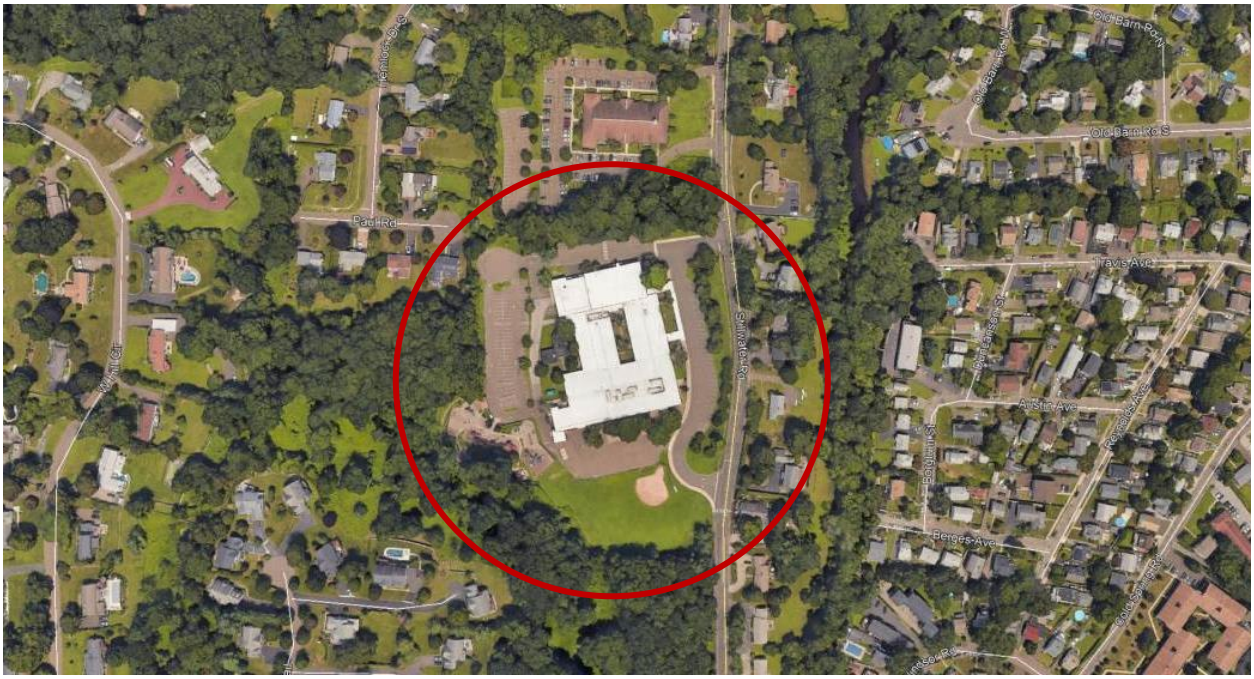
3.0 General Property & Building Systems Description

3.1 Site / Amenities

The property is located at Stillmeadow Elementary, Stamford, Fairfield County Connecticut on approximately 12.8 acres. The property slopes gently from the west side of the property toward the east property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located along the front of the building. Play areas are covered with a wood chips / rubberized play surface / concrete surface. Retaining walls are located at the grade changes around the Boundless Playground, at the southwest corner of the property. Chain link fencing is mounted on top of the retaining wall.

There are approximately 141 spaces in open lots, Bus drop-off area at east side. The paved parking areas and asphalt drive isles are in fair to good condition with evidence of cracking and pavement section deterioration. Sidewalk surfaces are in good condition. The site lighting is minimal and a photometric plan should be done to see what deficiencies exist. Overall, the site curbing is in good condition. Fencing is provided around the perimeter of each play area and as a gate at the entrance to the south parking lot. The perimeter fencing is in good condition with isolated sections of damage. Grass play areas / field appear to be in good condition. Constructed play areas are in good condition. The paved play area is in fair condition. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system. A drainage stream runs across the northwest corner of the property and along the north property line and is directed through an underground culvert beneath the paved area at the northwest corner.

Sanitary sewer and the storm water sewer are provided by the City of Stamford. Domestic water is supplied by Aquarian, electrical service by CLMP, and natural gas is provided by Yankee Gas.



3.2 Architectural Systems

Main Building

Stillmeadow Elementary is approximately 108,372 square feet and is a 1 and 2 storey structure. The building is entirely reinforced concrete slab-on-grade. Masonry non-bearing walls and open web steel joist roofs. Steel frame with concrete-topped metal decks. The roof assembly is comprised of flat, fully adhered white EPDM systems. The exterior wall finish is unpainted brick veneer, painted wood and metal trim. There is no evidence of significant settlement or structural failure.

The exterior building envelope is in fair to poor condition. The roof is nearing the end of its useful life and should be replaced. Windows and storefront are in fair to poor condition and should be replaced. Exterior doors should also be replaced.

Interior floor finishes include resilient tile, ceramic tile, carpet, wood plank, and painted concrete slab and are in fair condition. Interior wall finishes include painted drywall, painted plaster, stone, wood panels, painted CMU, and ceramic tile and are in fair condition. Interior ceiling finishes include exposed structure, suspended acoustic tiles, adhered acoustic tiles, textured plaster, and painted drywall and are in fair condition. Certain casework and countertops are in poor condition and in need of replacement. Interior door frames are worn and approaching the end of their useful life. Classroom and conference room projection equipment should be replaced.

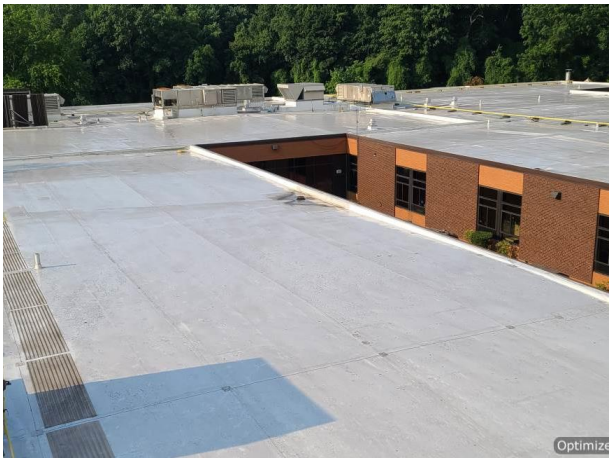
The existing hydraulic elevator should be refurbished.

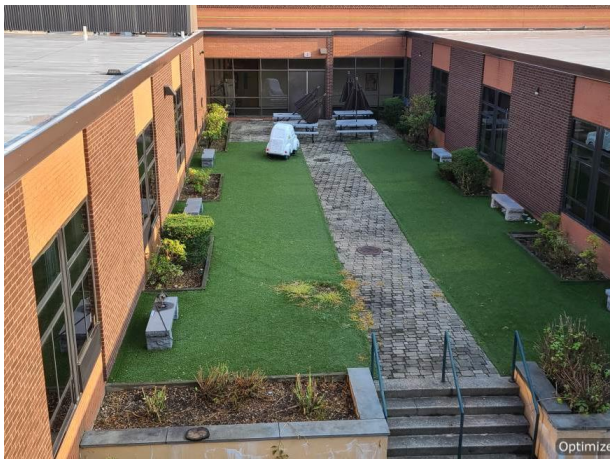
Modular Building

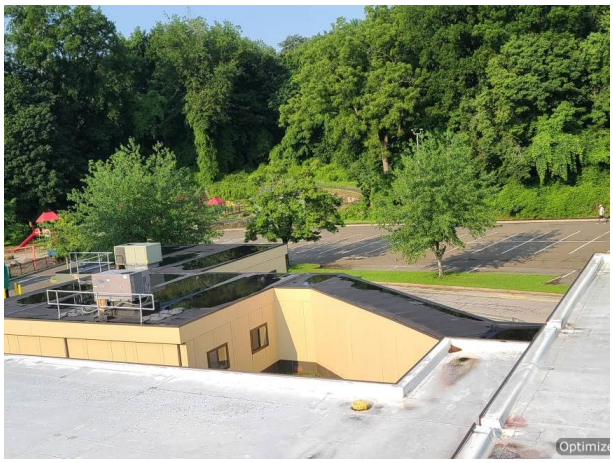
Stillmeadow Elementary's gross square footage is inclusive of a modular building addition that totals approximately 2,350 square feet which includes a connector hallway to the main building. The modular addition is one level elevated above grade with secondary access / exit by wood steps. The steps are in need of select repair.

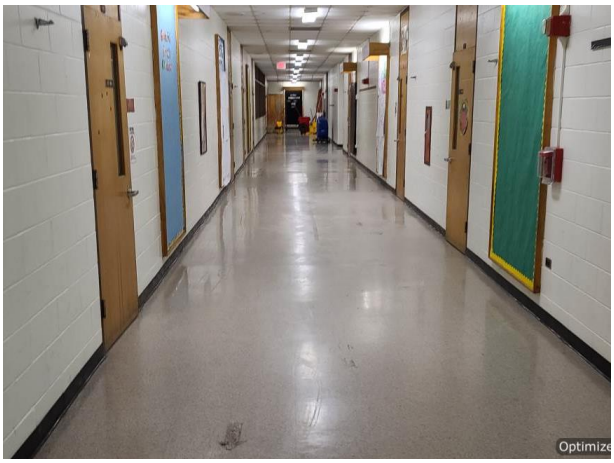
The exterior roof assembly is black EPDM and is approaching the end of its useful life. The condition of the exterior wood siding is fair.

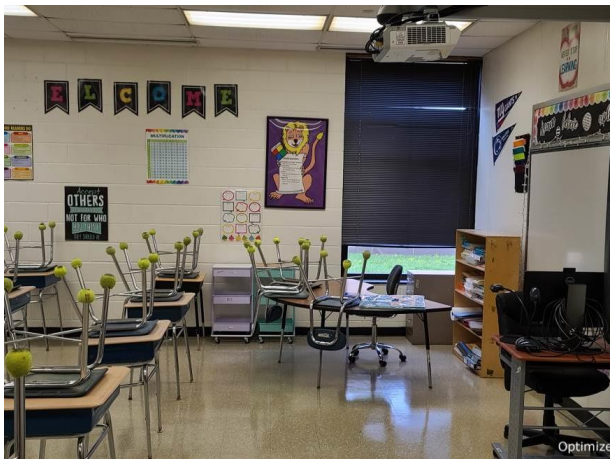
This type of construction has a life expectancy of 15 to 20 years. Overall, the modular addition is in fair to poor condition and recommended for replacement with a permanent structure.

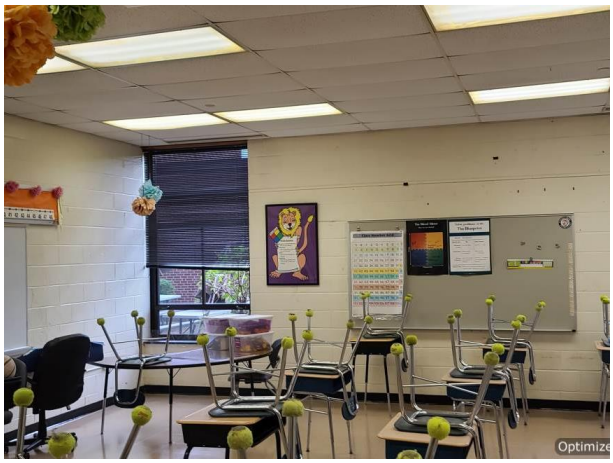









OTHERS



gojo

3.3 Mechanical Systems

Main Building

Stillmeadow Elementary was originally constructed in 1971. Some mechanical systems have been renewed in the years following original construction, the latest of which are noted as:

- Hot Water Boilers, Burners and Boiler Room Pumps – 2001
- Pneumatic/DDC Control System – 2001
- Package Rooftop A/C and Heat Units, Split Systems, and VAV boxes – 2003
- Centrifugal Roof Exhausters – 2010
- Electric Baseboard Heat – 2000
- Kitchen Hood and Exhaust Fan – 1995

Some mechanical systems primarily date to original construction:

- Hydronic Piping/Insulation
- Ductwork
- Gravity Vents
- Cabinet Heaters, HW Unit Heaters, and Fin Tube Radiation

The main building is primarily served by the main boiler room hot water boiler, and is mostly air conditioned by Package Rooftop Units with VAV. The distribution/terminal/package equipment is served by hot water, which is from the boilers in the boiler room. The corridors are served by Cabinet Heaters, and the offices are served by Fin Tube Radiation and Electric Baseboard heat.

All major mechanical systems and components will require replacement during the 10 year study period.

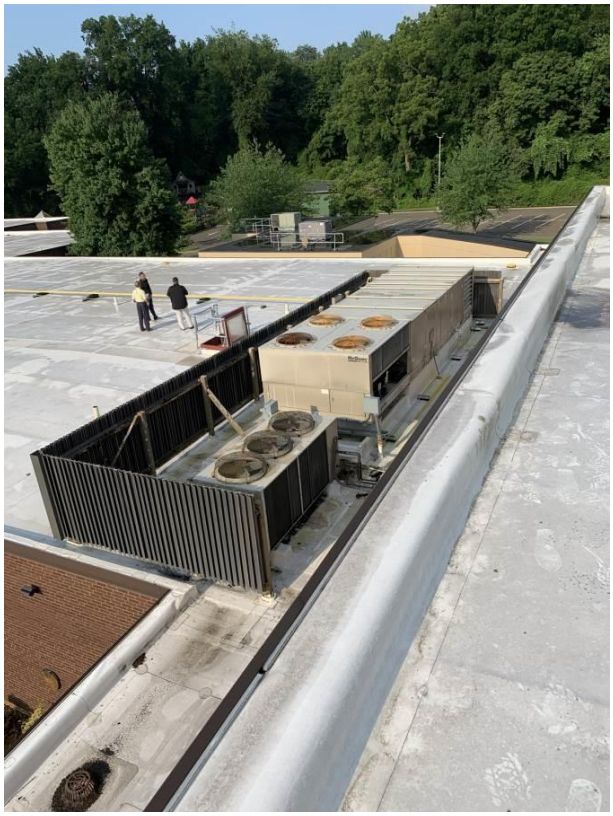
Modular Building

Modular buildings are served by 5 tons (average) rooftop units which have been replaced within the lifecycle of the building. All units would require replacement within the study period. Based on existing conditions, it is the recommendation of this study that the modulars be replaced with a permanent structure, therefore replacement of these HVAC units is not in the report.

HVAC System Comprehensive Improvement Analysis

The existing mechancial system at Stillmeadow ES provides adequate heating, ventilation, and air conditioning building-wide. Therefore, the District-Wide Summary: 10 Year Forecast Cost Analysis only includes the capital improvement needs identified in the Deferred Maintenance & Asset Renewal Report.

McQuay



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3.4 Plumbing Systems

Main Building

Some plumbing systems have been renewed in the years following original construction, the latest of which are approximately noted as

- Domestic water heater, Circulation Pump, and Storage Tank – 2005
- Newer Plumbing Fixtures and Electric Water Coolers/Bottle Fillers – 2018
- Classroom Sinks – 2007
- Kitchen Sinks and Kitchen Gas Piping – 1993

Some plumbing Systems primarily date to original construction:

- Domestic Water Piping
- Sanitary System Piping
- Sump Pumps
- Older Plumbing Fixtures

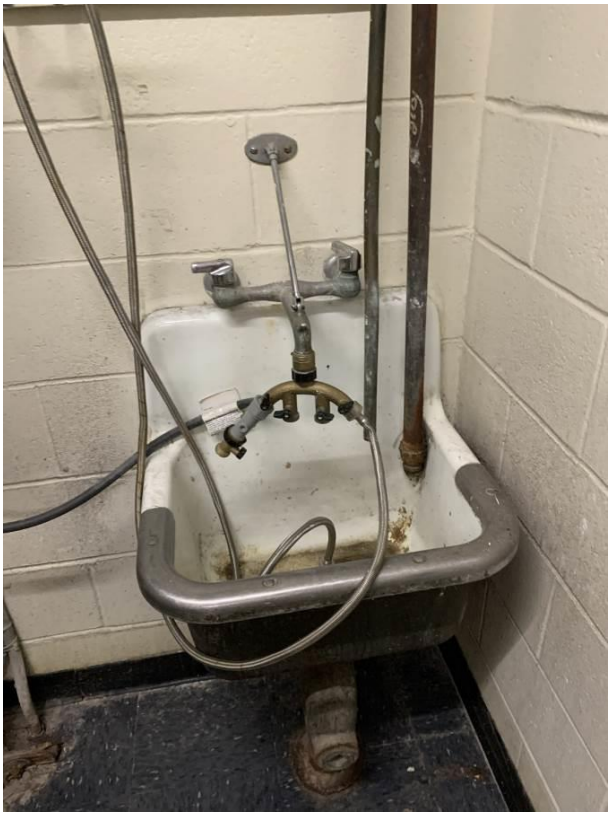
All major plumbing systems except for the newer Plumbing Fixtures and Electric Water Coolers/Bottle Fillers should be replaced within the 10 year study period.

Modular Classrooms

There are minimal plumbing systems in the modular classroom buildings. All plumbing within the modular structure would require replacement within the study period. Based on existing conditions, it is the recommendation of this study that the modulars be replaced with a permanent structure, therefore replacement of these HVAC units is not in the report.

A.O. SMITH
A.O. SMITH

A.O. Smith
INSPECTION OPENING
KOCHFILTER
KOCHFILTER



3.5 Fire & Other Protection Systems

Main Building

The sprinkler system was installed in 1989 and reached the end of its useful life 2 years ago. The system should be planned to be replaced along with comprehensive renovations of the building.

Main building fire alarm system is functional. Existing fire alarm system is being replaced at the present.

Modular Classrooms

The sprinklers in the modular buildings are connected to the main building sprinkler system. The sprinkler system in the modular classrooms would require replacement within the study period. Based on existing conditions, it is the recommendation of this study that the modulars be replaced with a permanent structure, therefore replacement of this system is not in the report.

Fire alarm system devices in the modular classrooms are connected to main building fire alarm system. Wiring and devices are in good condition.

3.6 Electrical Systems

Main Building

Electric service to the building is provided by utility company owned pad mounted transformer located on the back side of building. Secondary service feeders terminate into the 1600 amp main breaker and switchboard with feeder breakers. The service is rated for 1600 amp, 480 y /277 volts.

Power to HVAC, boiler and pumps is provided from 480 y/ 277 volt rated panels. Power to receptacles, lighting and misc. equipment is provided by step down transformers located throughout building.

Lighting in the building is mainly recessed with prismatic lens and LED lamps. These lights are controlled by wall switches and motion sensors. Gymnasium has high bay lights controlled by wall switches. Building's emergency loads are powered from pad mounted diesel generator set. Wiring in the building is mostly original installed either recessed in wall or in the plenum.

Modular Classrooms

Power to modular classroom is provided by load centers powered from main building. Lighting and wiring are in good condition.

SB ATS
DANGER
E ATS

3.7 Technology & Security Systems

Technology

The main building has a mix of Category 5, Category 5E, and Category 6 cabling supporting all end devices, which is adequate to support the current technology and security systems. We recommend replacing this cabling to the most recent category rating to accommodate future technology devices. Fiber optic backbone cabling between the MDF and each IDF (2 total) consists of OM1 62.5/125um fiber optic cabling, which is capable of 1 Gbps per fiber pair. We recommend installing and replacing this fiber to OM4, which will support 40Gbps, to support the bandwidth requirements of new technology, especially the increased future use of Wi-Fi.

The Public Address system has been recently upgraded and is good condition. The Master Clock System is antiquated and beyond its useful life. We recommend upgrading the Master Clock System to provide an accurate time source.

Classroom Interactive Boards currently have a mixed age of boards. Most of the interactive boards were installed before 2014 which would make them 7 years old and older. These boards will be coming into their useful life, and it is recommended to assess their condition in 6 years.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Security

The Intrusion Detection Security system was upgraded about fifteen years ago and in working order. The Video Surveillance Systems is undergoing an addition of a new managed system and includes new IP cameras in several areas of the school. There are locations where existing analog cameras are still being used and viewed on this new system. Coverage of the school is fair. We recommend replacing the existing analog cameras with IP cameras and supplementing the coverage with new IP cameras. The main entry door is equipped with an antiquated Aiphone intercom-door-release and a surveillance camera viewing the door. It is recommended to replace the existing Aiphone device with a modern device to include video that will assist with the assessment of a visitor requesting access into the school.

4.0 General Physical Condition Rating

The general physical condition ratings identified below are based on StudioJAED's visual inspection and overall impression of the Property's major building systems assessed as defined in the Executive Summary, Section 2.0.

MAIN BUILDING		Condition Rating		
Item	**Building / Site System**	**Good**	**Fair**	**Poor**
1	Building Envelope		X	X
2	Interior Architecture		X	
3	Mechanical Systems		X	
4	Electrical Systems			X
10	Plumbing Systems		X	
11	Fire Alarm / Protection Systems	X		
12	Site Improvements		X	

5.0 Opinions of Probable Costs

The opinions of probable cost presented in this document are for repair or renewal / replacement projected capital needs identified from a visual inspection of the defined Property site elements and primary building systems anticipated over the subsequent 10 year term. These opinions are based on StudioJAED's knowledge of industry standards and recommended "good" architectural and engineering practice. For the purpose of generating projected investment dollars, needs were calculated based on approximate quantities and estimated unit cost values were defined. Recommended corrective actions recorded do not constitute a warranty that all items, which may require repair or replacement, are included.

As a measure of quality assurance, StudioJAED's cost estimates were developed by our Certified Professional Estimators. All unit "trade" costs were developed using the RSMeans "CostWorks" application which was regionally adjusted to the materials, labor, and equipment cost for Bridgeport, Connecticut. The cost model approach applied to each corrective action was based on Construction Management-at-Risk (CMAR) with an additional (20%) twenty percent allowance to cover design fees and owner contingency.

The opinions of probable costs should be considered a preliminary order of magnitude for budget development. It also assumes that each facility will continue to operate in its current capacity and relative quality of care. Actual costs will vary from StudioJAED's probable costs based on a number of potential factors such as: a finer granularity or understanding of required scope of work, design solution approach, type of construction, quality of materials, equipment or system specifications, field conditions, need for abatement of hazardous materials, decision to comprehensively replace equipment or system versus partial replacement / repair, phased or staged implementation (if required), quality of contractor, overall project management, solicitation of competitive pricing, etc. An expanded budget projection/analysis typically requires the development of schematic design documents and preliminary specifications to obtain contractor bid estimates.

6.0 Limitations & Qualifications

The services described within this document were performed by StudioJAED. No warranties are provided, either expressed or implied. While StudioJAED made every reasonable effort to properly evaluate the Property conditions within the contracted scope of work, it is important to recognize that the investigation was limited in several respects including, but not limited to, the following:

StudioJAED's findings and conclusions are based primarily on the visual appearance of the Property at the time of our site visit and comparatively evaluated in contrast to our extensive condition assessment experience. Observations included only areas that were readily accessible to our assessment team members without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions.

Some of StudioJAED's conclusions are partially based on information provided by others. For the purposes of this report, we have assumed this information to be complete and correct unless noted otherwise. StudioJAED assumes no responsibility for incorrect information provided by others.

Our opinions of cost represent a preliminary opinion only and are neither a quote nor a warranty or representation as to the actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the Property conditions and are further limited by possible future changes in technology, by regulatory requirements, by Property location, and by contingencies that cannot reasonably be discovered until after commencement of onsite construction activities. StudioJAED shall not be liable to the Client nor any other property for any costs or expenses that may be incurred in excess of these estimates, for any losses that may be incurred as a result of these estimates being different from the actual costs, nor for any damages whatsoever in connection with these estimates.

This report is intended for the use of and may be relied upon only by the entities identified in Section 1.0 – Authorized Assessment Account. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or it findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by other based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans

Deferred Maintenance & Asset Renewal Report

Stillmeadow ES

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Stillmeadow Elementary School								
B10 Superstructure								
B1012-01-03C Correct Exterior Steel Ladder Required by Install New	B1012 Exterior Building Access Ladder	Stage	*(2) 10' Access Ladders from Stage to Mechanical Mezzanine Area*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	20 LNFT	$6,707
B1015-01-01C Correct Handrail Deterioration by Demolition & Replacement	B1015 Exterior Handrail or Guardrail	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	70 LNFT	$5,712
B1015-03-01C Correct Guardrail Deterioration by Demolition & Replacement	B1015 Exterior Handrail or Guardrail	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	115 LNFT	$38,029
			Total Estimated Cost for **B10 Superstructure**					**$50,448**
B20 Exterior Enclosure								
B2010-03-01C Correct Brick Masonry Wall Deterioration by Demolition & Replacement	B2010 Exterior Wall	Building Exterior	*Brick piers at entrance canopy*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	15 SQFT	$1,301
B2010-03-11C Correct Brick Masonry Wall Required by Install New	B2010 Exterior Wall	Roof	*Extend parapet wall to accommodate added insulation thickness*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1,700 SQFT	$151,537
B2011-06-14C Correct Exterior Vinyl Soffit or Fascia Required by Install New	B2011 Exterior Wall Specialties	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	80 SQFT	$748

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".
Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2020-02-01C Correct Aluminum Frame Window Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,500 SQFT	$275,757
B2020-05-01C Correct Aluminum Storefront System Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,508 SQFT	$800,431
B2030-04-02C Correct Hollow Metal Door & Frame Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	36 EACH	$170,516
B2030-08-02C Correct Overhead Door & Frame Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	81 SQFT	$10,880
			Total Estimated Cost for **B20 Exterior Enclosure**					**$1,411,170**
B30 Roofing								
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof	*Located at Canopy*	Def Maint	P2 / 1-2 Yrs	Useful Life	2,830 SQFT	$111,358
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	37,846 SQFT	$1,489,210
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P3 / 3-5 Yrs	Useful Life	29,940 SQFT	$1,178,115

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B3020-04-01C Correct Roof Hatch Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1 EACH	$2,193
B3020-04-05C Correct Roof Hatch Guardrail Required by Install New	B3020 Roof Opening	Roof		Bldg Imprv	P3 / 3-5 Yrs	Codes - BLDG	1 EACH	$2,474
B3030-04-02C Correct Scupper Required by Install New	B3030 Roof Drainage	Roof		Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	25 EACH	$5,070
B3051-01-02C Correct Expansion Joint Cover Deterioration by Demolition & Replacement	B3051 Roof Expansion Joint	Roof		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	300 LNFT	$12,202
B3060-06-01C Correct Equipment Screen Deterioration by Demolition & Replacement	B3060 Roof Specialties	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	600 SQFT	$130,653
B3060-08-01C Correct Roof Protection Pad Deterioration by Demolition & Replacement	B3060 Roof Specialties	Roof		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	500 EACH	$49,826
			Total Estimated Cost for **B30 Roofing**					**$2,981,102**
C10 Interior Construction								
C1011-01-01C Correct Accordion Folding Partition Deterioration by Demolition & Replacement	C1011 Interior Operable Partition	Cafeteria		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,600 SQFT	$212,464
C1011-01-01C Correct Accordion Folding Partition Deterioration by Demolition & Replacement	C1011 Interior Operable Partition	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	260 SQFT	$34,525

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C1020-01-01C Correct Hollow Metal Door Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	4 EACH	$12,598
C1020-02-02C Correct Wood Door Frame Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	138 EACH	$113,697
C1020-05-01C Correct Metal Framed Storefront Door Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4 EACH	$17,193
C1030-06-02C Correct Interior Signage Panel Signage Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P2 / 1-2 Yrs	Function/ Functional	83 EACH	$11,988
			Total Estimated Cost for **C10 Interior Construction**					**$402,466**
C20 Stairs & Ramps								
C2010-03-01C Correct Wood Stair Deterioration by Demolition & Replacement	C2010 Interior Stair Construction	Stage	*4 sets of steps at 5 risers each*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	20 RISR	$10,619
C2050-01-02C Correct Guardrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	60 LNFT	$19,578
C2050-01-05C Correct Handrail Required by Install New	C2050 Interior Handrail & Balustrade	Stage		Bldg Imprv	P2 / 1-2 Yrs	Codes - BLDG	34 LNFT	$2,129
			Total Estimated Cost for **C20 Stairs & Ramps**					**$32,327**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	33,500 SQFT	$140,202
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Cafeteria		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,206 SQFT	$13,417
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	44,140 SQFT	$184,731
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Faculty Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,350 SQFT	$5,650
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	7,590 SQFT	$31,765
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	7,420 SQFT	$31,054
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	6,240 SQFT	$26,115
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	400 SQFT	$1,674

Deferred Maintenance & Asset Renewal Report

Stillmeadow ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	6,000 SQFT	$25,111
C3010-03-04C Correct Ceramic Tile Wall Finish Deterioration by Resurfacing	C3010 Wall Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,650 SQFT	$28,951
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Faculty Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	121 SQFT	$4,030
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Kitchen		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,334 SQFT	$44,434
C3020-08-05C Correct Ceramic Tile Floor Finish Deterioration by Resurfacing	C3020 Floor Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	315 SQFT	$4,829
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	460 SQYD	$48,996
C3020-15-02C Correct Athletic Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	8,266 SQFT	$211,015
C3020-19-03C Correct Stone Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,200 SQFT	$8,511

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng “good practice”.

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	23,143 SQFT	$244,307
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Cafeteria		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,955 SQFT	$41,751
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	31,205 SQFT	$329,412
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Faculty Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,123 SQFT	$11,855
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	8,266 SQFT	$87,259
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,334 SQFT	$14,082
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	5,500 SQFT	$58,060

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Restroom		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	315 SQFT	$3,325
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,060 SQFT	$11,190
			Total Estimated Cost for **C30 Interior Finishes**					**$1,611,727**
D10 Conveying								
D1010-01-39C Correct Hydraulic Passenger Elevator (2500 Capacity) Deterioration by Refurbishment	D1010 Elevator & Lift	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2 FLR	$129,149
			Total Estimated Cost for **D10 Conveying**					**$129,149**
D20 Plumbing								
D2010-01-01C Correct Building Wide Plumbing Fixtures & Trim Deterioration by Demolition & Replacement (Bldg SF)	D2010 Plumbing Fixtures	Lower Level Classrooms		Def Maint	P2 / 1-2 Yrs	Useful Life	6,000 BLDG SF	$25,025
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	15 EACH	$43,185
D2010-03-05C Correct Lavatory (Countertop Type) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	15 EACH	$33,226

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-05-01C Correct Shower Enclosure Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Maintenance		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$4,679
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	5 EACH	$19,493
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	40 EACH	$90,565
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$3,708
D2010-16-02C Correct Commercial Kitchen Stainless Steel Sink Double Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$4,902
D2010-16-03C Correct Commercial Kitchen Stainless Steel Sink Triple Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$5,721
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	87,000 BLDG SF	$1,397,624

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$15,749
D2020-08-03C Correct Domestic Water Heater (80 Gal Gas Fired) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$12,107
D2020-13-01C Correct Potable Water Storage Tank Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$15,915
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	*Select locations as needed.*	Def Maint	P2 / 1-2 Yrs	Useful Life	45,000 BLDG SF	$430,380
D2030-05-01C Correct Sump Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$3,087
			Total Estimated Cost for **D20 Plumbing**					**$2,105,364**
D30 HVAC								
D3010-02-01C Correct Oil Fuel Transfer Pump Deterioration by Demolition & Replacement	D3010 Energy Supply	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$11,806
D3010-04-03C Correct Gas Fuel Distribution Piping (2") Pipe, Valves & Fittings Deterioration by Demolition & Replacement	D3010 Energy Supply	Kitchen		Def Maint	P3 / 3-5 Yrs	Useful Life	100 LNFT	$9,066

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3020-01-09C Correct Steam Boiler Deterioration (4,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$413,661
D3020-05-01C Correct Dual Fuel Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$32,422
D3020-10-03C Correct Boiler Chemical Feed System (10 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Building Wide		Def Maint	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$5,115
D3040-04-01C Correct VAV Terminal Unit Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Gymnasium/Cafeteria/Auditorium		Def Maint	P2 / 1-2 Yrs	Useful Life	54 EACH	$245,330
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	11 EACH	$134,256
D3040-09-12C Correct Exhaust or Induction Fan (3 HP) Required by Install New	D3040 HVAC Distribution	Roof	*Special Ed PT Restroom*	Bldg Imprv	P2 / 1-2 Yrs	Codes - HVAC	1 EACH	$17,383
D3040-10-01C Correct Roof Mounted Gravity Vent Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$1,488
D3040-12-01C Correct Kitchen Exhaust Fan Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$3,134

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-13-02C Correct Ductwork & Insulation (Interior) Deterioration by Demolition & Replacement Building Wide (Bldg SF)	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	87,000 BLDG SF	$1,901,876
D3040-13-05C Correct Ductwork & Insulation Required by Install New	D3040 HVAC Distribution	Special Ed PT Restroom		Def Maint	P2 / 1-2 Yrs	Function/ Functional	50 LNFT	$10,143
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	87,000 BLDG SF	$1,318,802
D3040-18-02C Correct Hydronic Distribution Base Mount Pump (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$54,006
D3040-18-14C Correct Hydronic Distribution Inline Pump (1 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room	*Boiler Criculation Pumps*	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$23,936
D3050-01-06C Correct Packaged Rooftop Air Conditioning & Heating Unit (15 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$115,818
D3050-01-08C Correct Packaged Rooftop Air Conditioning & Heating Unit (30 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$148,559

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-01-09C Correct Packaged Rooftop Air Conditioning & Heating Unit (40 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	4 EACH	$706,369
D3050-07-06C Correct Computer Room (MDF/IDF) Split System Air Conditioning System Required by Install New	D3050 Terminal & Packaged Units	MDF, ALL IDF'S	*All IDF's require additional room cooling for equipment operation. 3 Rooms at approx. 100 sf each.*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	3 EACH	$32,551
D3050-08-09C Correct Split System Air Conditioning System Deterioration (30 Ton) by Demolition & Replacement	D3050 Terminal & Packaged Units	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$114,782
D3050-19-01C Correct Cabinet Heater Deterioration of Cabinet Heater by Demolition & Replacement	D3050 Terminal & Packaged Units	Corridor		Def Maint	P2 / 1-2 Yrs	Useful Life	10 EACH	$72,674
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	5 EACH	$11,369
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Office		Def Maint	P2 / 1-2 Yrs	Useful Life	60 LNFT	$17,659
D3050-27-01C Correct Electric Baseboard Heat Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Office		Def Maint	P2 / 1-2 Yrs	Useful Life	45 LNFT	$4,742

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-34-09C Correct Packaged Terminal Air Conditioning Unit (36,000 BTU) Required by Install New	D3050 Terminal & Packaged Units	Media Center		Bldg Imprv	P2 / 1-2 Yrs	Environ Imprvmt	1 EACH	$14,096
D3060-01-05C Correct Pneumatic Control System Deterioration by Demolition & Replacement with Alternate DDC System (Bldg SF)	D3060 HVAC Instrumentation & Controls	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	87,000 BLDG SF	$1,408,888
D3090-04-03C Correct Commercial Kitchen Hood (12'- 16') Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$52,088
			Total Estimated Cost for **D30 HVAC**					**$6,882,019**
D40 Fire Protection								
D4010-01-01C Correct Wet Pipe Sprinkler System Head Deterioration by Demolish & Replace Heads (Bldg SF)	D4010 Sprinklers	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	87,000 BLDG SF	$202,703
			Total Estimated Cost for **D40 Fire Protection**					**$202,703**
D50 Electrical								
D5010-03-11C Correct Secondary Underground Electrical Service (1600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Parking Lot	*5 sets of 4 # 500 kcmil +1 # 4/0 gnd in - (5) 4 inch pvc conduits.*	Def Maint	P3 / 3-5 Yrs	Useful Life	50 LNFT	$52,362

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-04-05C Correct Secondary Transformer (15 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Basement		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$9,973
D5010-04-07C Correct Secondary Transformer (45 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Penthouse		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$15,206
D5010-04-07C Correct Secondary Transformer (45 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Storage Room		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$15,206
D5010-04-11C Correct Secondary Transformer (225 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	*For new outlets*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	1 EACH	$43,843
D5010-08-20C Correct Motor Control Center Variable Frequency Drive (15 HP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$10,802
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Basement		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$27,069
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Corridor		Def Maint	P3 / 3-5 Yrs	Useful Life	3 EACH	$40,603
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Custodial Closet		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$27,069

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Kitchen		Def Maint	P3 / 3-5 Yrs	Useful Life	3 EACH	$40,603
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Science Room		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$27,069
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	*Panels for additional outlets*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	5 EACH	$119,370
D5010-12-13C Correct Panelboard (1000 AMP) Required by Install New	D5010 Electrical Service & Distribution	Electrical Room	*Panels for additional outlets*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	1 EACH	$69,192
D5010-13-05C Correct Switchboard (1600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	*1600 amp main breaker with 20 feeder breakers.*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$70,066
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$15,064
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Kitchen		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$15,064
D5010-15-01C Correct Disconnect Switch Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Penthouse		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$2,020

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-15-01C Correct Disconnect Switch Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Storage Room		Def Maint	P3 / 3-5 Yrs	Useful Life	3 EACH	$6,061
D5010-16-01C Correct Bldg Wide Electrical Service & Distr Deterioration by Demolition & Replacement (Bldg SF)	D5010 Electrical Service & Distribution	Building Wide	*2 #12 + 1 # 12 G - MC cable*	Def Maint	P3 / 3-5 Yrs	Useful Life	108,372 BLDG SF	$2,319,208
D5020-10-01C Correct Building Wide General Lighting Inefficient by Demolition & Replacement with Alternative Product (Bldg SF)	D5020 Lighting & Branch Wiring	Building Wide		Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	108,372 BLDG SF	$1,828,244
D5021-01-03C Correct Receptacles Deterioration by Demolition & Replacement with GFCI Receptacles	D5021 Branch Wiring	Kitchen		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	8 EACH	$1,362
D5021-01-04C Correct Receptacles Deterioration by Demolition & Replacement with Weatherproof GFCI Receptacles	D5021 Branch Wiring	Classroom	*GFCI outlet with in 6 ft of sink.*	Def Maint	P2 / 1-2 Yrs	Codes - BLDG	36 EACH	$8,624
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide	*Additional outlets*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	176 EACH	$168,497
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*2#12 + ! # 12g -MC cable for additional outlets*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	17,600 LNFT	$136,433
D5031-03-01C Correct Security System Motion or Glass Break Detector Deterioration by Demolition & Replacement (BLDG SF)	D5031 Security Access & Surveillance	Building Wide		Def Maint	P4 / 6-10 Yrs	Security	108,372 BLDG SF	$52,019

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5031-07-01C Correct Video Surveillance Indoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Upgrade analog cameras.*	Def Maint	P4 / 6-10 Yrs	Useful Life	6 EACH	$20,055
D5031-20-01C Correct Security Access Control System (Head End Only) Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$5,351
D5031-20-04C Correct Security Access Control with Video Intercom Required by Install New	D5031 Security Access & Surveillance	Main entryways - front and rear		Bldg Imprv	P2 / 1-2 Yrs	Security	4 EACH	$0
D5032-01-05C Correct Master Clock System Deterioration by Demolition & Replacement with Wireless System (Bldg SF)	D5032 Clock & Program Systems	Building Wide	*Mixed use of original and new wireless clocks.*	Def Maint	P3 / 3-5 Yrs	Useful Life	108,372 BLDG SF	$288,339
D5035-04-01C Correct Building-Wide Telephone System Deterioration by Demolition & Replacement (Bldg SF)	D5035 Telephone System	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	108,372 BLDG SF	$370,944
D5036-01-03C Correct Technology System Wiring Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	250,000 LNFT	$762,240
D5036-03-06C Correct Data Room Equipment Grounding System Required by Install New	D5036 Technology System	Building Wide	*All equipment and racks should be grounded.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	3 LPSM	$12,674

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5036-06-01C Correct Fiber Optic Backbone Wiring Deterioration by Demolition & Replacement	D5036 Technology System	MDF and Each IDF	*All IDF's currently have OM1 fiber ran from the MDF. This is an antiquated system and should be upgraded in order to meet the needs of today's technology standards.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	500 LNFT	$2,222
D5090-01-02C Correct Diesel Fuel Emergency Generator (50 kW) Required by Install New	D5090 Other Electrical Systems	MDF and Each IDF		Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	1 EACH	$119,053
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	MDF		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$23,010
D5090-04-04C Correct Uninterruptable Power Supply System (5 KVA) Required by Install New	D5090 Other Electrical Systems	All IDF's		Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	2 EACH	$42,000
			Total Estimated Cost for **D50 Electrical**					**$6,766,920**
E10 Equipment								
E1020-04-01C Correct Stage Curtain Deterioration by Demolition & Replacement	E1020 Institutional Equipment	Stage		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	450 SQYD	$410,713

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	44 EACH	$1,200,830
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	9 EACH	$245,624
E1090-05-01C Correct Indoor Basketball Backboard Deterioration by Demolition & Replacement	E1090 Other Equipment	Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	6 EACH	$60,871
			Total Estimated Cost for **E10 Equipment**					**$1,918,038**
E20 Furnishings								
E2010-01-01C Correct Wardrobe Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	32 EACH	$38,863
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	205 LNFT	$71,140
E2010-04-01C Correct Wall Cabinet Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Faculty Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	6 LNFT	$2,082
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	45 LNFT	$37,389

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Faculty Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	6 LNFT	$4,985
E2010-04-11C Correct Laminate Countertop Only Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Classroom	*Includes sink opening and counter supports*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	380 SQFT	$22,817
E2011-03-01C Correct Roller Shade Deterioration by Demolition & Replacement with Manual Shade System (Window SF)	E2011 Window Treatment	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,500 SQFT	$83,459
			Total Estimated Cost for **E20 Furnishings**					**$260,734**
F10 Special Construction								
F1010-13-01C Correct Modular Classroom Deterioration by Demolition & Replacement with Permanent Structure	F1010 Special Structures	Modular Classroom Building	*Demo existing modular classroom and construct new building addition.*	Def Maint	P2 / 1-2 Yrs	Useful Life	2,350 SQFT	$1,197,858
			Total Estimated Cost for **F10 Special Construction**					**$1,197,858**
F20 Selective Demolition								
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	20,943 SQFT	$476,485
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Cafeteria		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	3,050 SQFT	$69,392

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Classroom		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	31,205 SQFT	$709,961
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Faculty Room		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	1,002 SQFT	$22,797
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Media Center		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,239 SQFT	$28,189
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Stage		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,150 SQFT	$26,164
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Stair Tower		Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	1,500 SQFT	$34,127
F2020-13-01C Correct Asbestos Wiring Insulation Remediation Required by Abatement	F2020 Hazardous Components Abatement	Auditorium	*Refer to AHERA reports*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 LNFT	$22,334
F2020-15-01C Correct Asbestos Sink Undercoating Remediation Required by Abatement	F2020 Hazardous Components Abatement	Classrooms		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	36 EACH	$206,270
F2020-28-01C Correct Asbestos Wall Board Remediation Required by Abatement & Replace with Metal Wall Panel	F2020 Hazardous Components Abatement	Classroom	*Replace with typical gypsum wallboard partition*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	13,000 SQFT	$199,493
				Total Estimated Cost for	**F20**	**Selective Demolition**		**$1,795,212**

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.

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Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.

Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G20 Site Improvements								
G2010-01-03C Correct Bituminous Roadway Surface Deterioration by Overlay	G2010 Roadways	Parent Drop-Off Loop		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,100 SQYD	$33,917
G2010-01-03C Correct Bituminous Roadway Surface Deterioration by Overlay	G2010 Roadways	Paving Circle-Northwest Corner of Site		Def Maint	P4 / 6-10 Yrs	Useful Life	700 SQYD	$11,306
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	East Side of Bus Loop		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	550 LNFT	$39,769
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	Flush Curb at Entrance of Rear Paved Play		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	40 LNFT	$2,892
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	North Side of Main Entrance		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	150 LNFT	$10,846
G2020-01-01C Correct Bituminous Parking Lot Deterioration by Demolition & Replacement	G2020 Parking Lots	Southwest Corner of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	275 SQYD	$28,829
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Southwest Corner of School Between Parent Drop-Off & Paved Play		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	225 SQYD	$3,753

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Staff Parking Lot- West Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,100 SQYD	$35,029
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Visitior Parking to the North Of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,150 SQYD	$19,182
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Sidewalk From Parent Drop-Off to West Side Entrance		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	65 SQYD	$6,112
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Sidwalk Along South of School Leading to Playground		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	30 SQYD	$2,821
G2030-01-02C Correct Bituminous Sidewalk Deterioration by Demo & Replacement with Alternative Material (Concrete)	G2030 Pedestrian Paving	Northeast Corner of the School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	65 SQYD	$9,206
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Southeast Corner of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	800 SQFT	$18,954
G2030-06-02C Correct Stone Paver Deterioration by Resetting Paver	G2030 Pedestrian Paving	Building Exterior		Def Maint	P2 / 1-2 Yrs	Codes - HVAC	320 SQFT	$10,438

Deferred Maintenance & Asset Renewal Report

Stillmeadow ES

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2030-06-02C Correct Stone Paver Deterioration by Resetting Paver	G2030 Pedestrian Paving	Interior Courtyard		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	830 SQFT	$27,073
G2040-01-01C Correct Concrete Retaining Wall Deterioration by Demolition & Replacement	G2040 Site Development	Interior Courtyard		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	200 SQFT	$121,455
G2040-04-02C Correct Chain Link Fence & Gates (4' High) Deterioration by Demolition & Replacement	G2040 Site Development	Playground fence	*Fence and gates (3) not to current code*	Def Maint	P2 / 1-2 Yrs	Codes - BLDG	365 LNFT	$9,855
G2040-04-06C Correct Chain Link Fence & Gates (8' High) Deterioration by Demolition & Replacement	G2040 Site Development	Fence at Baseball Field Benches & Bleachers	*Bottom rails needed. New fabric needed*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	75 LNFT	$7,250
G2040-17-01C Correct Playground Hard Surfacing Deterioration by Demolition & Replacement	G2040 Site Development	Between South End of School & Baseball Field		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,750 SQYD	$58,794
G2040-21-05C Correct Football Field (Turf) Deterioration by Demolition & Replacement	G2040 Site Development	Interior Courtyard	*Oudoor turf at Interior Courtyard*	Def Maint	P3 / 3-5 Yrs	Damage/ Wear	830 SQFT	$17,333
G2041-01-01C Correct Baseball or Softball Field Backstop Deterioration by Demolition & Replacement	G2041 Athletic & Recreational Equipment	Baseball Field	*Bottom rails needed. New fabric needed*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$18,363
G2042-01-5C Correct Non-Illuminated Exterior 16" Pin Mounted Aluminum Letters Required by Install New	G2042 Exterior Signs	Building Exterior	*New School Signage*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	80 EACH	$20,804

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Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".
Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscaping	Soccer Fields/Baseball Outfield		Def Maint	P4 / 6-10 Yrs	Useful Life	4,500 SQYD	$81,824
G2050-04-4C Correct Deteriorated Trees and Stumps by Removal	G2050 Landscaping	Roof		Def Maint	P2 / 1-2 Yrs	Function/ Functional	3 EACH	$7,315
G2050-04-5C Correct Major Landscaping Required by Adding & Trimming Trees, Plants, Ground Cover, and Planting Beds	G2050 Landscaping	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	800 SQFT	$7,735
			Total Estimated Cost for **G20 Site Improvements**					**$610,854**
H10 Space Requirements								
H1020-03-1C Correct Library Upgrade by Demo & Reconfigure Space	H1020 Space Reconfiguration	Media Center	*Enlarge MDF Room*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	300 SQFT	$89,910
			Total Estimated Cost for **H10 Space Requirements**					**$89,910**

Stillmeadow Elementary School Total Estimated Cost: **$28,448,002**

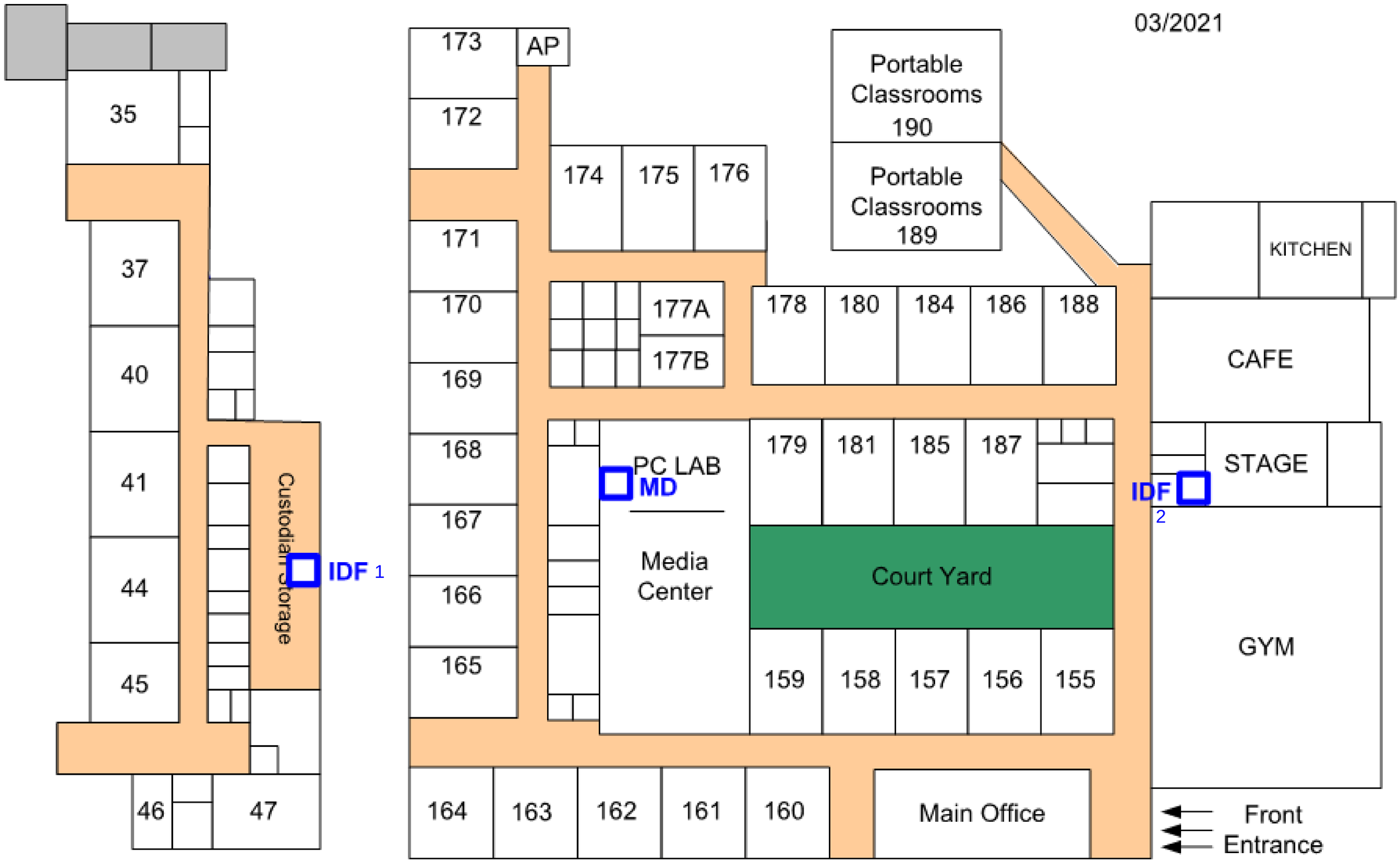
Total Estimated "Deferred Maintenance" Cost: **$25,566,033**

Total Estimated "Building Improvement" Cost: **$2,881,969**

Stillmeadow Elementary School

LAN Closets Locations

03/2021



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2021

Strawberry Hill ES Facility Assessment & Analysis Report

Property:
Strawberry Hill Elementary
200 Strawberry Hill Avenue
Stamford, Connecticut 06902

Prepared By:
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Providence, RI 02903
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SLAM | STUDIO JAED

November 10, 2021

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1.0 Authorized Assessment Account

In June 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a district-wide facility condition assessment and analysis of the Strawberry Hill Elementary property located in Stamford, Connecticut. The primary goal of this project was to (1) investigate existing conditions and (2) identify deferred maintenance and long term capital renewal needs. As per industry standard guidelines, StudioJAED surveyed the property, interviewed site personnel, reviewed available construction/maintenance documents, and recorded observations related to the physical site and associated building structure. SLAM teamed with SLR to perform the site assessment and D'Agostino & Associates for technology / security.

This report is for the use of Stamford Public Schools and their assignees. All parties agree by accepting this report that any use of this report shall be limited by the exceptions and qualifications in this report, acknowledge that actual site conditions may change with time, and hidden conditions may exist at the property that were not discovered within the scope of the assessment. Any use of this report by other parties is at the risk of such party.

StudioJAED used a degree of care and skill ordinarily exercised by consultants in the preparation of the report and in assembling the data contained herein. No warranties are provided, either expressed or implied. StudioJAED is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The Facility Assessment and Analysis Report was completed and reviewed by the undersigned team members. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (401) 648-0884.

StudioJAED

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Principal, Assessment Architect

Discipline Lead: _____
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Report Reviewer: _____
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Principal

2.0 Executive Summary

StudioJAED Architects and Engineers, along with specialty systems sub-consultants SLR and D'Agostino & Associates, performed a facility condition assessment and analysis of the Strawberry Hill property located in Stamford, Connecticut hereinafter referred to as the "Property". The purpose of the assessment was to perform a visual analysis of the Property's general condition and identify recommendations for major building systems and equipment maintenance, repair, or replacement over the next (10) ten years. Items identified were considered significant for the facility to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age.

2.1 Scope of Work

The primary field survey was conducted on 9, September, 2021 and the weather, as recorded on Accuweather.com, was rain with actual high and low temperatures of 72°F/62°F. The assessment team reviewed available documentation and interviewed site personnel regarding knowledge of any known existing conditions or issues. A general list of typical elements surveyed includes the following:

- Site and Grounds – Pavement, Parking, Curbs, Loading Docks, Walks, Landscaping, Irrigation, Site Drainage, Exterior Lighting, Walls, Fencing/Railing, and Exterior Amenities.
- Structural Systems – Readily observable portions of Foundations and Structural Framing of Walls, Columns, Intermediate Floors and Roofs.
- Building Envelope – Roofing Systems, Exterior Finishes, Stairs and Steps, Exterior Doors, and Exterior Windows.
- Interior Building Components – Property-owned Electrical, Heating/Ventilating/Air Conditioning (HVAC), and Plumbing Systems.
- Safety and Code Compliance – Life Safety, Fire Suppression Systems, and General Visual Review of Accessibility to Disabled Persons to include Accessible Exterior and Interior Routes, Doors and Common Toilet Facilities.

2.2 Prioritization of Need

Recommended corrective actions to repair and/or replace a building system or component were assigned a priority which, in the opinion of the assessor, classified the urgency of the work to be performed. The 10 year prioritization model utilized for this project was based on an industry standard, 4 tier approach. Definitions for each of the priority classifications are as shown.

PRIORITY CLASSIFICATIONS:

Priority 1 - Immediate
Work should be performed immediately.
Potential safety or security risk.

Priority 2 - High
Work to be performed within next 1-2 years.
Asset has reached the end of useful life.

Priority 3 - Medium
Work to be performed within next 3-5 years.
Asset will reach the end of useful life soon.

Priority 4 - Low
Work to be performed within next 6-10 years.
Anticipated need for repair or replacement.

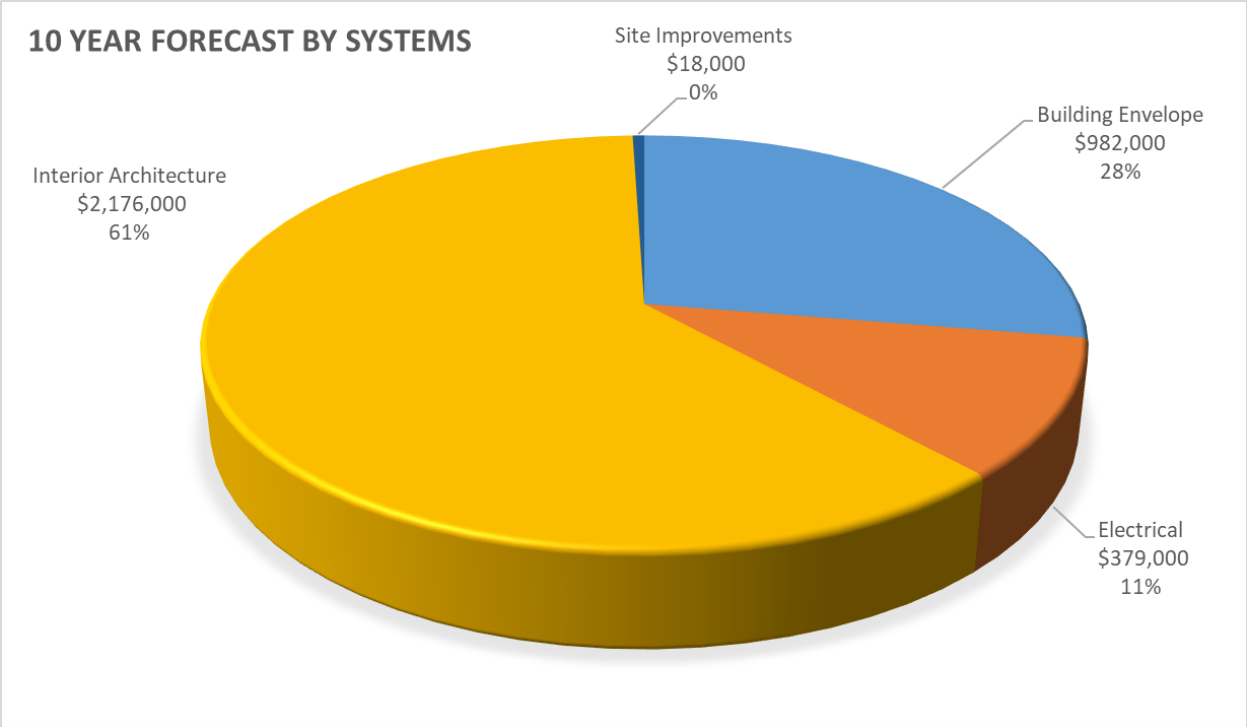
2.3 Findings & Recommendations

10 YEAR FORECAST BY PRIORITY

Priority		Extended Cost	% of Need
Immediate	$	-	0.0%
High (1 - 2 Years)	$	797,036	22.4%
Medium (3 - 5 Years)	$	1,102,990	31.0%
Low (6 - 10 Years)	$	1,654,974	46.6%
	$	**3,555,000**	**100%**

StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by Priority table provides an understanding of need based on the urgency or timeline for work to be completed. Based on industry standard architectural and engineering best practices, over (22%) twenty-two percent of the work should be completed within the next 1-2 years.

The 10 Year Forecast by Systems provides an analysis of estimated improvement needs by major systems. The data indicates that the Interior Architecture (61%), Building Envelope (28%), and Electrical (11%) systems have the greatest overall investment needs. Refer to Appendix A to review a more detailed description of needs in the Deferred Maintenance & Asset Renewal Report.



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall very good condition. Refer to Section 4.0, General Physical Condition Rating, for additional information regarding the condition of major systems from a cost per gross square feet analysis of needs perspective.

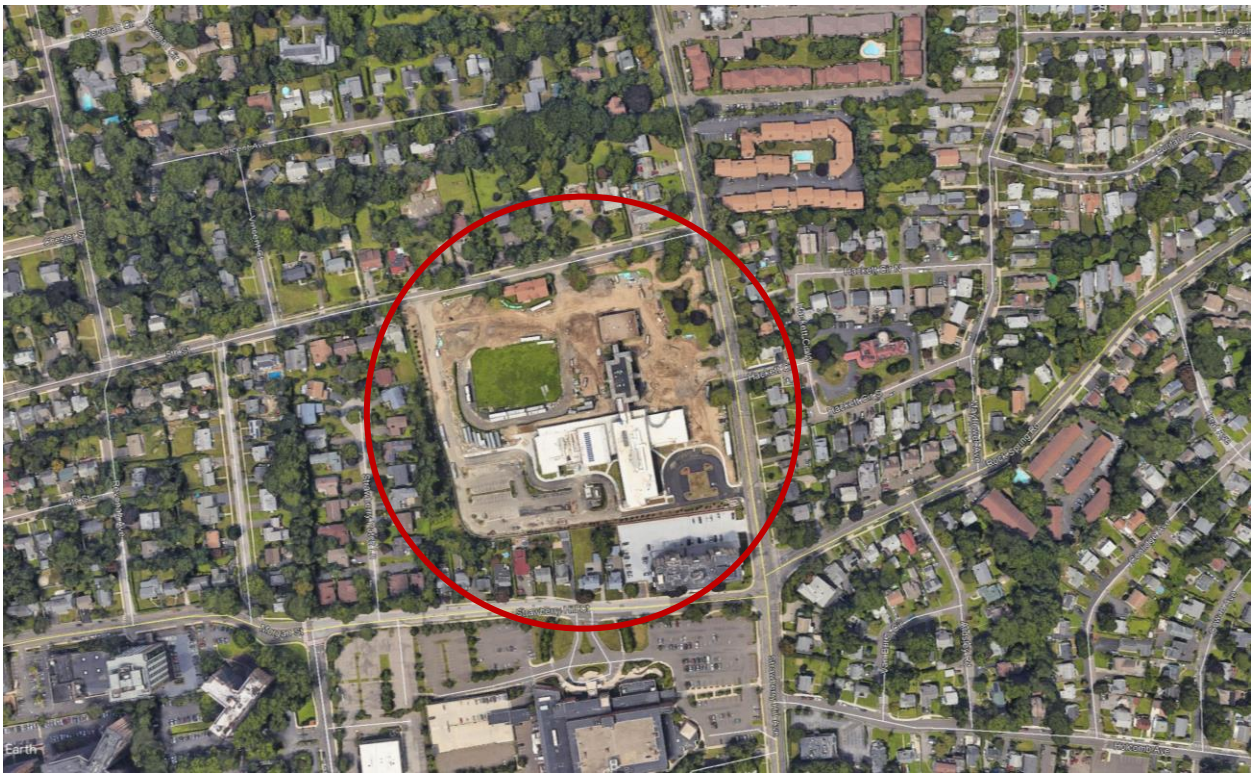
3.0 General Property & Building Systems Description

3.1 Site / Amenities

The property is located at Strawberry Hill, Stamford, Fairfield County Connecticut on approximately 10.83 acres. The property slopes gently downward from the east side of the property toward the west property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located along the front of the building. Play areas are covered with a poured in place asphalt surface. Retaining walls, reinforced concrete, are located at the main entrance to the school.

The majority of the parking is located along the south of the property, with limited parking along the north of the site. The entire site has recently undergone a large renovation and expansion of the school. All of the site features are new and there's no corrective action needed.

Sanitary sewer and the storm water sewer are provided by the City of Stamford. Domestic water is supplied by Aquarian, electrical service by CLMP, and natural gas is provided by Yankee Gas.



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3.2 Architectural Systems

Main Building

Strawberry Hill Elementary is approximately 133,000 square feet and has one, two and four storey components. The roof assembly is both flat EPDM and sloped slate. The exterior wall finish is curtain wall, brick, stone veneer, and metal panels. There is no evidence of significant settlement or structural failure.

The exterior building envelope is in good condition. The building roof consists of EPDM and slate roofing. Both are in good condition. Windows are in good condition. The exterior façade is also in good condition.

Interior floor finishes include resilient tile, ceramic tile, carpet, flagstone, terrazzo, wood, epoxy, and sealed concrete and are in good condition. Interior wall finishes include painted drywall, painted CMU, glazed CMU, brick, glazed brick, wood panel, painted plaster, and ceramic tile and are in good condition. Interior ceiling finishes include exposed structure, suspended acoustic tiles, painted drywall, and ornate metal panels and are in good condition. Select historic interior doors are worn and should be refinished. Classroom and conference room projection equipment should be replaced.

EXIT

EXIT

3.3 Mechanical Systems

Main Building

For heating the school is served by three gas fired hot water boilers manufactured in 2018. Hot water is distributed to select terminal and air handling units throughout the building. Cooling is provided by a 300 Ton, air cooled chiller manufactured in 2019. The terminal equipment consists of Air Handling Units and VAV terminal units that serve the rest of the building. The terminal equipment is all circa 2018 and 2019. The school has a four pipe distribution system for simultaneous heating and cooling operation. However, some terminal units have been renovated.

HVAC System Comprehensive Improvement Analysis

The existing mechancial system at Strawberry Hill ES provides adequate heating, ventilation, and air conditioning building-wide. Therefore, the District-Wide Summary: 10 Year Forecast Cost Analysis only includes the capital improvement needs identified in the Deferred Maintenance & Asset Renewal Report.

3.4 Plumbing Systems

Main Building

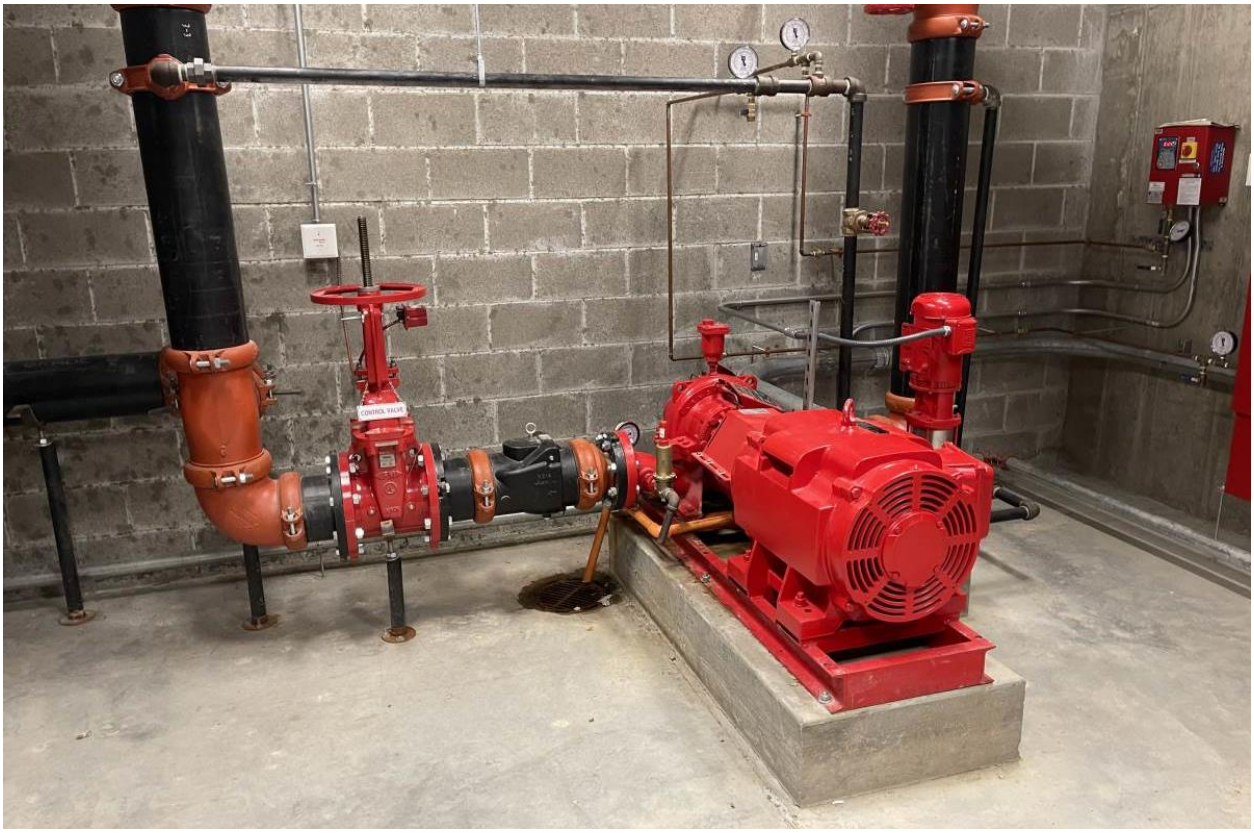
The building plumbing systems are provided by domestic hot water from 2 domestic water heaters located in the boiler room. These were manufactured in 2018. The plumbing fixtures appear to have all been replaced within the last two years.

3.5 Fire & Other Protection Systems

Main Building

A wet pipe sprinkler system serves the entire building. It was installed in 2018/2019.

The building fire alarm system involves main controller, device, power supplies and interconnecting wiring. Classrooms, office area, hallways, bathrooms, boiler rooms, attics, kitchen, gym and auditorium are provided with sprinklers and audio visual devices. Fire alarm system covers entire school area. Sprinklers located throughout school provide fire-extinguishing with help from 125 HP fire pump which is powered from normal and emergency generator.



3.6 Electrical Systems

Main Building

Electric service to Strawberry Hill Elementary is provided by utility owned out door pad mounted transformer. 2500 amp, 480y /277 volt service feeders run underground and terminate in switchboard with 2500 amp main circuit breaker. All feeders to equipment and panels originate from this switchboard. HVAC equipment, boiler equipment and lighting run on 480y/ 277 volt supply. Power to outlets and misc. equipment is provided by stepdown transformers located throughout the school. Branch circuit wiring to classrooms and equipment are provided from panelboards. Wiring in the school is mixture of recessed and in EMT conduits. A 400 KW on-site diesel powered generator set powers emergency loads, fire pump and miscellaneous loads thru 3 automatic transfer switches and distribution panelboards. Rooftop photovoltaic panels provide approximately 7.5 KW of energy thru inverter which feed the main switchboard. Lighting in the school is mostly LED. Classroom and office lights are controlled by dimming system and motion sensors. Gymnasium area lights are high bay T5 lamps.

3.7 Technology & Security Systems

Technology

The main building is comprised of Category 6 cabling supporting all end devices and Category 6A cabling for all wireless access points, which is adequate to support the current technology and security systems. There are no recommendations for the structured cabling.

Strawberry Hill Elementary underwent renovations in 2018 where a new Public Address system and wireless Master Clock System were installed. Both systems are in good working condition today and there are no recommendations. Classroom Interactive Boards vary in age from 2008 to present. Most of the boards were installed after 2014 making them less than 7 years old but will come into their useful life in the coming years.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Security

The Intrusion Detection Security System and Access Control System are up to date and in working order. There are no recommendations to be made.

4.0 General Physical Condition Rating

The general physical condition ratings identified below are based on StudioJAED's visual inspection and overall impression of the Property's major building systems assessed as defined in the Executive Summary, Section 2.0.

MAIN BUILDING		Condition Rating		
Item	**Building / Site System**	**Good**	**Fair**	**Poor**
1	Building Envelope	X		
2	Interior Architecture	X		
3	Mechanical Systems	X		
4	Electrical Systems	X		
5	Plumbing Systems	X		
6	Fire Alarm / Protection Systems	X		
7	Site Improvements	X		

5.0 Opinions of Probable Costs

The opinions of probable cost presented in this document are for repair or renewal / replacement projected capital needs identified from a visual inspection of the defined Property site elements and primary building systems anticipated over the subsequent 10 year term. These opinions are based on StudioJAED's knowledge of industry standards and recommended "good" architectural and engineering practice. For the purpose of generating projected investment dollars, needs were calculated based on approximate quantities and estimated unit cost values were defined. Recommended corrective actions recorded do not constitute a warranty that all items, which may require repair or replacement, are included.

As a measure of quality assurance, StudioJAED's cost estimates were developed by our Certified Professional Estimators. All unit "trade" costs were developed using the RSMeans "CostWorks" application which was regionally adjusted to the materials, labor, and equipment cost for Bridgeport, Connecticut. The cost model approach applied to each corrective action was based on Construction Management-at-Risk (CMAR) with an additional (20%) twenty percent allowance to cover design fees and owner contingency.

The opinions of probable costs should be considered a preliminary order of magnitude for budget development. It also assumes that each facility will continue to operate in its current capacity and relative quality of care. Actual costs will vary from StudioJAED's probable costs based on a number of potential factors such as: a finer granularity or understanding of required scope of work, design solution approach, type of construction, quality of materials, equipment or system specifications, field conditions, need for abatement of hazardous materials, decision to comprehensively replace equipment or system versus partial replacement / repair, phased or staged implementation (if required), quality of contractor, overall project management, solicitation of competitive pricing, etc. An expanded budget projection/analysis typically requires the development of schematic design documents and preliminary specifications to obtain contractor bid estimates.

6.0 Limitations & Qualifications

The services described within this document were performed by StudioJAED. No warranties are provided, either expressed or implied. While StudioJAED made every reasonable effort to properly evaluate the Property conditions within the contracted scope of work, it is important to recognize that the investigation was limited in several respects including, but not limited to, the following:

StudioJAED's findings and conclusions are based primarily on the visual appearance of the Property at the time of our site visit and comparatively evaluated in contrast to our extensive condition assessment experience. Observations included only areas that were readily accessible to our assessment team members without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions.

Some of StudioJAED's conclusions are partially based on information provided by others. For the purposes of this report, we have assumed this information to be complete and correct unless noted otherwise. StudioJAED assumes no responsibility for incorrect information provided by others.

Our opinions of cost represent a preliminary opinion only and are neither a quote nor a warranty or representation as to the actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the Property conditions and are further limited by possible future changes in technology, by regulatory requirements, by Property location, and by contingencies that cannot reasonably be discovered until after commencement of onsite construction activities. StudioJAED shall not be liable to the Client nor any other property for any costs or expenses that may be incurred in excess of these estimates, for any losses that may be incurred as a result of these estimates being different from the actual costs, nor for any damages whatsoever in connection with these estimates.

This report is intended for the use of and may be relied upon only by the entities identified in Section 1.0 – Authorized Assessment Account. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or it findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by other based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans

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Deferred Maintenance & Asset Renewal Report

Strawberry Hill

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-8

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Strawberry Hill School								
B20 Exterior Enclosure								
B2010-03-07C Correct Brick Masonry Wall Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior	*Perform in conjunction with repointing*	Def Maint	P3 / 3-5 Yrs	Damage/ Wear	19,350 SQFT	$151,668
B2010-03-09C Correct Brick Masonry Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior	*Suggest cleaning be completed prior to repointing*	Def Maint	P3 / 3-5 Yrs	Damage/ Wear	19,350 SQFT	$686,058
B2010-03-14C Correct Brick Masonry Wall Joint Deterioration by Caulking	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	60 LNFT	$1,306
			Total Estimated Cost for **B20 Exterior Enclosure**					**$839,032**
B30 Roofing								
B3010-02-01C Correct Slate Shingles Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	6,000 SQFT	$136,800
B3020-04-01C Correct Roof Hatch Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof	*Existing electric hatch operator not working. Repair and/or replace.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$2,193
B3060-09-01C Correct Roof Access Ladder Deterioration by Demolition & Replacement	B3060 Roof Specialties	Roof		Def Maint	P2 / 1-2 Yrs	Function/ Functional	10 LNFT	$4,238
			Total Estimated Cost for **B30 Roofing**					**$143,231**

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".
Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

Deferred Maintenance & Asset Renewal Report

Strawberry Hill

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-8

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C10 Interior Construction								
C1020-02-04C Correct Historic Wood Door Deterioration by Restoration & Refinish	C1020 Interior Door	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	83 EACH	$53,028
			Total Estimated Cost for **C10 Interior Construction**					**$53,028**
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	41,400 SQFT	$173,264
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	94,617 SQFT	$395,983
C3010-03-01C Correct Ceramic Tile Wall Finish Deterioration by Demolition & Replacement	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	918 SQFT	$29,402
C3010-03-02C Correct Ceramic Tile Wall Finish Deterioration by Regrouting	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	280 SQFT	$8,094
C3010-12-02C Correct Plaster Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	120 SQFT	$648
C3010-18-04C Correct Concrete Block Decorative Wall Finish Deterioration by Regrouting	C3010 Wall Finish	Building Wide	*Glazed CMU walls*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	4,800 SQFT	$90,338

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
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Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-02-01C Correct Resilient Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide - Bldgs B & C		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	5,830 SQFT	$57,351
C3020-08-05C Correct Ceramic Tile Floor Finish Deterioration by Resurfacing	C3020 Floor Finish	Building Wide / Bldg B		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	550 SQFT	$8,431
C3020-10-02C Correct Terrazzo Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Building Wide / Bldg B		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	924 SQFT	$8,611
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Building Wide / Bldg C		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,224 SQFT	$10,087
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	1,367 SQYD	$145,603
C3020-16-01C Correct Recessed Entrance Floor Mat Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	160 SQFT	$21,667
			Total Estimated Cost for **C30 Interior Finishes**					**$949,481**
D50 Electrical								
D5035-04-01C Correct Building-Wide Telephone System Deterioration by Demolition & Replacement (Bldg SF)	D5035 Telephone System	Building Wide	*Recommended to upgrade to VoIP.*	Def Maint	P2 / 1-2 Yrs	Useful Life	110,560 BLDG SF	$378,434
			Total Estimated Cost for **D50 Electrical**					**$378,434**

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Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

Deferred Maintenance & Asset Renewal Report

Strawberry Hill

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-8

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E10 Equipment								
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	40 EACH	$1,091,663
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	3 EACH	$81,875
			Total Estimated Cost for **E10 Equipment**					**$1,173,538**
G10 Site Preparation								
G1030-01-02C Correct Site Grading Positive Drainage Required by Regrade & Site Restoration	G1030 Site Earthwork	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	133 SQYD	$3,751
			Total Estimated Cost for **G10 Site Preparation**					**$3,751**
Z10 General Requirements								
Z1040-01-01C Correct Investigation Consultant Services Required by Contracting Appropriate AE Professionals	Z1040 Design & Consultant Services	Space adjacent to Room 125	*Allowance to investigate water infiltration from undetermined source. Room has masonry walls and concrete floor, approximately 96 SF.*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 LPSM	$14,382
			Total Estimated Cost for **Z10 General Requirements**					**$14,382**

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Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

Deferred Maintenance & Asset Renewal Report

Strawberry Hill

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-8

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost

Strawberry Hill School Total Estimated Cost:	**$3,554,877**
Total Estimated "Deferred Maintenance" Cost:	**$3,554,877**
Total Estimated "Building Improvement" Cost:	**$0**

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.

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Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

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NO.	DATE	ISSUE
	NOV 21, 2017	ISSUE FOR BID

KEY NOTES

d'agostino & ASSOCIATES
Technology – Security – Audio Visual

1266 EAST MAIN STREET
SUITE 700R
STAMFORD, CT 06802

1000 LAFAYETTE BLVD.
SUITE 1100
BRIDGEPORT, CT 06604

TEL: 203.539.6164
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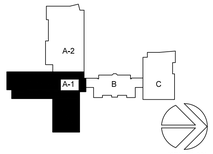
SEAL



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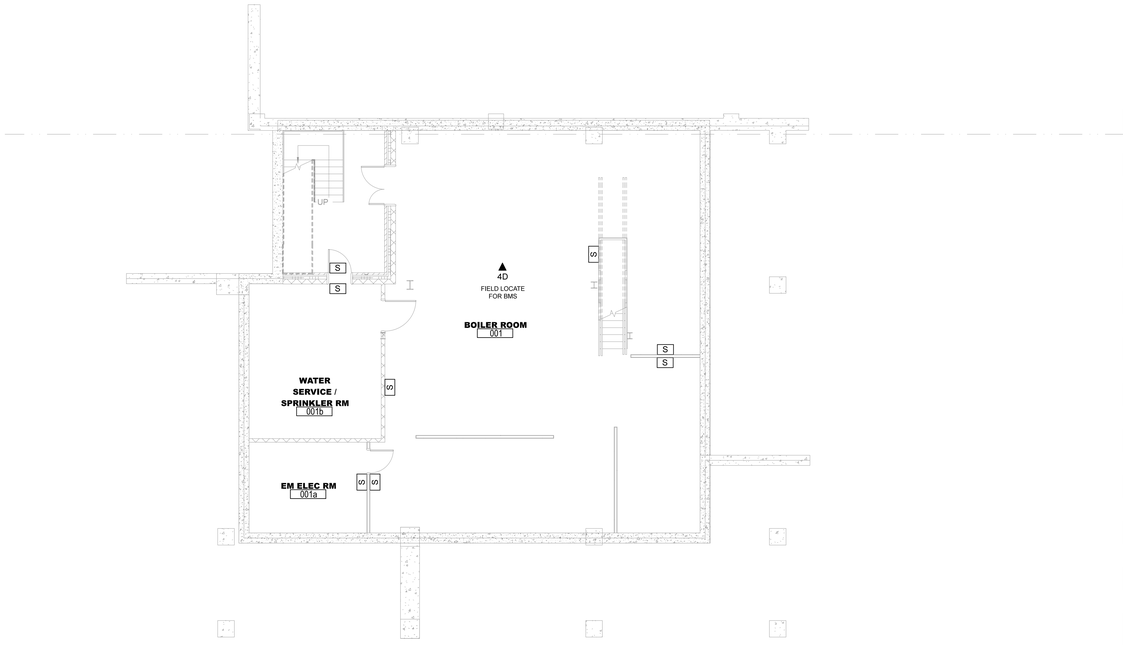

ALL LOW VOLTAGE CABLING IN THIS SECTION SHALL BE TERMINATED INTO MER #D215 ON LEVEL 2

1 **BOILER ROOM LEVEL OVERALL**
1/8" = 1'-0"

PROJECT TITLE:
Rogers Inter-District Magnet Extension
200 STRAWBERRY HILL AVENUE,
STAMFORD, CT 06901
SCG NO. 135 0277 / MAG / PF / EA PH. 3

PROJECT No: 61862.00

DRAWING TITLE:
BOILER ROOM OVERALL PLAN

TECHNOLOGY

SCALE: 1/16" = 1'-0"

T-100A

ISSUE FOR PERMIT
FEBRUARY 6, 2018
SEPTEMBER 15, 2017

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NO.	DATE	ISSUE
	NOV 21, 2017	ISSUE FOR BID

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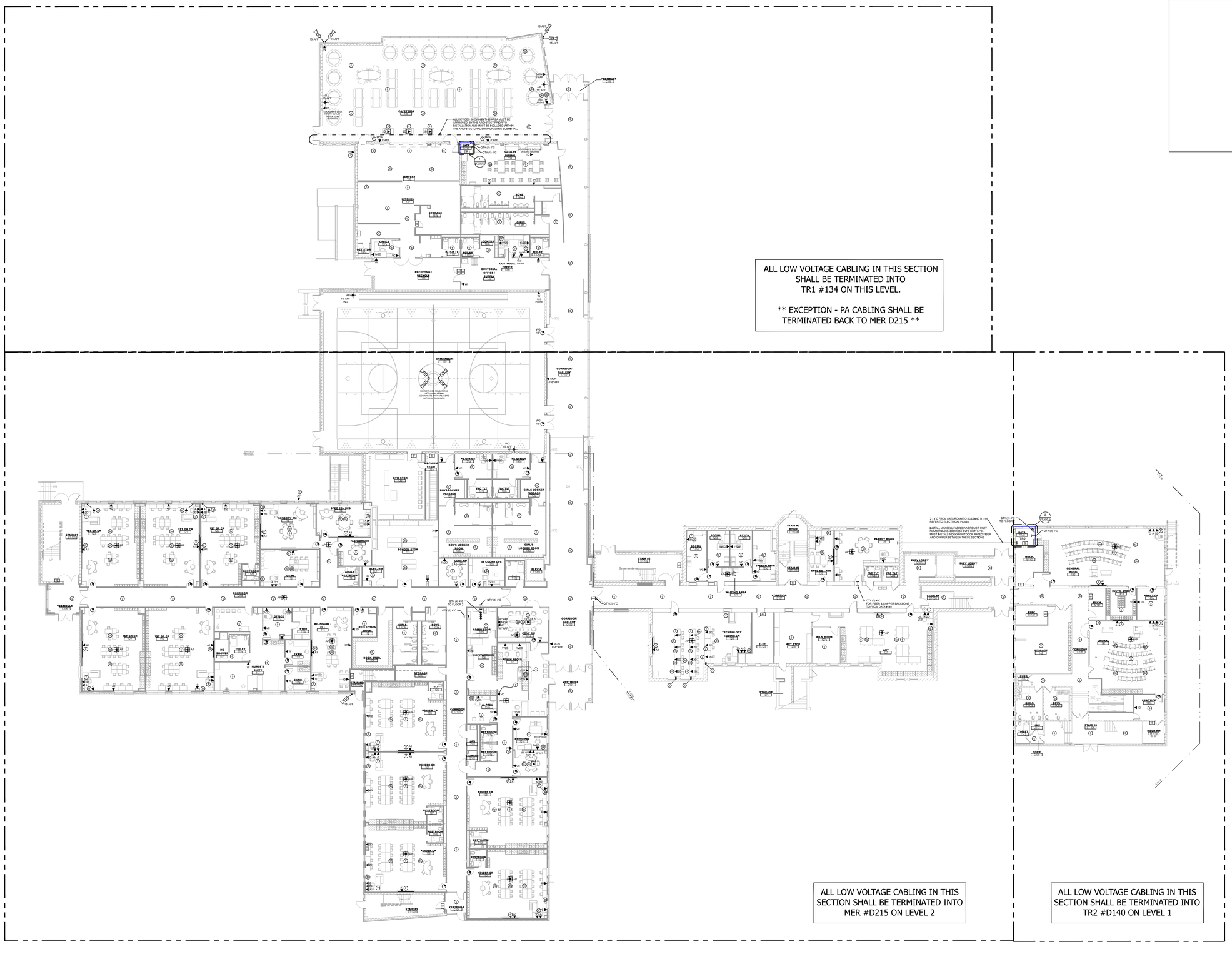

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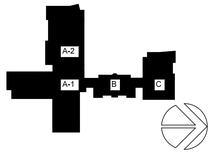

PROJECT TITLE:
Rogers Inter-District Magnet Extension
200 STRAWBERRY HILL AVENUE,
STAMFORD, CT 06901
SCG NO. 135 0277 / MAG / PF / EA PH. 3

PROJECT No: 61862.00

DRAWING TITLE:
LEVEL 1
OVERALL PLAN

TECHNOLOGY

SCALE: 1/16" = 1'-0"

T-101

ISSUE FOR PERMIT
FEBRUARY 6, 2018
SEPTEMBER 15, 2017

1 **LEVEL 1 OVERALL**
1/16" = 1'-0"

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KEY NOTES

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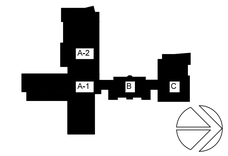
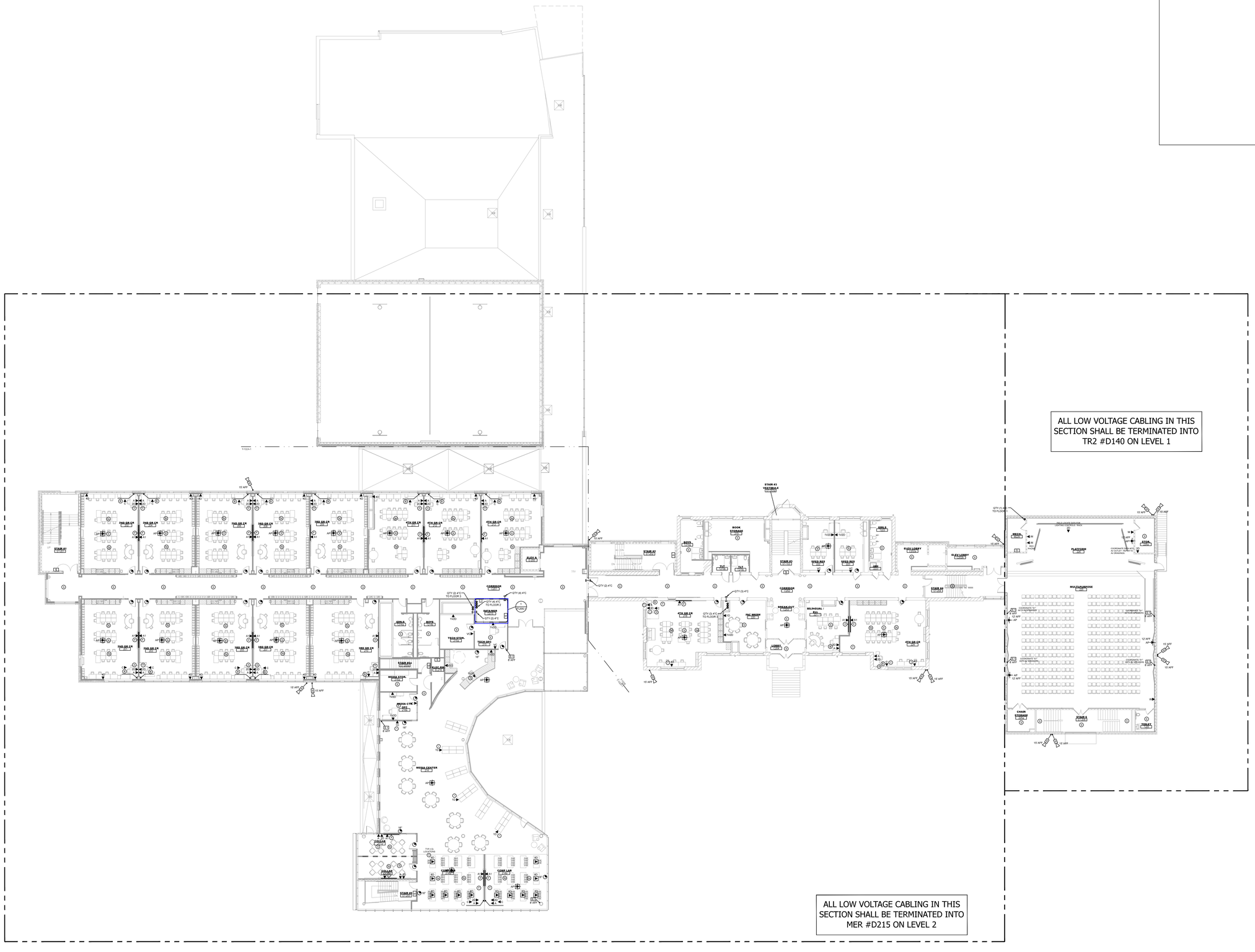


KEY PLAN



1 **LEVEL 2 OVERALL**
1/16" = 1'-0"

PROJECT TITLE:
Rogers Inter-District Magnet Extension
200 STRAWBERRY HILL AVENUE,
STAMFORD, CT 06901
SCG NO. 135 0277 / MAG / PF / EA PH. 3

PROJECT No: 61862.00

DRAWING TITLE:
LEVEL 2
OVERALL PLAN

TECHNOLOGY

SCALE: 1/16" = 1'-0"

T-102

ISSUE FOR PERMIT
FEBRUARY 6, 2018
SEPTEMBER 15, 2017

PRINTED: Wed Feb. 07, 2018 06:41:17

NO.	DATE	ISSUE
	NOV 21, 2017	ISSUE FOR BID

KEY NOTES

d'agostino & ASSOCIATES
Technology – Security – Audio Visual

1266 EAST MAIN STREET
SUITE 700R
STAMFORD, CT 06802

1000 LAFAYETTE BLVD.
SUITE 1100
BRIDGEPORT, CT 06604

TEL: 203.539.6164
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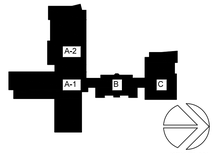
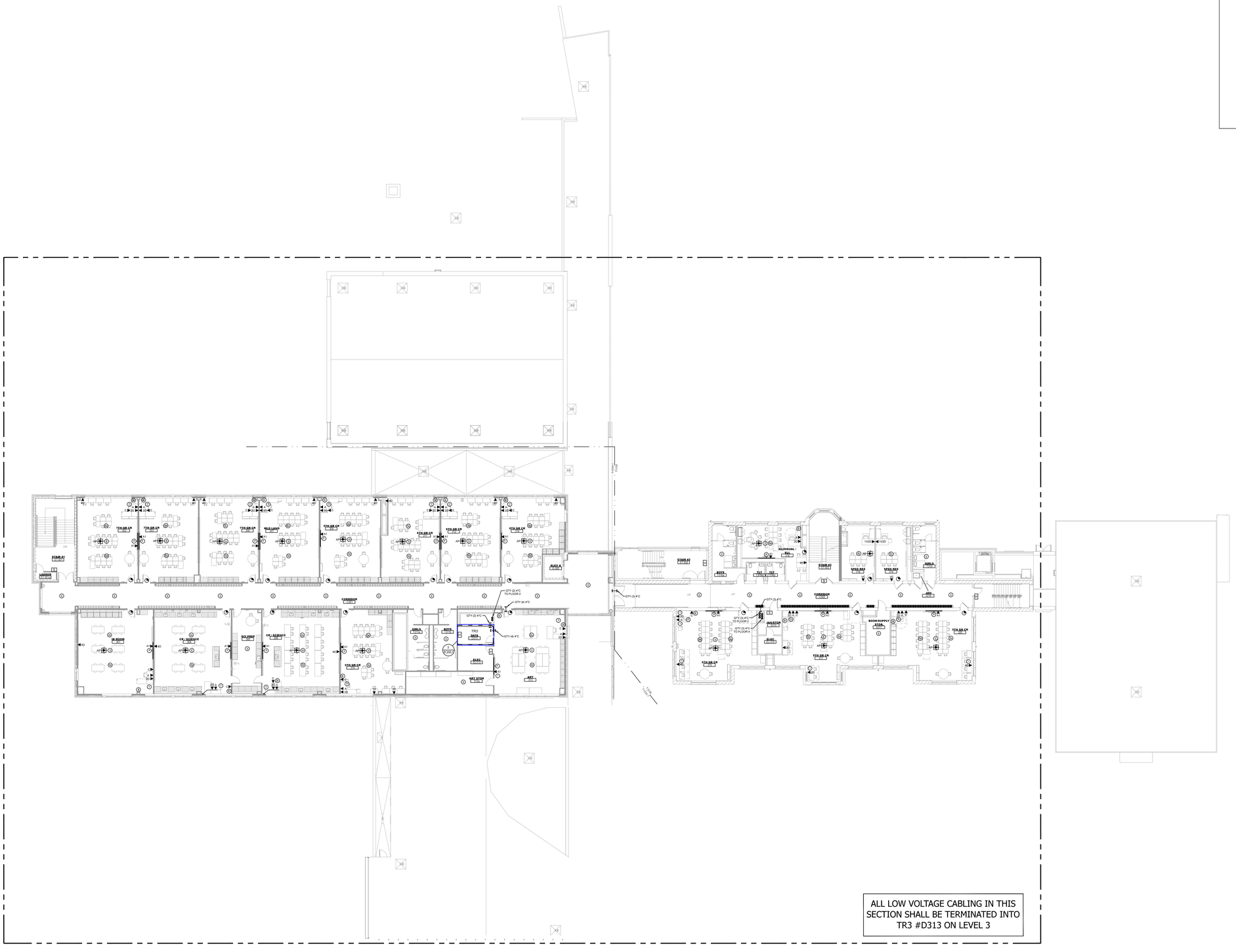
SEAL



KEY PLAN



1 **LEVEL 3 OVERALL**
1/16" = 1'-0"

PROJECT TITLE:
Rogers Inter-District Magnet Extension
200 STRAWBERRY HILL AVENUE,
STAMFORD, CT 06901
SCG NO. 135 0277 / MAG / PF / EA PH. 3

PROJECT No: 61862.00

DRAWING TITLE:
LEVEL 3
OVERALL PLAN

TECHNOLOGY

SCALE: 1/16" = 1'-0"

T-103

ISSUE FOR PERMIT
FEBRUARY 6, 2018
SEPTEMBER 15, 2017

PRINTED: Wed Feb. 07, 2018 06:41:17

KEY NOTES

1. MOUNT DATA CABLING AND TERMINATION DEVICES WITHIN THE WIREMOLD RACEWAY SPECIFIED WITHIN THE ELECTRICAL DRAWINGS. ALL TERMINATION DEVICES SHALL INTERFACE WITH THE INSTALLED RACEWAY.
2. MOUNT DEVICES AND CABLING INTO WIREMOLD 700 SERIES RACEWAY AND 1G SURFACE MOUNTED BOX WITH REQUIRED FACEPLATES. WIREMOLD TO EXTEND FROM CEILING DOWN TO OUTLET.

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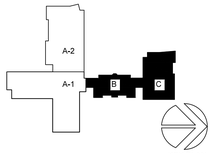

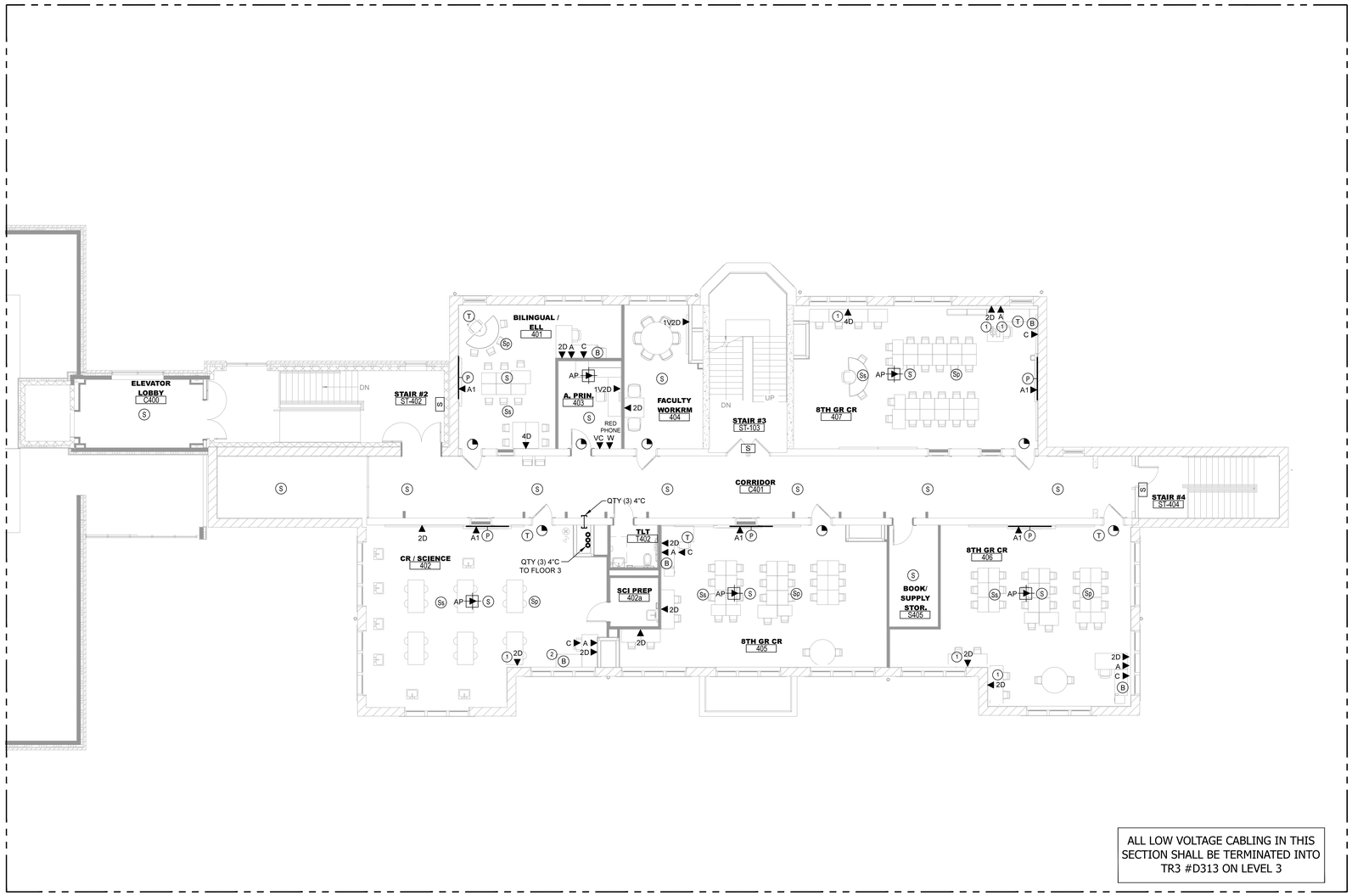

ALL LOW VOLTAGE CABLING IN THIS SECTION SHALL BE TERMINATED INTO TR3 #D313 ON LEVEL 3

1 **LEVEL 4 BUILDING B & C**
1/8" = 1'-0"

PROJECT TITLE:
Rogers Inter-District Magnet Extension
200 STRAWBERRY HILL AVENUE,
STAMFORD, CT 06901
SCG NO. 135 0277 / MAG / PF / EA PH. 3

PROJECT No: 61862.00

DRAWING TITLE:
LEVEL 4 BUILDING B & C PLAN

TECHNOLOGY

SCALE: 1/8" = 1'-0"

T-104B

ISSUE FOR PERMIT
FEBRUARY 6, 2018
SEPTEMBER 15, 2017

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2021

Toquam Magnet ES Facility Assessment & Analysis Report

Property:
Toquam Magnet Elementary
123 Ridgewood Avenue
Stamford, Connecticut 06907

Prepared By:
StudioJAED
42 Weybosset Street, Suite 403
Providence, RI 02903
401.648.0884

SLAM | STUDIO JAED

November 10, 2021

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1.0 Authorized Assessment Account

In June 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a district-wide facility condition assessment and analysis of the Toquam Magnet Elementary property located in Stamford, Connecticut. The primary goal of this project was to (1) investigate existing conditions and (2) identify deferred maintenance and long term capital renewal needs. As per industry standard guidelines, StudioJAED surveyed the property, interviewed site personnel, reviewed available construction/maintenance documents, and recorded observations related to the physical site and associated building structure. SLAM teamed with SLR to perform the site assessment and D'Agostino & Associates for technology / security.

This report is for the use of Stamford Public Schools and their assignees. All parties agree by accepting this report that any use of this report shall be limited by the exceptions and qualifications in this report, acknowledge that actual site conditions may change with time, and hidden conditions may exist at the property that were not discovered within the scope of the assessment. Any use of this report by other parties is at the risk of such party.

StudioJAED used a degree of care and skill ordinarily exercised by consultants in the preparation of the report and in assembling the data contained herein. No warranties are provided, either expressed or implied. StudioJAED is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The Facility Assessment and Analysis Report was completed and reviewed by the undersigned team members. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (401) 648-0884.

StudioJAED

Discipline Lead: _____
Philip R. Conte, AIA, NCARB
Principal, Assessment Architect

Discipline Lead: _____
David T. Spangler, P.E.
Principal, Assessment Mechanical / Plumbing Engineer

Discipline Lead: _____
Parag H. Patel, P.E.
Assessment Electrical Engineer

Report Reviewer: _____
Pamela J. Babuca, ALEP, ASID, IFMA
Principal

2.0 Executive Summary

StudioJAED Architects and Engineers, along with specialty systems sub-consultants SLR and D'Agostino & Associates, performed a facility condition assessment and analysis of the Toquam Magnet Elementary property located in Stamford, Connecticut hereinafter referred to as the "Property". The purpose of the assessment was to perform a visual analysis of the Property's general condition and identify recommendations for major building systems and equipment maintenance, repair, or replacement over the next (10) ten years. Items identified were considered significant for the facility to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age.

2.1 Scope of Work

The primary field survey was conducted on 15, July, 2021 and the weather, as recorded on Accuweather.com, was mostly sunny with actual high and low temperatures of 88°F/72°F. The assessment team reviewed available documentation and interviewed site personnel regarding knowledge of any known existing conditions or issues. A general list of typical elements surveyed includes the following:

- Site and Grounds – Pavement, Parking, Curbs, Loading Docks, Walks, Landscaping, Irrigation, Site Drainage, Exterior Lighting, Walls, Fencing/Railing, and Exterior Amenities.
- Structural Systems – Readily observable portions of Foundations and Structural Framing of Walls, Columns, Intermediate Floors and Roofs.
- Building Envelope – Roofing Systems, Exterior Finishes, Stairs and Steps, Exterior Doors, and Exterior Windows.
- Interior Building Components – Property-owned Electrical, Heating/Ventilating/Air Conditioning (HVAC), and Plumbing Systems.
- Safety and Code Compliance – Life Safety, Fire Suppression Systems, and General Visual Review of Accessibility to Disabled Persons to include Accessible Exterior and Interior Routes, Doors and Common Toilet Facilities.

2.2 Prioritization of Need

Recommended corrective actions to repair and/or replace a building system or component were assigned a priority which, in the opinion of the assessor, classified the urgency of the work to be performed. The 10 year prioritization model utilized for this project was based on an industry standard, 4 tier approach. Definitions for each of the priority classifications are as shown.

PRIORITY CLASSIFICATIONS:

Priority 1 - Immediate
Work should be performed immediately.
Potential safety or security risk.

Priority 2 - High
Work to be performed within next 1-2 years.
Asset has reached the end of useful life.

Priority 3 - Medium
Work to be performed within next 3-5 years.
Asset will reach the end of useful life soon.

Priority 4 - Low
Work to be performed within next 6-10 years.
Anticipated need for repair or replacement.

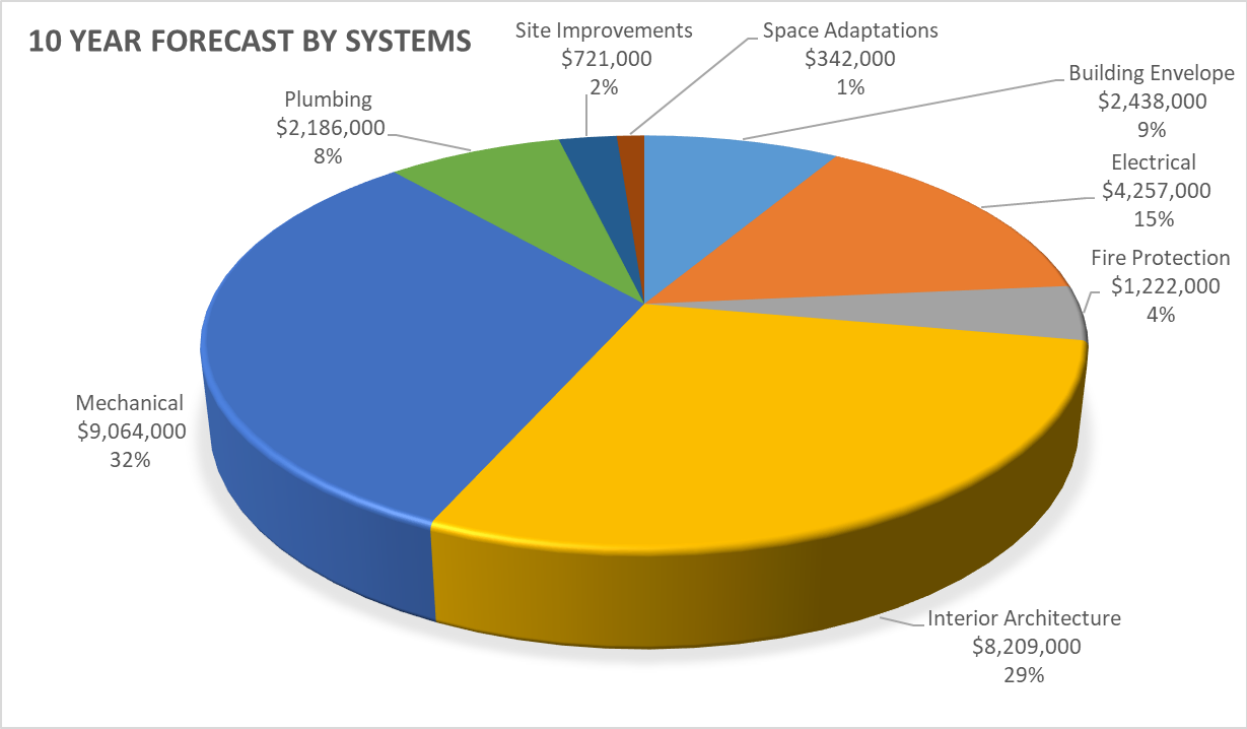
2.3 Findings & Recommendations

10 YEAR FORECAST BY PRIORITY

Priority		Extended Cost	% of Need
Immediate	$	899,999	3.2%
High (1 - 2 Years)	$	17,148,960	60.3%
Medium (3 - 5 Years)	$	5,527,884	19.4%
Low (6 - 10 Years)	$	4,861,157	17.1%
	$	**28,438,000**	**100%**

StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by Priority table provides an understanding of need based on the urgency or timeline for work to be completed. Based on industry standard architectural and engineering best practices, over (63%) sixty-three percent of the work should be completed within the next 1-2 years.

The 10 Year Forecast by Systems provides an analysis of estimated improvement needs by major systems. The data indicates that the Mechanical (32%), Interior Architecture (29%), and Electrical (15%) systems have the greatest overall investment needs. Refer to Appendix A to review a more detailed description of needs in the Deferred Maintenance & Asset Renewal Report.



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall poor condition. Refer to Section 4.0, General Physical Condition Rating, for additional information regarding the condition of major systems from a cost per gross square feet analysis of needs perspective.

3.0 General Property & Building Systems Description

3.1 Site / Amenities

The property is located at Toquam Magnet Elementary, Stamford, Fairfield County Connecticut on approximately 7.76 acres. The property slopes gently downward from the east side of the property toward the west property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located along the front of the building. Play areas are covered with a wood chips / rubberized play surface. Retaining walls are located at the grade changes at various locations adjacent to building. Timber retaining walls are located at the playground areas at the right side (north) elevation of property.

There are approximately 122 spaces in open lots. The paved parking areas/drive isles are in good condition but are in need of being restriped. Sidewalk surfaces are in good condition. Concrete in the courtyard is in fair condition. Fencing is located along the north property line. The perimeter fencing is in fair condition with isolated sections of damage. Grass play areas/field appear to be in good condition. Constructed play areas are in excellent condition and brand new. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system.

Sanitary sewer and the storm water sewer are provided by the City of Stamford. Domestic water is supplied by Aquarian, electrical service by CL&P, and natural gas is provided by Yankee Gas.

WELCOME TO KOTA'S PLACE
TOOQUAM MAGNET SCHOOL

TOOQUAM

3.2 Architectural Systems

Main Building

Toquam Magnet Elementary is approximately 90,500 square feet and is a two storey structure. The building is reinforced concrete piles at load-bearing column locations and cast-in-place concrete perimeter wall footings with concrete foundation walls. The upper floors are constructed of load-bearing CMU interior walls and perimeter steel columns. The roof assembly is comprised of flat roofs with built-up membrane or single-ply membranes. The exterior wall finish is brick masonry veneer. The entrance elevations are clad with metal-framed curtain wall system. The parapet spandrels and fascia panels are finished with butt jointed factory-finished metal panels. There is no evidence of significant settlement or structural failure.

The exterior building envelope is in fair condition. Some work is required to correct damage/wear deterioration of handrails and various exterior elements. Recaulking of windows is recommended to prevent moisture infiltration. Certain exterior doors and hardware should also be replaced. Roof skylights should be replaced.

Interior floor finishes include resilient tile, ceramic tile, carpet, wood plank, and unfinished concrete and are in fair to poor condition. Interior wall finishes include painted drywall, brick veneer, foam padding, painted CMU, concrete, and ceramic tile and are in fair to poor condition. Interior ceiling finishes include exposed structure, suspended acoustic tiles, and painted drywall and are in fair to poor condition. Casework and countertops are in poor condition and in need of replacement. Classroom and conference room projection equipment should be replaced.

It is recommended that hydraulic elevator controls be replaced. A wheelchair lift is recommended to be installed to provide ADA access to the stage.

The building is partially non-compliant in terms of ADA restroom accommodations. It is recommended that 8 single user ADA toilets be installed in existing general space.

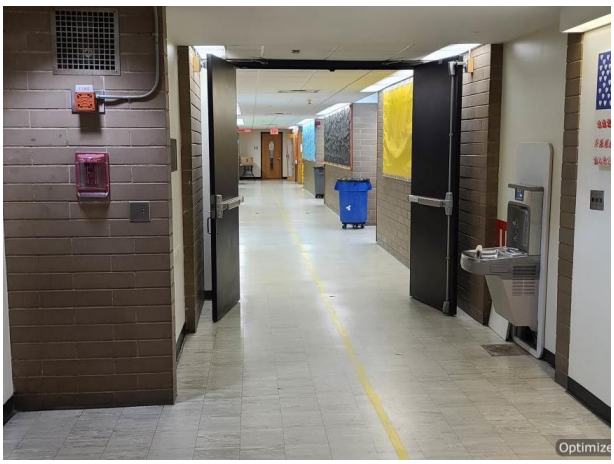
Modular Building

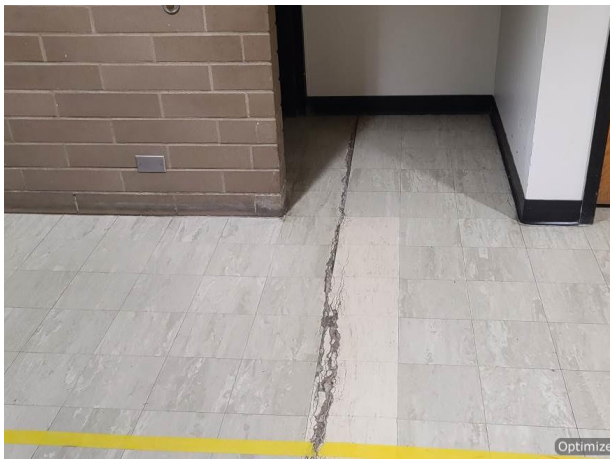
Toquam Magnet Elementary's gross square footage is inclusive of a modular building addition that totals approximately 6,620 square feet which includes a connector hallway to the main building. The modular addition is one level and elevated above grade with a secondary access/exit by wood steps and ramps. The steps and ramps are in poor condition and in need of select repair.

The exterior roof assembly is EPDM and is approaching the end of its useful life. The condition of the exterior wood siding is fair to good.

This type of construction has a life expectancy of 15 to 20 years. Overall, the modular addition is in fair to poor condition and recommended for replacement with a permanent structure.

Welcome Center





3.3 Mechanical Systems

Main Building

The school is heated by two dual fuel hot water boilers circa 2018. The boilers are predominately run on natural gas. Hot water is distributed to select terminal units as well as fin tube radiation throughout the building. Cooling in the main building is provided by two roof mounted, air cooled chillers installed in 2014. The terminal equipment consists of Air Handling Units that serve the lower and mid-levels as well as fan coil units that serve the upper level classrooms. The majority of the terminal equipment appear to be original construction circa 1967. The school has a two pipe distribution system for dual temp heating and cooling operation, the majority of which is reported as original construction. However, some terminal units have been renovated. The fan coil units that serve the upper level classrooms were reconditioned in 2020.

Modular Buildings

Self-contained RTUs serve the modular classrooms. They are of various ages. Based on existing conditions, it is the recommendation of this study that the modulars be replaced with a permanent structure, therefore replacement of these HVAC units is not in the report.

HVAC System Comprehensive Improvement Analysis

The mechancial system at Toquam Magnet ES does not provide adequate ventilation or air conditioning. Based on existing equipment conditions and an initiative to add air condition building-wide, the District-Wide Summary: 10 Year Forecast Cost Analysis contains an allowance for the wholesale system replacement including demolition of the current system including central plant and distribution. This approach takes into consideration only select capital improvement needs in the Deferred Maintenance & Asset Renewal Report not impacted by system replacement.

3.4 Plumbing Systems

Main Building

The building plumbing systems are provided by domestic hot water from 2 domestic water boilers, a domestic water storage tank, and a circulator located in the boiler room. These appear to be circa 2015. Most of the plumbing fixtures appear to have been replaced in the 90's, but plumbing piping systems appear to be largely original.

Modular Building

The modular building does not have any plumbing systems.

3.5 Fire & Other Protection Systems

Main Building

A wet pipe sprinkler system serves the entire building. It was reportedly installed in 1989.

Main building fire alarm system (Mfg- FCI) is old but functional. Classrooms do not have any audio/visual devices.

Modular Building

The modular building does not have sprinklers installed.

Modular fire alarm devices are connected to main building fire alarm system with new wiring. Devices in the modular are functional.

3.6 Electrical Systems

Main Building

The building is powered by utility company owned outdoor pad mounted transformer located in the back side of school. Secondary service feeder from pad mounted transformer terminates in a 2000 amp rated Bolt Loc fused disconnect switch with distribution sections. This switchgear is located in Electrical room in lower level. Panels located in the building are powered from this switchgear. Branch circuits for outlets, lighting and equipment originate from these panels. Most of the wiring in the building is original since the time of construction except the wiring in Modular classrooms. Building's Emergency and Exit lights are powered by a 45 kW diesel generator set and automatic transfer switch located in lower level Electrical Room. Lighting throughout the school is LED. Light fixtures are either recessed or surface mounted. Classroom lights are controlled by wall switches and motion sensors.

Modular Building

The modular building is powered by load center located in each. Load Centers are powered from the main switchgear. Wiring and LED lighting in modular are new with no known deficiency.

3.7 Technology & Security Systems

Technology

The main building has a mix of Category 5, Category 5E, and Category 6 cabling supporting all end devices, which is adequate to support the current technology and security systems. We recommend replacing this cabling to the most recent category rating to accommodate future technology devices. Fiber optic backbone cabling between the MDF and each IDF (3 total) consists of OM1 62.5/125um fiber optic cabling, which is capable of 1 Gbps per fiber pair. We recommend installing and replacing this fiber to OM4, which will support 40Gbps, to support the bandwidth requirements of new technology, especially the increased future use of Wi-Fi.

The Public Address system is dated and beyond its useful life and maintenance. The outdoor speakers are not working and cannot be heard. We recommend replacing this entire system for new. The Master Clock System was upgraded about 10-12 years ago and in fine working condition. However, there is a mixture of hardwired and wireless synchronized clocks through-out the building. It is recommended to transition all wall clocks to a Wireless system to provide uniformity.

Classroom Interactive Boards currently have Promethean boards which have been recently installed and are in good working order.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Security

The Intrusion Detection Security system is in working order but is a dated system where there are many nuisance alarms. It is recommended to replace this cabling and devices to accommodate the future security needs of this property. The Video Surveillance Systems is undergoing an addition of a new managed system and includes new IP cameras in several areas of the school. There are locations where existing analog cameras are still being used and viewed on this new system. Coverage of the school is fair. We recommend replacing the existing analog cameras with IP cameras and supplementing the coverage with new IP cameras. The main entry door is equipped with an antiquated Aiphone intercom-door-release and a surveillance camera viewing the door. It is recommended to replace the existing Aiphone device with a modern device to include video that will assist with the assessment of a visitor requesting access into the school. The cafeteria is used for ROSCO, the school's before and after care program. It is recommended to install Access Control to this area to provide adequate security to the children in this space.

4.0 General Physical Condition Rating

The general physical condition ratings identified below are based on StudioJAED's visual inspection and overall impression of the Property's major building systems assessed as defined in the Executive Summary, Section 2.0.

MAIN BUILDING		Condition Rating		
Item	**Building / Site System**	**Good**	**Fair**	**Poor**
1	Building Envelope		X	
2	Interior Architecture		X	X
3	Mechanical Systems		X	X
4	Electrical Systems		X	X
5	Plumbing Systems		X	X
6	Fire Alarm / Protection Systems		X	X
7	Site Improvements		X	

5.0 Opinions of Probable Costs

The opinions of probable cost presented in this document are for repair or renewal / replacement projected capital needs identified from a visual inspection of the defined Property site elements and primary building systems anticipated over the subsequent 10 year term. These opinions are based on StudioJAED's knowledge of industry standards and recommended "good" architectural and engineering practice. For the purpose of generating projected investment dollars, needs were calculated based on approximate quantities and estimated unit cost values were defined. Recommended corrective actions recorded do not constitute a warranty that all items, which may require repair or replacement, are included.

As a measure of quality assurance, StudioJAED's cost estimates were developed by our Certified Professional Estimators. All unit "trade" costs were developed using the RSMeans "CostWorks" application which was regionally adjusted to the materials, labor, and equipment cost for Bridgeport, Connecticut. The cost model approach applied to each corrective action was based on Construction Management-at-Risk (CMAR) with an additional (20%) twenty percent allowance to cover design fees and owner contingency.

The opinions of probable costs should be considered a preliminary order of magnitude for budget development. It also assumes that each facility will continue to operate in its current capacity and relative quality of care. Actual costs will vary from StudioJAED's probable costs based on a number of potential factors such as: a finer granularity or understanding of required scope of work, design solution approach, type of construction, quality of materials, equipment or system specifications, field conditions, need for abatement of hazardous materials, decision to comprehensively replace equipment or system versus partial replacement / repair, phased or staged implementation (if required), quality of contractor, overall project management, solicitation of competitive pricing, etc. An expanded budget projection/analysis typically requires the development of schematic design documents and preliminary specifications to obtain contractor bid estimates.

6.0 Limitations & Qualifications

The services described within this document were performed by StudioJAED. No warranties are provided, either expressed or implied. While StudioJAED made every reasonable effort to properly evaluate the Property conditions within the contracted scope of work, it is important to recognize that the investigation was limited in several respects including, but not limited to, the following:

StudioJAED's findings and conclusions are based primarily on the visual appearance of the Property at the time of our site visit and comparatively evaluated in contrast to our extensive condition assessment experience. Observations included only areas that were readily accessible to our assessment team members without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions.

Some of StudioJAED's conclusions are partially based on information provided by others. For the purposes of this report, we have assumed this information to be complete and correct unless noted otherwise. StudioJAED assumes no responsibility for incorrect information provided by others.

Our opinions of cost represent a preliminary opinion only and are neither a quote nor a warranty or representation as to the actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the Property conditions and are further limited by possible future changes in technology, by regulatory requirements, by Property location, and by contingencies that cannot reasonably be discovered until after commencement of onsite construction activities. StudioJAED shall not be liable to the Client nor any other property for any costs or expenses that may be incurred in excess of these estimates, for any losses that may be incurred as a result of these estimates being different from the actual costs, nor for any damages whatsoever in connection with these estimates.

This report is intended for the use of and may be relied upon only by the entities identified in Section 1.0 – Authorized Assessment Account. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or it findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by other based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Toquam Magnet Elementary School								
A10 Foundations								
A1010-01-09C Correct Foundation Wall Moisture Infiltration by Install Exterior Waterproofing & Drainage	A1010 Standard Foundation	Front Elevation & Courtyard	*Includes installation of a foundation drain*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,200 LNFT	$164,011
			Total Estimated Cost for **A10 Foundations**					**$164,011**
B10 Superstructure								
B1011-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	B1011 Exterior Above Grade Stair	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	5 RISR	$7,854
B1011-01-03C Correct Concrete Above Grade Stair Masonry Finish Deterioration by Demolition & Replacement (Finish)	B1011 Exterior Above Grade Stair	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	250 SQFT	$10,528
B1015-01-01C Correct Handrail Deterioration by Demolition & Replacement	B1015 Exterior Handrail or Guardrail	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	36 LNFT	$2,937
B1015-01-02C Correct Handrail Wall Rail Deterioration by Demolition & Replacement	B1015 Exterior Handrail or Guardrail	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	59 LNFT	$5,023
B1020-05-03C Correct Metal Canopy Finish Deterioration by Prep & Refinish	B1020 Roof Construction	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,800 SQFT	$7,431

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B1020-07-01C Correct Glass Canopy Deterioration by Demolition & Replacement	B1020 Roof Construction	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	30 SQFT	$12,904
			Total Estimated Cost for **B10 Superstructure**					**$46,677**
B20 Exterior Enclosure								
B2010-03-07C Correct Brick Masonry Wall Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior	*Perform in conjunction with repointing*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	48,000 SQFT	$376,232
B2010-03-09C Correct Brick Masonry Wall Mortar Deterioration by Repointing	B2010 Exterior Wall	Building Exterior	*Suggest cleaning be completed prior to repointing*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	48,000 SQFT	$1,701,850
B2010-12-01C Correct Stucco Wall Deterioration by Demolition & Replacement	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	250 SQFT	$7,285
B2010-29-01C Correct Metal Panel Wall Deterioration by Demolition & Replacement	B2010 Exterior Wall	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	800 SQFT	$12,219
B2021-01-07C Correct Window General Moisture or Air Infiltration by Recaulking	B2021 Exterior Window General	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,700 LNFT	$31,648
B2030-04-02C Correct Hollow Metal Door & Frame Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Def Maint	P2 / 1-2 Yrs	Codes - HVAC	4 EACH	$18,946

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2030-08-01C Correct Overhead Door Only Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	381 SQFT	$23,640
B2030-09-01C Correct Storm Door Deterioration by Demolition & Replacement	B2030 Exterior Door	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$896
B2031-01-03C Correct Door General Metal Lintel Deterioration by Demolition & Replacement	B2031 Exterior Door General	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	144 LNFT	$28,861
B2032-01-06C Correct Door Hardware Card Access Reader Required by Install New	B2032 Exterior Door Hardware	Cafeteria	*Install card access in cafeteria to provide added layer of security for ROSCO program.*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$3,330
			Total Estimated Cost for **B20 Exterior Enclosure**					**$2,204,906**
B30 Roofing								
B3010-06-03C Correct Metal Roof Panel Finish Deterioration by Prep & Refinish	B3010 Roof Covering	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	500 SQFT	$2,330
B3020-03-01C Correct Skylight Deterioration by Demolition & Replacement	B3020 Roof Opening	Building Exterior	*Replace with metal roof*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	100 SQFT	$20,558
			Total Estimated Cost for **B30 Roofing**					**$22,887**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C10 Interior Construction								
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	12 EACH	$21,739
C1030-06-02C Correct Interior Signage Panel Signage Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	110 EACH	$15,888
			Total Estimated Cost for **C10 Interior Construction**					**$37,627**
C20 Stairs & Ramps								
C2050-01-01C Correct Handrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Building Wide	*Non-compliant handrails require replacement to meet current standards.*	Def Maint	P2 / 1-2 Yrs	Codes - BLDG	450 LNFT	$35,536
C2050-01-01C Correct Handrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Building Wide		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	290 LNFT	$22,901
			Total Estimated Cost for **C20 Stairs & Ramps**					**$58,438**
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	60,000 SQFT	$251,107
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Cafeteria		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,890 SQFT	$7,910

Deferred Maintenance & Asset Renewal Report

Toquam Magnet ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,400 SQFT	$10,044
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Codes - HVAC	850 SQFT	$3,557
C3010-03-01C Correct Ceramic Tile Wall Finish Deterioration by Demolition & Replacement	C3010 Wall Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,500 SQFT	$48,043
C3010-03-02C Correct Ceramic Tile Wall Finish Deterioration by Regrouting	C3010 Wall Finish	Restroom		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1,000 SQFT	$28,908
C3010-11-01C Correct FRP Wall Panel Deterioration by Demolition & Replacement	C3010 Wall Finish	Kitchen		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,280 SQFT	$15,795
C3010-17-01C Correct Brick Masonry Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Cafeteria		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	3,510 SQFT	$36,067
C3010-17-01C Correct Brick Masonry Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Gymnasium		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	3,780 SQFT	$38,841
C3010-17-02C Correct Brick Masonry Wall Mortar Deterioration by Repointing	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,000 SQFT	$82,725

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng “good practice”.

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-01-04C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (101-1000 SF)	C3020 Floor Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	125 SQFT	$4,304
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,841 SQFT	$107,886
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	600 SQFT	$19,985
C3020-08-03C Correct Ceramic Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Restroom		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	800 SQFT	$15,615
C3020-09-01C Correct Quarry Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Kitchen		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,060 SQFT	$42,586
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Cafeteria		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	300 SQFT	$2,472
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	240 SQYD	$25,563
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Center		Def Maint	P4 / 6-10 Yrs	Useful Life	367 SQYD	$39,090

Deferred Maintenance & Asset Renewal Report

Toquam Magnet ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-15-02C Correct Athletic Floor Finish Deterioration by Prep & Refinish	C3020 Floor Finish	Gymnasium		Def Maint	P4 / 6-10 Yrs	Useful Life	4,000 SQFT	$102,112
C3030-02-01C Correct Plaster Ceiling Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,500 SQFT	$26,865
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,000 SQFT	$35,288
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,795 SQFT	$21,114
C3030-02-03C Correct Plaster Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	250 SQFT	$2,941
C3030-05-01C Correct Suspended Acoustical Ceiling Tile Only Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Cafeteria		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	4,025 SQFT	$21,871
C3030-05-01C Correct Suspended Acoustical Ceiling Tile Only Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Gymnasium		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	4,000 SQFT	$21,735
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	13,000 SQFT	$137,233

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Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Kitchen		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,060 SQFT	$11,190
C3030-05-03C Correct Suspended Acoustical Ceiling Finish Deterioration by Demolition & Replacement with Alternative Material (Drywall)	C3030 Ceiling Finish	Media Center		Def Maint	P3 / 3-5 Yrs	Codes - HVAC	1,500 SQFT	$22,522
			Total Estimated Cost for **C30 Interior Finishes**					**$1,183,370**
D10 Conveying								
D1010-01-76C Correct Hydraulic Elevator (2500 Capacity) Controls Deterioration by Demolition & Replacement	D1010 Elevator & Lift	Elevator		Def Maint	P4 / 6-10 Yrs	Useful Life	3 FLR	$95,031
D1010-03-05C Correct Incline Wheelchair Lift (750 Capacity) Required by Install New	D1010 Elevator & Lift	Auditorium Stage		Bldg Imprv	P2 / 1-2 Yrs	Accessibility	1 FLR	$57,909
			Total Estimated Cost for **D10 Conveying**					**$152,940**
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	29 EACH	$83,490

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	22 EACH	$48,061
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	9 EACH	$22,811
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	35 EACH	$79,244
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	90,500 BLDG SF	$1,453,850
D2020-13-01C Correct Potable Water Storage Tank Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room	*Thermo 2000 Dom HW Storage Tank*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$15,915
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide	*Select locations as needed.*	Def Maint	P3 / 3-5 Yrs	Useful Life	50,000 BLDG SF	$478,200
D2030-05-01C Correct Sump Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Building Wide		Def Maint	P2 / 1-2 Yrs	Security	3 EACH	$4,630
			Total Estimated Cost for **D20 Plumbing**					**$2,186,201**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D30 HVAC								
D3040-02-03C Correct Air Handling Unit (5 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Lower Level Building Areas	*AHU-11*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$31,947
D3040-02-05C Correct Air Handling Unit (10 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Lower Level Building Areas	*AHU-2*	Def Maint	P2 / 1-2 Yrs	Security	1 EACH	$38,985
D3040-02-07C Correct Air Handling Unit (15 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Lower Level Building Areas	*AHU-8, AHU-10, AHU-9, AHU-7, AHU-?, AHU-3, AHU-12, and AHU-D*	Def Maint	P2 / 1-2 Yrs	Useful Life	8 EACH	$583,927
D3040-03-11C Correct Energy Recovery Unit (500 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Room 36A	*No ventilation for this now occupied space.*	Bldg Imprv	P2 / 1-2 Yrs	Codes - HVAC	1 EACH	$25,400
D3040-09-03C Correct Exhaust or Induction Fan (1/5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Equipment Storage		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$4,893
D3040-09-05C Correct Exhaust or Induction Fan (1/2 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Lower Level Building Areas	*EF-24, EF-23, EF-25, & EF-26*	Def Maint	P2 / 1-2 Yrs	Useful Life	4 EACH	$22,990
D3040-09-11C Correct Exhaust or Induction Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	*2 HP*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	$24,410
D3040-10-01C Correct Roof Mounted Gravity Vent Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	$2,977

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-11-01C Correct Ceiling Exhauster Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Restroom		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$1,133
D3040-16-01C Correct Wall Louver Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Exterior Wall		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	20 SQFT	$3,339
D3040-17-15C Correct HVAC Piping System (2 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide	*Existing piping reutilized in 2 pipe configuration reportedly has flow issues.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	90,500 BLDG SF	$1,371,857
D3050-01-02C Correct Packaged Rooftop Air Conditioning & Heating Unit (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*RTU 1, RTU 3, RTU 4, and RTU 5 serve modulars*	Def Maint	P2 / 1-2 Yrs	Useful Life	4 EACH	$128,747
D3050-07-06C Correct Computer Room (MDF/IDF) Split System Air Conditioning System Required by Install New	D3050 Terminal & Packaged Units	MDF, IDF1, IDF2, IDF3	*MDF, and all IDF's require additional room cooling for equipment operation.*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	10 EACH	$108,503
D3050-08-05C Correct Split System Air Conditioning System Deterioration (10 Ton) by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	*Serves Medial Center Office, ACCU-4*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$41,572
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Custodial Office		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$2,274

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Equipment Storage		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$2,274
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Mechanical Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$2,274
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	948 LNFT	$279,009
D3050-27-01C Correct Electric Baseboard Heat Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Modular Hallway		Def Maint	P2 / 1-2 Yrs	Useful Life	24 LNFT	$2,529
D3050-35-02C Correct Steam or Hot Water Convector (48" wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	6 EACH	$22,648
D3060-01-05C Correct Pneumatic Control System Deterioration by Demolition & Replacement with Alternate DDC System (Bldg SF)	D3060 HVAC Instrumentation & Controls	Building Wide	*To replace remaining pneumatic controls with DDC*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	58,825 BLDG SF	$952,619
			Total Estimated Cost for **D30 HVAC**					**$3,654,306**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D40 Fire Protection								
D4010-01-04C Correct Wet Pipe Sprinkler System Deterioration by Demolish & Replace System (Bldg SF)	D4010 Sprinklers	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	90,500 BLDG SF	$1,221,468
			Total Estimated Cost for **D40 Fire Protection**					**$1,221,468**
D50 Electrical								
D5010-03-12C Correct Secondary Underground Electrical Service (2000 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Parking Lot	*6 sets of 4 # 500 kcmil each + (6) 4 # 0 gnd - (6) 4 inch PVC schedule 40 conduits.*	Def Maint	P4 / 6-10 Yrs	Useful Life	100 LNFT	$130,383
D5010-07-02C Correct Main Switch Gear (3000 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	*2000 amp switchgear.*	Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$117,437
D5010-08-21C Correct Motor Control Center Variable Frequency Drive (20 HP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	7 EACH	$91,495
D5010-08-21C Correct Motor Control Center Variable Frequency Drive (20 HP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$26,141
D5010-09-05C Correct Automatic Transfer Switch (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$5,285

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	*For new AC units.*	Bldg Imprv	P4 / 6-10 Yrs	Function/ Functional	6 EACH	$143,245
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	*For additional circuits.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	5 EACH	$119,370
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor		Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	$15,064
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	2nd Floor		Def Maint	P3 / 3-5 Yrs	Useful Life	5 EACH	$37,660
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Gymnasium		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$7,532
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Mechanical Room	*Mechanical room on middle level.*	Def Maint	P3 / 3-5 Yrs	Useful Life	9 EACH	$67,787
D5021-01-04C Correct Receptacles Deterioration by Demolition & Replacement with Weatherproof GFCI Receptacles	D5021 Branch Wiring	Roof		Def Maint	P2 / 1-2 Yrs	Codes - BLDG	2 EACH	$479
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide	*Additional outlets.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	200 EACH	$191,473

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5021-01-07C Correct Receptacles (Weatherproof GFCI) Required by Install New	D5021 Branch Wiring	Roof	*At condensing unit. Serial No. 170510134L*	Def Maint	P2 / 1-2 Yrs	Codes - BLDG	1 EACH	$881
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*3 # 10 + 1 # 12 G - MC cable for new AC units.*	Bldg Imprv	P4 / 6-10 Yrs	Function/ Functional	15,000 LNFT	$116,278
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*2 #12 + 1#12 g- MC cable for additional outlets.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	18,400 LNFT	$142,635
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*Replace old wiring with new wiring. 2 #12 +1 # 12 g- MC cable.*	Def Maint	P4 / 6-10 Yrs	Function/ Functional	50,000 LNFT	$387,594
D5030-03-04C Correct Building Wide Fire Alarm System Required by Install New (Bldg SF)	D5030 Fire Alarm System	Building Wide	*Fire alarm system building-wide not including Modulars.*	Def Maint	P1 / Immed	Life Safety	83,500 BLDG SF	$728,805
D5031-03-01C Correct Security System Motion or Glass Break Detector Deterioration by Demolition & Replacement (BLDG SF)	D5031 Security Access & Surveillance	Building Wide	*Antiquated System - problems with nuisance alarms*	Def Maint	P3 / 3-5 Yrs	Security	90,500 BLDG SF	$43,440
D5031-07-01C Correct Video Surveillance Indoor Camera Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Upgrades have been recently installed.*	Def Maint	P4 / 6-10 Yrs	Useful Life	5 EACH	$16,713
D5031-20-01C Correct Security Access Control System (Head End Only) Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Building Wide	*Minimal access control on site.*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$5,351

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5031-20-03C Correct Security Access Control with Video Intecom Deterioration by Demolition & Replacement	D5031 Security Access & Surveillance	Main Entrance	*Antiquated intercom at main entry. Install new video intercom for added security.*	Def Maint	P2 / 1-2 Yrs	Security	2 EACH	$11,119
D5032-01-05C Correct Master Clock System Deterioration by Demolition & Replacement with Wireless System (Bldg SF)	D5032 Clock & Program Systems	Building Wide	*Replace with Wireless System.*	Def Maint	P4 / 6-10 Yrs	Useful Life	90,500 BLDG SF	$240,788
D5033-01-01C Correct Building Wide Intercom System Deterioration by Demolition & Replacement (Bldg SF)	D5033 Intercom Systems	Building Wide	*Antiquated system.Difficulty hearing in some rooms and outdoors.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	90,500 BLDG SF	$325,637
D5035-04-01C Correct Building-Wide Telephone System Deterioration by Demolition & Replacement (Bldg SF)	D5035 Telephone System	Building Wide	*Intermittent problems with the phone cabling. Recommended to upgrade to VoIP.*	Def Maint	P2 / 1-2 Yrs	Useful Life	90,500 BLDG SF	$309,771
D5036-01-03C Correct Technology System Wiring Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide	*Cabling should be replaced with most current category rated cabling within 6-10 years. Horizontal wiring*	Def Maint	P4 / 6-10 Yrs	Useful Life	225,000 LNFT	$686,016
D5036-03-06C Correct Data Room Equipment Grounding System Required by Install New	D5036 Technology System	MDF, ALL IDF'S	*All equipment and racks should be grounded.*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	4 LPSM	$16,898

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5036-06-01C Correct Fiber Optic Backbone Wiring Deterioration by Demolition & Replacement	D5036 Technology System	MDF	*All IDF's currently have OM1 fiber ran from the MDF. Antiquated system should be upgraded to meet the needs of today's technology standards.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	750 LNFT	$3,333
D5090-01-01C Correct Diesel Fuel Emergency Generator (50 kW) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	Electrical Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$63,417
D5090-01-02C Correct Diesel Fuel Emergency Generator (50 kW) Required by Install New	D5090 Other Electrical Systems	MDF, ALL IDF'S	*Owner requested all MDF / IDF (4) equipment & associated room cooling be on emer generator. Allowance to add new unit and/or tie into existing with available*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$119,053
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	MDF	*Install UPS's*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$23,010
D5090-04-04C Correct Uninterruptable Power Supply System (5 KVA) Required by Install New	D5090 Other Electrical Systems	Each IDF		Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	3 EACH	$63,000
			Total Estimated Cost for **D50 Electrical**					**$4,257,090**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
E10 Equipment								
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	11 EACH	$300,207
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	44 EACH	$1,200,830
			Total Estimated Cost for **E10 Equipment**					**$1,501,037**
E20 Furnishings								
E2010-04-03C Correct Base Cabinet with Laminate Counter Deterioration by Demolition & Replacement	E2010 Fixed Furnishings	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	430 LNFT	$357,271
E2013-02-02C Correct Wood Bench Deterioration by Prep & Refinish	E2013 Fixed Seating	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	70 LNFT	$4,197
			Total Estimated Cost for **E20 Furnishings**					**$361,468**
F10 Special Construction								
F1010-13-01C Correct Modular Classroom Deterioration by Demolition & Replacement with Permanent Structure	F1010 Special Structures	Modular Classroom Building	*Demo existing modular classroom and construct new building addition.*	Def Maint	P2 / 1-2 Yrs	Useful Life	6,620 SQFT	$3,374,392
			Total Estimated Cost for **F10 Special Construction**					**$3,374,392**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
F20 Selective Demolition								
F2020-04-03C Correct Asbestos Pipe Insulation and Pipe Remediation Required by Abatement & Pipe Removal	F2020 Hazardous Components Abatement	Building Wide	*Reference AHERA Report for locations. Qty. Est.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 LNFT	$59,851
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide	*Existing 9x9 tile. See AHERA Report.*	Def Maint	P4 / 6-10 Yrs	Environ Imprvmt	43,300 SQFT	$985,141
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Building Wide	*Existing damaged or worn 12x12 tile. See AHERA Report.*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	6,900 SQFT	$156,985
F2020-05-01C Correct Asbestos Floor Tile Remediation Required by Abatement & Install Resilient Finish	F2020 Hazardous Components Abatement	Cafeteria	*Existing damaged or worn 12x12 tile. See AHERA Report.*	Def Maint	P4 / 6-10 Yrs	Environ Imprvmt	4,025 SQFT	$91,575
F2020-13-01C Correct Asbestos Wiring Insulation Remediation Required by Abatement	F2020 Hazardous Components Abatement	Auditorium	*Refer to AHERA reports*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	500 LNFT	$22,334
F2020-15-01C Correct Asbestos Sink Undercoating Remediation Required by Abatement	F2020 Hazardous Components Abatement	Building Wide	*Rooms 1-15, 17, 19-20, 22-23, 25-27, 29-38, 40, 42, 46, 48, 50, Dentist, Teacher's Lounge Per AHERA Report*	Def Maint	P2 / 1-2 Yrs	Environ Imprvmt	39 EACH	$223,459
				Total Estimated Cost for **F20 Selective Demolition**				**$1,539,345**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G20 Site Improvements								
G2010-01-03C Correct Bituminous Roadway Surface Deterioration by Overlay	G2010 Roadways	Delivery Drive- West Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	200 SQYD	$3,230
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	Delivery Drive- West Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	200 LNFT	$14,461
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	East Side of Bus Loop on West Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	175 LNFT	$12,654
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	West Side of Bus Loop on West Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	115 LNFT	$8,315
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Southeast corner of School		Def Maint	P4 / 6-10 Yrs	Useful Life	1,500 SQYD	$25,021
G2020-01-05C Correct Bituminous Parking Lot Striping Deterioration by Restripe	G2020 Parking Lots	Main Parking Lot on East Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,300 LNFT	$2,468
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Southeast corner of School		Def Maint	P4 / 6-10 Yrs	Useful Life	225 LNFT	$16,269

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Area Between Portable Classroom and North Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	700 SQFT	$16,585
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Courtyard		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	7,250 SQFT	$171,770
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Courtyard	*Original playscape area with blue rubber surface. Equipment previously removed.*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,300 SQFT	$54,493
G2030-08-01C Correct Concrete Paving Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Delivery Drive- West Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	325 SQFT	$6,191
G2030-08-01C Correct Concrete Paving Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Interior Courtyard		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	11,242 SQFT	$214,139
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Area Between Portable Classroom and North Side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	20 RISR	$25,893

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2033-01-01C Correct Handrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Stairs at Area Between Portable Classroom and North Side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	75 LNFT	$6,386
G2033-01-01C Correct Handrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Stairs at Main Parking Lot on East Side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	40 LNFT	$3,406
G2040-04-06C Correct Chain Link Fence & Gates (8' High) Deterioration by Demolition & Replacement	G2040 Site Development	Perimeter Fence at Recreation Lawn Area		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	475 LNFT	$45,917
G2040-04-10C Correct Chain Link Fence & Gates (12' High) Deterioration by Demolition & Replacement	G2040 Site Development	West side of the Perimeter Fence at Recreation Lawn Area		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	50 LNFT	$7,885
G2040-16-01C Correct Playground Soft Surfacing Deterioration by Demolition & Replacement	G2040 Site Development	Interior Courtyard	*Soft Surface Tiles*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	280 SQYD	$85,446
				Total Estimated Cost for **G20 Site Improvements**				**$720,527**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
H10 Space Requirements								
H1020-05-02C Correct New ADA Compliant Toilet Room Required by Demo and Reconfiguring Existing General Space	H1020 Space Reconfiguration	Building Wide	*Provide (8) single user accessible toilets each at 75 SQFT.*	Bldg Imprv	P3 / 3-5 Yrs	Accessibility	600 SQFT	$341,955
						Total Estimated Cost for **H10 Space Requirements**		**$341,955**

Toquam Magnet Elementary School Total Estimated Cost: **$23,028,644**

Total Estimated "Deferred Maintenance" Cost: **$21,563,706**

Total Estimated "Building Improvement" Cost: **$1,464,939**

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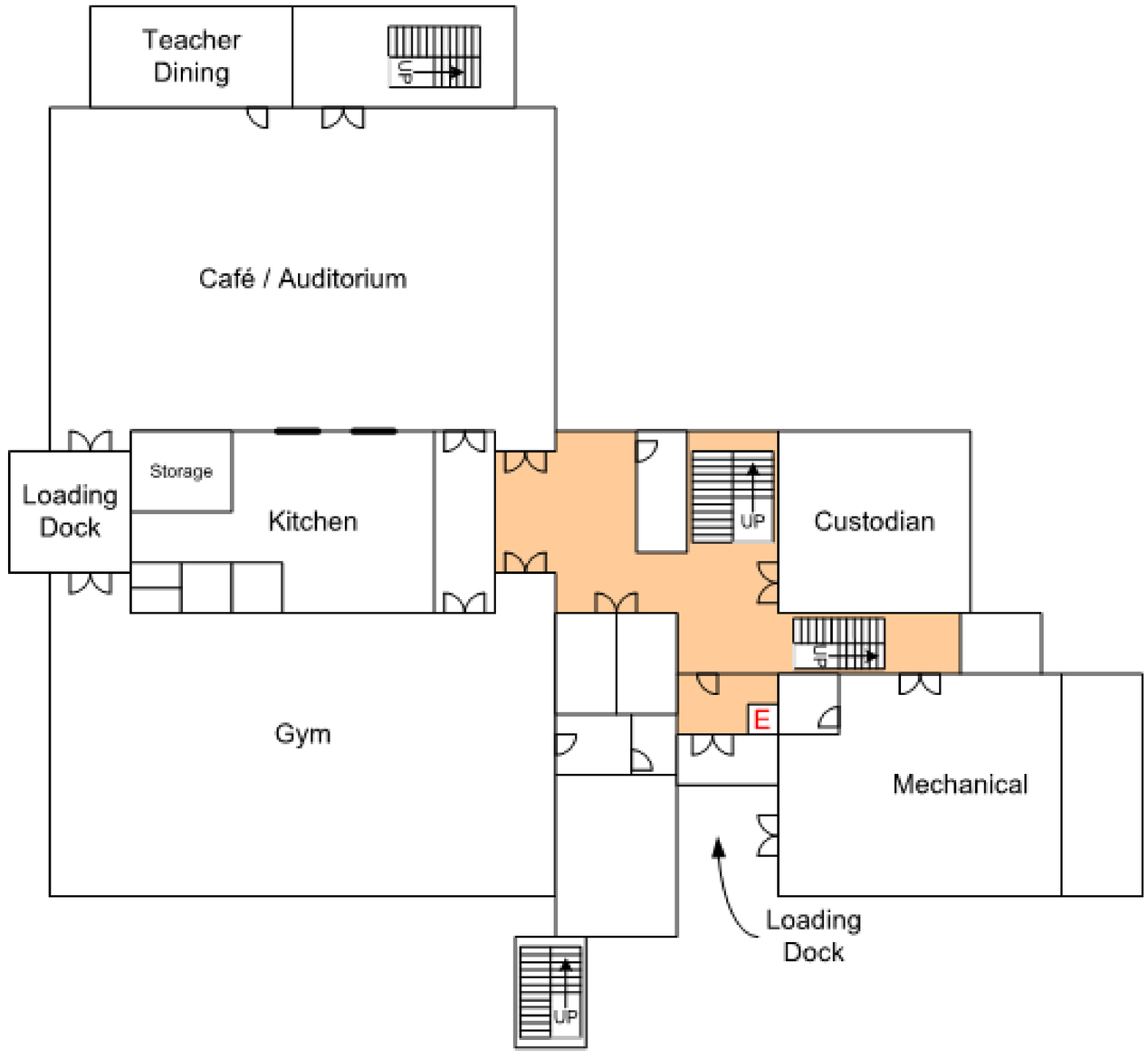


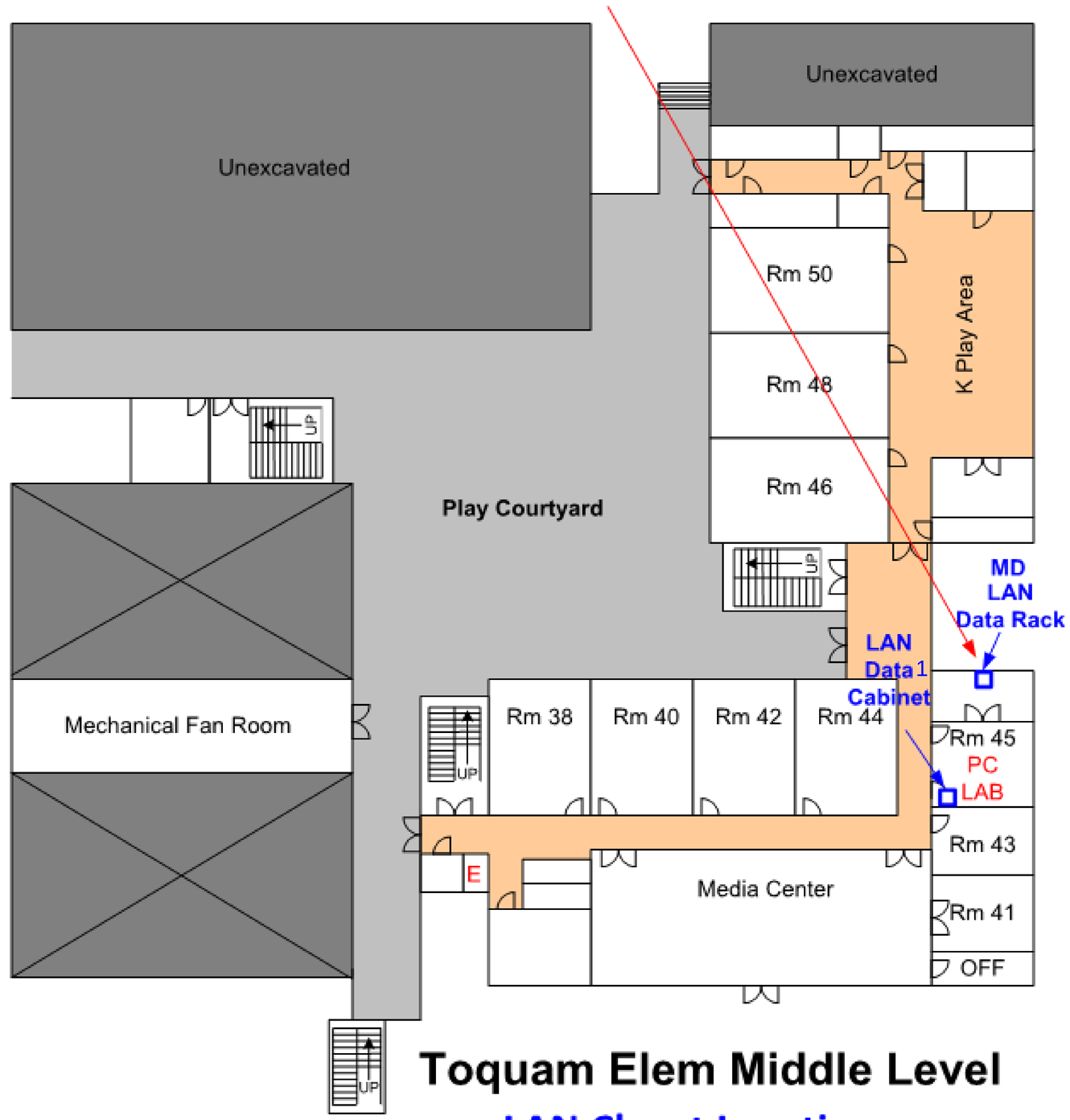
Toquam Elem Lower Level

LAN Closet Locations

07/2021

WAN Connection Update – 07/2021

*** Waiting for E-Rate funding approval.
New OM4 Fiber from Dolan to be extended into MD LAN Data Rack



Toquam Elem Middle Level

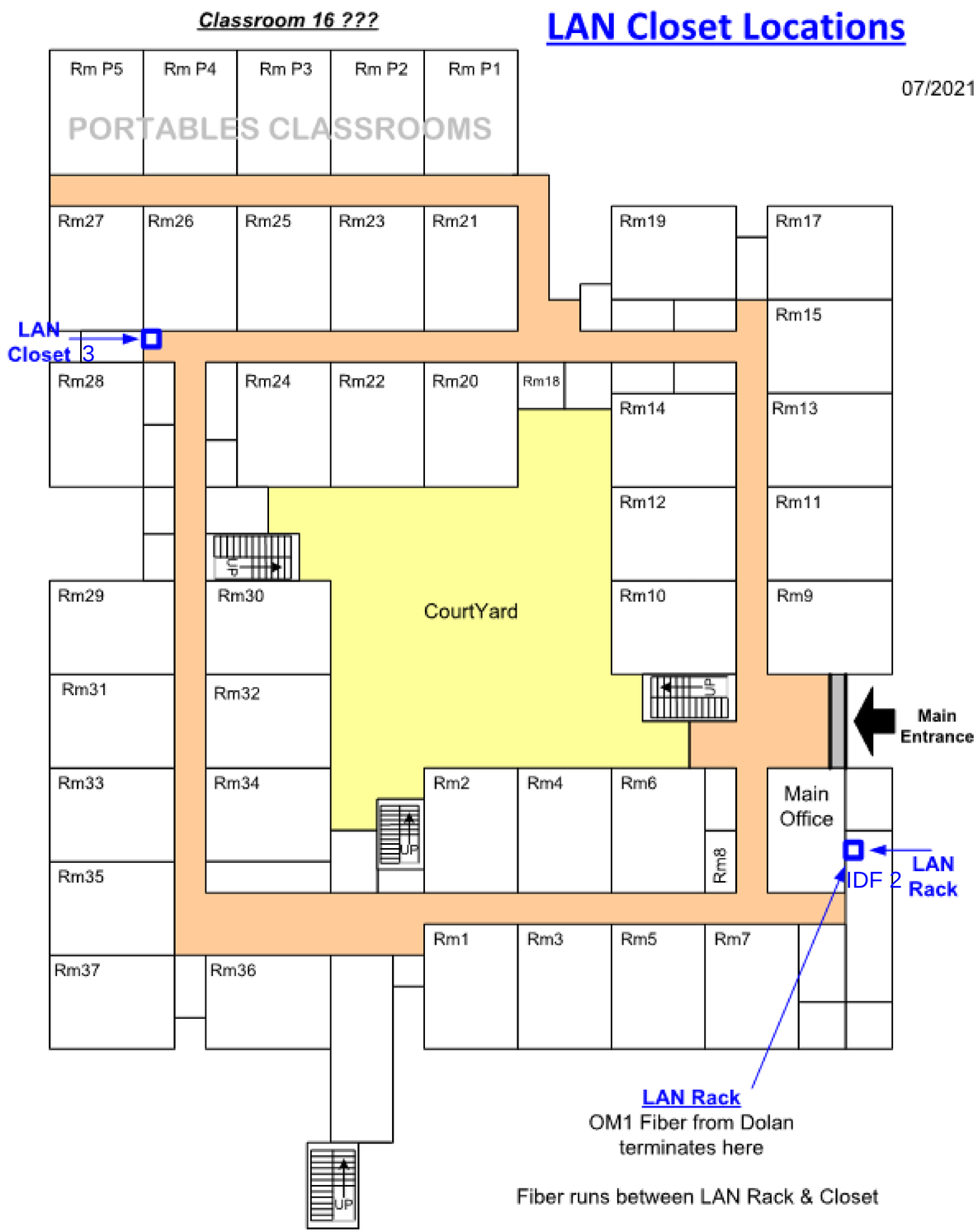
LAN Closet Locations

07/2021

Toquam Elem Upper Level

LAN Closet Locations

07/2021



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2021

Westover Magnet ES Facility Assessment & Analysis Report

Property:
Westover Magnet Elementary
412 Stillwater Avenue
Stamford, Connecticut 06902

Prepared By:
StudioJAED
42 Weybosset Street, Suite 403
Providence, RI 02903
401.648.0884

SLAM | STUDIO JAED

November 10, 2021

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1.0 Authorized Assessment Account

In June 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a district-wide facility condition assessment and analysis of the Westover Magnet Elementary property located in Stamford, Connecticut. The primary goal of this project was to (1) investigate existing conditions and (2) identify deferred maintenance and long term capital renewal needs. As per industry standard guidelines, StudioJAED surveyed the property, interviewed site personnel, reviewed available construction/maintenance documents, and recorded observations related to the physical site and associated building structure. SLAM teamed with SLR to perform the site assessment and D'Agostino & Associates for technology / security.

This report is for the use of Stamford Public Schools and their assignees. All parties agree by accepting this report that any use of this report shall be limited by the exceptions and qualifications in this report, acknowledge that actual site conditions may change with time, and hidden conditions may exist at the property that were not discovered within the scope of the assessment. Any use of this report by other parties is at the risk of such party.

StudioJAED used a degree of care and skill ordinarily exercised by consultants in the preparation of the report and in assembling the data contained herein. No warranties are provided, either expressed or implied. StudioJAED is not responsible for conclusions, opinions, or recommendations made by others based on this information.

The Facility Assessment and Analysis Report was completed and reviewed by the undersigned team members. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (401) 648-0884.

StudioJAED

Discipline Lead: _____
Philip R. Conte, AIA, NCARB
Principal, Assessment Architect

Discipline Lead: _____
David T. Spangler, P.E.
Principal, Assessment Mechanical / Plumbing Engineer

Discipline Lead: _____
Parag H. Patel, P.E.
Assessment Electrical Engineer

Report Reviewer: _____
Pamela J. Babuca, ALEP, ASID, IFMA
Principal

2.0 Executive Summary

StudioJAED Architects and Engineers, along with specialty systems sub-consultants SLR and D'Agostino & Associates, performed a facility condition assessment and analysis of the Westover Magnet Elementary property located in Stamford, Connecticut hereinafter referred to as the "Property". The purpose of the assessment was to perform a visual analysis of the Property's general condition and identify recommendations for major building systems and equipment maintenance, repair, or replacement over the next (10) ten years. Items identified were considered significant for the facility to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age.

2.1 Scope of Work

The primary field survey was conducted on 15, September, 2021 and the weather, as recorded on Accuweather.com, was foggy with actual high and low temperatures of 85°F/68°F. The assessment team reviewed available documentation and interviewed site personnel regarding knowledge of any known existing conditions or issues. A general list of typical elements surveyed includes the following:

- Site and Grounds – Pavement, Parking, Curbs, Loading Docks, Walks, Landscaping, Irrigation, Site Drainage, Exterior Lighting, Walls, Fencing/Railing, and Exterior Amenities.
- Structural Systems – Readily observable portions of Foundations and Structural Framing of Walls, Columns, Intermediate Floors and Roofs.
- Building Envelope – Roofing Systems, Exterior Finishes, Stairs and Steps, Exterior Doors, and Exterior Windows.
- Interior Building Components – Property-owned Electrical, Heating/Ventilating/Air Conditioning (HVAC), and Plumbing Systems.
- Safety and Code Compliance – Life Safety, Fire Suppression Systems, and General Visual Review of Accessibility to Disabled Persons to include Accessible Exterior and Interior Routes, Doors and Common Toilet Facilities.

2.2 Prioritization of Need

Recommended corrective actions to repair and/or replace a building system or component were assigned a priority which, in the opinion of the assessor, classified the urgency of the work to be performed. The 10 year prioritization model utilized for this project was based on an industry standard, 4 tier approach. Definitions for each of the priority classifications are as shown.

PRIORITY CLASSIFICATIONS:

Priority 1 - Immediate
Work should be performed immediately.
Potential safety or security risk.

Priority 2 - High
Work to be performed within next 1-2 years.
Asset has reached the end of useful life.

Priority 3 - Medium
Work to be performed within next 3-5 years.
Asset will reach the end of useful life soon.

Priority 4 - Low
Work to be performed within next 6-10 years.
Anticipated need for repair or replacement.

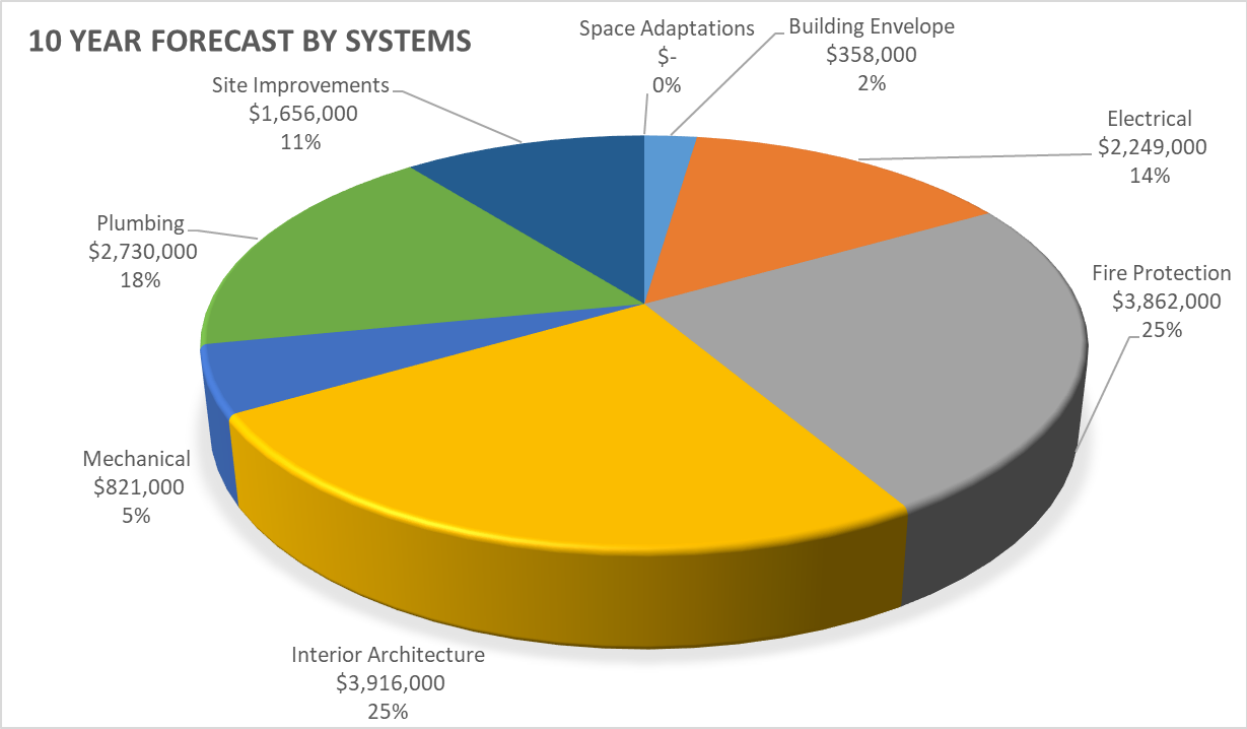
2.3 Findings & Recommendations

StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by Priority table provides an understanding of need based on the urgency or timeline for work to be completed. Based on industry standard architectural and engineering best practices, over (12%) twelve percent of the work should be completed within the next 1-2 years.

10 YEAR FORECAST BY PRIORITY

Priority		Extended Cost	% of Need
Immediate			0.0%
High (1 - 2 Years)	$	1,907,776	12.2%
Medium (3 - 5 Years)	$	3,922,983	25.2%
Low (6 - 10 Years)	$	9,761,241	62.6%
	$	**15,592,000**	**100%**

The 10 Year Forecast by Systems provides an analysis of estimated improvement needs by major systems. The data indicates that both Interior Architecture / Fire Protection (25%), and Plumbing (18%) systems have the greatest overall investment needs. Refer to Appendix A to review a more detailed description of needs in the Deferred Maintenance & Asset Renewal Report.



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that the Main Building is in overall very good condition. Refer to Section 4.0, General Physical Condition Rating, for additional information regarding the condition of major systems from a cost per gross square feet analysis of needs perspective.

3.0 General Property & Building Systems Description

3.1 Site / Amenities

The property is located at Westover Magnet Elementary, Stamford, Fairfield County Connecticut on approximately 15.59 acres. The property is essentially flat, neighboring properties to the south and east are significantly elevated. The eastern property line slopes gently downward from the east toward the west and the landscaping consists of trees, shrubs, and grasses. Play areas are covered with a wood chips/asphalt surface. Retaining walls not applicable.

There are approximately 128 spaces in open lots. The paved parking areas are in good to poor condition. The main parking lot is in good condition. The parking lot at the northeast corner of the school is in poor condition with evidence of cracking and pavement section deterioration. The bus loop pavement is in fair condition. The drive isles and maintenance loop pavement are in good condition. The curbing on site is in fair condition. Sidewalk surfaces are in fair to poor condition. Fencing is provided along the entire perimeter of the property. The perimeter fencing is in good condition with isolated sections of damage. Grass play areas/field appear to be in good condition with the baseball infields in fair condition. There are no bleachers or player benches at the baseball fields. Constructed play areas new. Storm water from the roofs, landscaped areas, and paved areas flows into on site inlets and catch basins with underground piping connected to the municipal storm water management system. However, previous reports indicate that portions of the storm water from the paved areas flow across the surface into the adjacent public streets.

Sanitary sewer and the storm water sewer are provided by the City of Stamford. Domestic water is supplied by Aquarian, electrical service by CLMP, and natural gas is provided by Yankee Gas.

3.2 Architectural Systems

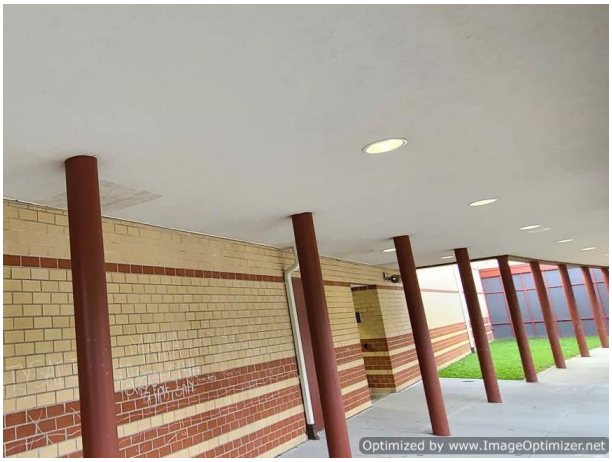
Main Building

Westover Magnet Elementary is approximately 142,000 square feet and is a one to two storey structure. The building is steel frame with concrete-topped metal decks. The roof assembly is comprised of gabled roofs with standing seam metal panels and flat roofs with built up membrane and stone ballast. The exterior wall finish is brick veneer and curtain wall system at the media center. There is no evidence of significant settlement or structural failure.

The exterior building envelope is in good condition with varying roof assemblies and systems. Windows are also in good condition. Portions of the exterior façade are in need of cleaning.

Interior floor finishes include resilient tile, ceramic tile, carpet, wood, quarry tile and painted concrete slab and are in good condition. Interior wall finishes include painted drywall, painted acoustic, glazed CMU, painted CMU, unpainted CMU, and ceramic tile and are in good condition. Interior ceiling finishes include exposed structure, suspended acoustic tiles, adhered acoustic tiles, textured plaster, and painted drywall and are in good condition. All casework and countertops are in good condition. All interior doors are also in good condition. Classroom and conference room projection equipment should be replaced.

Refurbishment of the existing hydraulic passenger elevator is recommended.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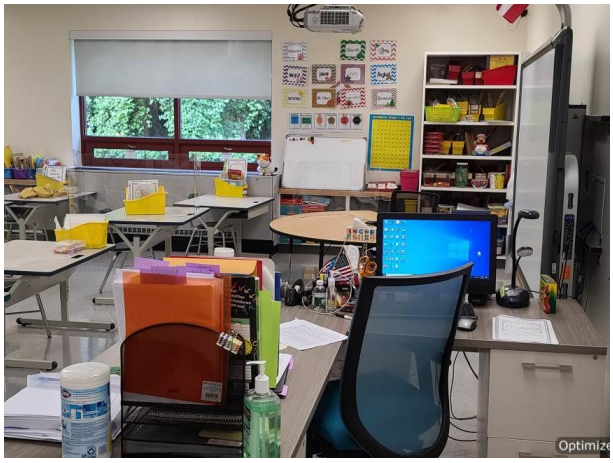


3.3 Mechanical Systems

Main Building

The mechanical system has largely been replaced as part of the 2019 renovation project. This included the boilers, pumps, expansion tanks, associated equipment and piping in the boiler room along with the two-pipe system to the building distribution equipment. Three DOAS units are being installed for the classrooms currently. Large spaces and core areas are served by the RTU's. Classrooms are served by unit ventilators and corridors are served by fin-tube radiation, convectors and cabinet unit heaters. Roof mounted exhaust fans provide exhaust air for the bathrooms and kitchen areas. The electronic controls have been replaced with the equipment during the 2019 renovation. The chiller, Gym and Gym storage air handling units, Kitchen make up air unit and exhaust fans along with the hot water unit heaters, fin tube radiators and convectors should be replaced within the assessment period.

HVAC System Comprehensive Improvement Analysis

The existing mechancial system at Westover Magnet ES provides adequate heating, ventilation, and air conditioning building-wide. Therefore, the District-Wide Summary: 10 Year Forecast Cost Analysis only includes the capital improvement needs identified in the Deferred Maintenance & Asset Renewal Report.

RTU-4

MITSUBISHI ELECTRIC

3.4 Plumbing Systems

Main Building

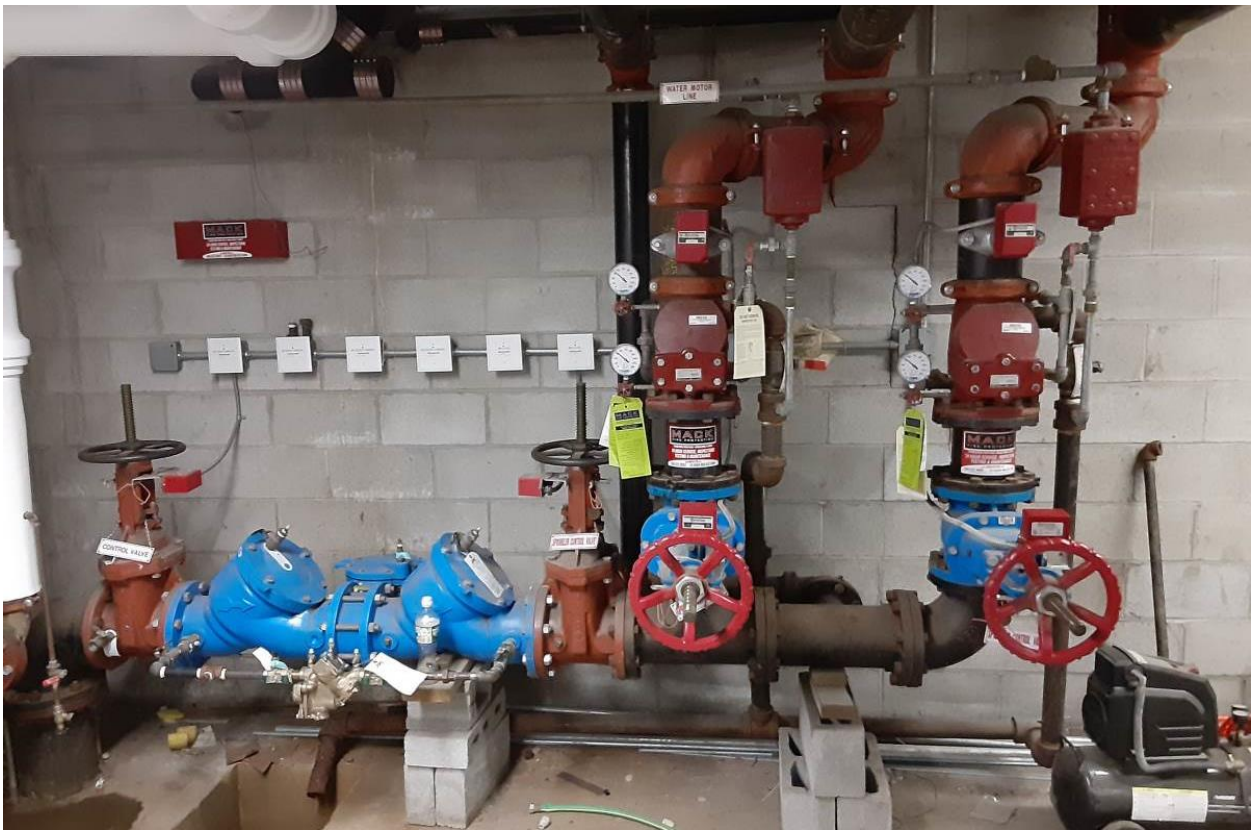
The main building plumbing systems appear to largely be original. Hot water is provided by one gas fired hot water heater which was replaced in 2014 and circulators which were replaced recently. Fixtures appear to be original to the building when constructed in 1998 with limited maintenance throughout the years on an as needed basis. Water coolers are being replaced with bottle fillers building wide by the district. The hot water heater, circulators, fixtures and domestic water piping should be replaced within the assessment period.

3.5 Fire & Other Protection Systems

Main Building

The building sprinkler system was installed when the building was built in 1998 and will reach the end of its 30 year useful life in 7 years. The sprinkler system should be planned to be replaced within the assessment period.

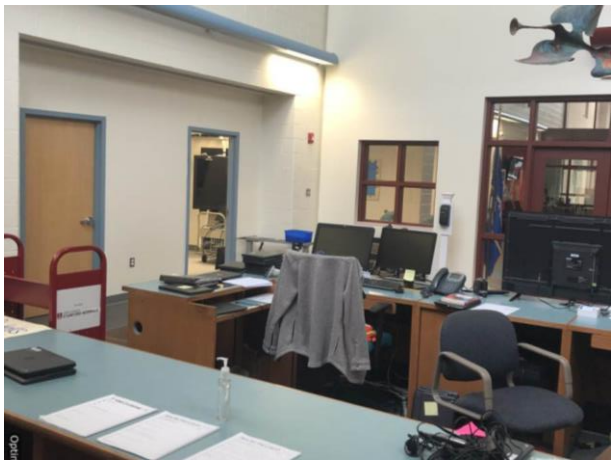
Fire alarm system throughout the school is the Honeywell "Silent Night". Classrooms have any audio / visual devices. There are sprinklers in the classrooms.



3.6 Electrical Systems

Main Building

Three phase 480v power enters the first floor mechanical/electrical room and terminates in a 3,000 amp Main disconnect/breaker with distribution sections. Several secondary transformers convert the power to 208 three phase and 120v. Panels located in the building are powered from these transformers. Branch circuits for outlets, lighting and equipment originate from these panels. Most of the wiring in the building is original since the time of construction. Building's Emergency and Exit lights are powered by a 350 kW diesel generator outside with an automatic transfer switch located in lower garage like area. Lighting throughout the school is LED. Light fixtures are either recessed or surface mounted. Classroom lights are controlled by wall switches and motion sensors.



SIEMENS
LARGE GENERAL PURPOSE TRANSFORMER

3.7 Technology & Security Systems

Technology

Westover Magnet Elementary is comprised of Category 6 cabling supporting all end devices and Category 6A supporting all wireless access points, which is adequate to support the current technology and security systems. Fiber optic backbone cabling between the MDF and each IDF (3 total) consists of OM1 62.5/125um fiber optic cabling, which is capable of 1 Gbps per fiber pair. We recommend installing and replacing this fiber to OM4, which will support 40Gbps, to support the bandwidth requirements of new technology, especially the increased future use of Wi-Fi.

Westover magnet underwent renovations in 2019 where a new Public Address system and wireless Master Clock System were installed. Both systems are in fine working condition today.

Classroom Interactive Boards vary in age from 2008 to present. Most of the boards were installed in 2014 or earlier, making them 7 years old and more. These boards will come into their useful life in the coming years.

Refer to Appendix B to view a floor plan notating the location and name of each technology room.

Security

During the renovation, the Intrusion Detection Security System, Access Control System, and Video Surveillance System were upgraded and no there are no recommendations.

4.0 General Physical Condition Rating

The general physical condition ratings identified below are based on StudioJAED's visual inspection and overall impression of the Property's major building systems assessed as defined in the Executive Summary, Section 2.0.

MAIN BUILDING		Condition Rating		
Item	**Building / Site System**	**Good**	**Fair**	**Poor**
1	Building Envelope	X		
2	Interior Architecture	X		
3	Mechanical Systems	X		
4	Electrical Systems	X		
5	Plumbing Systems		X	
6	Fire Alarm / Protection Systems			X
7	Site Improvements		X	X

5.0 Opinions of Probable Costs

The opinions of probable cost presented in this document are for repair or renewal / replacement projected capital needs identified from a visual inspection of the defined Property site elements and primary building systems anticipated over the subsequent 10 year term. These opinions are based on StudioJAED's knowledge of industry standards and recommended "good" architectural and engineering practice. For the purpose of generating projected investment dollars, needs were calculated based on approximate quantities and estimated unit cost values were defined. Recommended corrective actions recorded do not constitute a warranty that all items, which may require repair or replacement, are included.

As a measure of quality assurance, StudioJAED's cost estimates were developed by our Certified Professional Estimators. All unit "trade" costs were developed using the RSMeans "CostWorks" application which was regionally adjusted to the materials, labor, and equipment cost for Bridgeport, Connecticut. The cost model approach applied to each corrective action was based on Construction Management-at-Risk (CMAR) with an additional (20%) twenty percent allowance to cover design fees and owner contingency.

The opinions of probable costs should be considered a preliminary order of magnitude for budget development. It also assumes that each facility will continue to operate in its current capacity and relative quality of care. Actual costs will vary from StudioJAED's probable costs based on a number of potential factors such as: a finer granularity or understanding of required scope of work, design solution approach, type of construction, quality of materials, equipment or system specifications, field conditions, need for abatement of hazardous materials, decision to comprehensively replace equipment or system versus partial replacement / repair, phased or staged implementation (if required), quality of contractor, overall project management, solicitation of competitive pricing, etc. An expanded budget projection/analysis typically requires the development of schematic design documents and preliminary specifications to obtain contractor bid estimates.

6.0 Limitations & Qualifications

The services described within this document were performed by StudioJAED. No warranties are provided, either expressed or implied. While StudioJAED made every reasonable effort to properly evaluate the Property conditions within the contracted scope of work, it is important to recognize that the investigation was limited in several respects including, but not limited to, the following:

StudioJAED's findings and conclusions are based primarily on the visual appearance of the Property at the time of our site visit and comparatively evaluated in contrast to our extensive condition assessment experience. Observations included only areas that were readily accessible to our assessment team members without opening or dismantling any secured components or areas. The scope did not include invasive investigation, component sampling, laboratory analysis, an environmental site assessment, or engineering evaluations of structural, mechanical, electrical, or other systems with related calculations and review of design assumptions.

Some of StudioJAED's conclusions are partially based on information provided by others. For the purposes of this report, we have assumed this information to be complete and correct unless noted otherwise. StudioJAED assumes no responsibility for incorrect information provided by others.

Our opinions of cost represent a preliminary opinion only and are neither a quote nor a warranty or representation as to the actual costs that may be incurred. These estimates are based on typical cost data that may not fully characterize the scope of the Property conditions and are further limited by possible future changes in technology, by regulatory requirements, by Property location, and by contingencies that cannot reasonably be discovered until after commencement of onsite construction activities. StudioJAED shall not be liable to the Client nor any other property for any costs or expenses that may be incurred in excess of these estimates, for any losses that may be incurred as a result of these estimates being different from the actual costs, nor for any damages whatsoever in connection with these estimates.

This report is intended for the use of and may be relied upon only by the entities identified in Section 1.0 – Authorized Assessment Account. The scope of services performed in execution of this investigation may not be appropriate to satisfy the needs of other users, and any use or re-use of this document or it findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by other based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans

Deferred Maintenance & Asset Renewal Report

Westover Magnet ES

Project Name: 2021 Stamford Facility Assessment
Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Westover Magnet Elementary School								
B20 Exterior Enclosure								
B2010-03-07C Correct Brick Masonry Wall Stained Finish by Cleaning	B2010 Exterior Wall	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	44,244 SQFT	$346,792
B2010-03-10C Correct Brick Masonry Wall Graffiti Damaged Finish by Remove & Apply Graffiti Resistant Treatment	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	500 SQFT	$11,444
			Total Estimated Cost for **B20 Exterior Enclosure**					**$358,236**
C10 Interior Construction								
C1020-02-05C Correct Wood Door Finish Deterioration by Prep & Refinish	C1020 Interior Door	Building Wide		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	197 EACH	$64,043
C1030-06-02C Correct Interior Signage Panel Signage Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	130 EACH	$18,777
			Total Estimated Cost for **C10 Interior Construction**					**$82,820**
C20 Stairs & Ramps								
C2020-05-02C Correct Resilient / Rubber Stair Tread & Riser Finish Deterioration by Demolition & Replacement	C2020 Interior Stair Finish	Stair Towers		Def Maint	P4 / 6-10 Yrs	Useful Life	840 LNFT	$65,200

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".
Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C2050-01-03C Correct Handrail Finish Deterioration by Prep & Refinish	C2050 Interior Handrail & Balustrade	Stair Towers		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	72 LNFT	$872
C2050-01-04C Correct Guardrail Finish Deterioration by Prep & Refinish	C2050 Interior Handrail & Balustrade	Stair Towers		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	105 LNFT	$5,517
			Total Estimated Cost for **C20 Stairs & Ramps**					**$71,589**
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Useful Life	3,680 SQFT	$15,401
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Bathrooms		Def Maint	P4 / 6-10 Yrs	Useful Life	5,670 SQFT	$23,730
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	60,650 SQFT	$253,828
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	83,500 SQFT	$349,458
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Gymnasium		Def Maint	P3 / 3-5 Yrs	Useful Life	5,640 SQFT	$23,604

Deferred Maintenance & Asset Renewal Report

Westover Magnet ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Media Center		Def Maint	P4 / 6-10 Yrs	Useful Life	4,500 SQFT	$18,833
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Stair Towers		Def Maint	P4 / 6-10 Yrs	Useful Life	6,100 SQFT	$25,529
C3010-03-02C Correct Ceramic Tile Wall Finish Deterioration by Regrouting	C3010 Wall Finish	Bathrooms		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	6,300 SQFT	$182,120
C3020-01-05C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (1001 SF and Above)	C3020 Floor Finish	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,354 SQFT	$66,119
C3020-05-01C Correct Non Slip Rubber Floor Deterioration by Demolition & Replacement	C3020 Floor Finish	Stair Towers		Def Maint	P4 / 6-10 Yrs	Useful Life	475 SQFT	$14,831
C3020-08-03C Correct Ceramic Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Bathrooms		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4,086 SQFT	$79,753
C3020-08-03C Correct Ceramic Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,151 SQFT	$41,985
C3020-09-03C Correct Quarry Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Kitchen		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1,500 SQFT	$23,700

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Building Wide		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	3,738 SQFT	$30,804
C3020-11-02C Correct Hard Wood Floor Finish Deterioration Prep & Refinish	C3020 Floor Finish	Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	4,943 SQFT	$40,735
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Auditorium		Def Maint	P2 / 1-2 Yrs	Useful Life	139 SQYD	$14,805
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	610 SQYD	$64,973
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Media Center		Def Maint	P4 / 6-10 Yrs	Useful Life	545 SQYD	$58,050
C3020-16-01C Correct Recessed Entrance Floor Mat Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	1,633 SQFT	$221,134
			Total Estimated Cost for **C30 Interior Finishes**					**$1,549,391**
D10 Conveying								
D1010-01-39C Correct Hydraulic Passenger Elevator (2500 Capacity) Deterioration by Refurbishment	D1010 Elevator & Lift	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 FLR	$129,149
			Total Estimated Cost for **D10 Conveying**					**$129,149**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	67 EACH	$192,891
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	71 EACH	$155,106
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	11 EACH	$27,881
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	7 EACH	$27,290
D2010-16-02C Correct Commercial Kitchen Stainless Steel Sink Double Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	$4,902
D2010-16-03C Correct Commercial Kitchen Stainless Steel Sink Triple Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Kitchen		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$5,721
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	142,000 BLDG SF	$2,281,179

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	$23,623
D2020-08-05C Correct Domestic Water Heater (140 Gal Gas Fired) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$11,095
			Total Estimated Cost for **D20 Plumbing**					**$2,729,689**
D30 HVAC								
D3030-01-04C Correct Air Cooled Chiller (200 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Roof		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$326,404
D3040-02-20C Correct Air Handling Unit Heating Only (2000 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Storage Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$32,162
D3040-02-28C Correct Air Handling Unit Heating Only (10,000 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Gymnasium		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$154,984
D3040-05-01C Correct Gas-Fired Makeup Air Unit (500 MBH) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$49,573

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3040-09-05C Correct Exhaust or Induction Fan (1/2 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Kitchen		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	$11,495
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	7 EACH	$15,916
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	360 LNFT	$105,953
D3050-35-01C Correct Steam or Hot Water Convector (36" wide) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	35 EACH	$124,999
			Total Estimated Cost for **D30 HVAC**					**$821,485**
D40 Fire Protection								
D4010-01-04C Correct Wet Pipe Sprinkler System Deterioration by Demolish & Replace System (Bldg SF)	D4010 Sprinklers	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	142,000 BLDG SF	$1,916,557
D4010-02-05C Correct Dry Pipe Sprinkler System Deterioration by Demolition & Replacement (Bldg SF)	D4010 Sprinklers	Building Wide	*Includes estimated SQFT of attic space in gable area*	Def Maint	P4 / 6-10 Yrs	Useful Life	117,000 BLDG SF	$1,945,200
			Total Estimated Cost for **D40 Fire Protection**					**$3,861,757**

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D50 Electrical								
D5010-04-07C Correct Secondary Transformer (45 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*Located in 108 block of rooms. Note reads: " HOT DO NOT TOUCH, CAN GET SEVERE BURNS"*	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	$15,206
D5010-04-08C Correct Secondary Transformer (75 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*transformer with RP-1, OL*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$20,768
D5010-04-08C Correct Secondary Transformer (75 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*transformer with RP-2 and LP-2*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$20,768
D5010-04-08C Correct Secondary Transformer (75 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*Located next to RP-3, LP-3*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$20,768
D5010-04-08C Correct Secondary Transformer (75 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	2nd Floor	*Located next to RP-4A, LP-4*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$20,768
D5010-04-08C Correct Secondary Transformer (75 kVA) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	2nd Floor	*Located next to RP-2A, LP-2*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$20,768
D5010-05-02C Correct Main Distribution Panel (800 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*Located in garage type area. HVAC panel board.*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$36,840

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-06-02C Correct Main Disconnect Switch (800 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*Located in first level garage type area. Feeds Panel HVAC.*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$28,477
D5010-06-04C Correct Main Disconnect Switch (1200 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*Located in a garage type area. 1200 amp fused switch that feeds the ATS.*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$36,254
D5010-06-07C Correct Main Disconnect Switch (3000 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$99,838
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*RP-2 and LP-2*	Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	$40,603
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*(2) RP-1, (1) OL*	Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	$40,603
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*LP-3, (2)RP-3*	Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	$40,603
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*RP-6*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$13,534
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	2nd Floor	*(2) RP-2A LP-2*	Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	$40,603

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P4 / 6-10 Yrs	Useful Life	15 EACH	$203,016
D5010-12-06C Correct Panelboard (400 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*(2) PP-1, (1)LP-1*	Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	$48,670
D5010-12-06C Correct Panelboard (400 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	2nd Floor	*RP-4A, LP-4*	Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	$48,670
D5010-12-06C Correct Panelboard (400 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	$48,670
D5010-12-06C Correct Panelboard (400 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Kitchen	*Located near kitchen*	Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	$32,447
D5010-12-07C Correct Panelboard (600 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$24,261
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	*Provide power to 4 additional receptacles per room*	Bldg Imprv	P4 / 6-10 Yrs	Environ Imprvmt	7 EACH	$167,119
D5010-15-01C Correct Disconnect Switch Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	*Located in the 108 block of rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$2,020

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide	*To support extra receptacle/circuits per classroom*	Bldg Imprv	P4 / 6-10 Yrs	Function/ Functional	284 EACH	$271,892
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*(2) #12 + #12g for additional receptacles per room*	Bldg Imprv	P4 / 6-10 Yrs	Environ Imprvmt	28,400 LNFT	$220,153
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	*(4) #4/0 + #4/0g in 2 1/2" conduit*	Bldg Imprv	P4 / 6-10 Yrs	Environ Imprvmt	1,400 LNFT	$10,853
D5035-04-01C Correct Building-Wide Telephone System Deterioration by Demolition & Replacement (Bldg SF)	D5035 Telephone System	Building Wide	*Recommended to upgrade to VoIP.*	Def Maint	P2 / 1-2 Yrs	Useful Life	142,000 BLDG SF	$486,049
D5036-06-01C Correct Fiber Optic Backbone Wiring Deterioration by Demolition & Replacement	D5036 Technology System	MDF to Each IDF	*All IDF's currently have OM1 fiber ran from the MDF. Antiquated system should be upgraded to meet the needs of today's technology standards.*	Def Maint	P2 / 1-2 Yrs	Function/ Functional	1,000 LNFT	$4,444
D5090-01-02C Correct Diesel Fuel Emergency Generator (50 kW) Required by Install New	D5090 Other Electrical Systems	MDF, ALL IDF'S	*Owner requested all MDF / IDF (3) equipment & associated room cooling be on emer generator. Allowance to add new unit and/or tie into existing with available*	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	1 EACH	$119,053

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D5090-04-03C Correct Uninterruptable Power Supply System (5 KVA) Deterioration by Demolition & Replacement	D5090 Other Electrical Systems	MDF		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	$23,010
D5090-04-04C Correct Uninterruptable Power Supply System (5 KVA) Required by Install New	D5090 Other Electrical Systems	All IDFs	*Install UPS's*	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	2 EACH	$42,000
			Total Estimated Cost for **D50 Electrical**					**$2,248,727**
E10 Equipment								
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P4 / 6-10 Yrs	Useful Life	19 EACH	$518,540
E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	*Classrooms, conference rooms*	Def Maint	P3 / 3-5 Yrs	Useful Life	50 EACH	$1,364,579
E1090-05-02C Correct Gym Wall Padding Deterioration by Demolition & Replacement	E1090 Other Equipment	Gymnasium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,540 SQFT	$29,834
			Total Estimated Cost for **E10 Equipment**					**$1,912,953**
E20 Furnishings								
E2013-01-02C Correct Auditorium Seating Deterioration by Refurbish	E2013 Fixed Seating	Auditorium		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	440 EACH	$169,909

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
			Total Estimated Cost for **E20 Furnishings**					**$169,909**
G20 Site Improvements								
G2010-01-03C Correct Bituminous Roadway Surface Deterioration by Overlay	G2010 Roadways	Loading Dock Area- North Side of School		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	625 SQYD	$10,094
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	Bus Lop- East Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	925 LNFT	$66,884
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	Interior Island of Bus Loop		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	305 LNFT	$22,054
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	Loading Dock Area- North Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	345 LNFT	$24,946
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	Segments of Curb on Western Side of Entry Drive		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	160 LNFT	$11,569
G2010-06-01C Correct Bus Drop Off Loop Deterioration by Demolition & Replacement	G2010 Roadways	Bus Lop- East Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,075 SQYD	$494,910
G2020-01-01C Correct Bituminous Parking Lot Deterioration by Demolition & Replacement	G2020 Parking Lots	Visitor Parking- Northeast Corner of School	*Failed base material causing damage to surface.*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,300 SQYD	$136,282

Deferred Maintenance & Asset Renewal Report

Westover Magnet ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Main Parking Lot- Southeast Corner of School		Def Maint	P4 / 6-10 Yrs	Useful Life	4,375 SQYD	$72,977
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Visitor Parking Along Entry Drive		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	350 SQYD	$5,838
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Islands Within Main Parking Lot- Southeast Corner of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	415 LNFT	$30,007
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Main Parking Lot- Southeast Corner of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	850 LNFT	$61,461
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Visitor Parking Along Entry Drive		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	215 LNFT	$15,546
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Visitor Parking- Northeast Corner of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	515 LNFT	$37,238
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	East Side of Bus Loop		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	285 SQYD	$26,797

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life.
Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 4 - Work to be performed within next 6-10 years or is an arch/eng "good practice".

Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

Deferred Maintenance & Asset Renewal Report

Westover Magnet ES

Project Name: 2021 Stamford Facility Assessment

Building Type: Elementary School K-5

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Northeast of Basketball Court		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	55 SQYD	$5,171
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Northwest Corner of Athletic Fields		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	135 SQYD	$12,694
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Northwest of Basketball Court		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	100 SQYD	$9,403
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walk Off the Northeast Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	290 SQYD	$27,268
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Courtyard		Def Maint	P4 / 6-10 Yrs	Useful Life	5,075 SQFT	$120,239
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	East Side of School		Def Maint	P4 / 6-10 Yrs	Useful Life	13,250 SQFT	$313,925
G2030-08-01C Correct Concrete Paving Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Loading Dock/ Dumpster Pad- North Side of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,875 SQFT	$35,715
G2031-01-01C Correct Concrete Above Grade Stair Deterioration by Demolition & Replacement	G2031 Exterior Stair Construction	Northeast Corner of Basketball Court		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	22 RISR	$28,482

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Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2033-01-01C Correct Handrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	Northeast Corner of Basketball Court		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	60 LNFT	$5,108
G2040-17-01C Correct Playground Hard Surfacing Deterioration by Demolition & Replacement	G2040 Site Development	Basketball Courts Southeast Corner of the Site		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	685 SQYD	$23,014
G2040-22-04C Correct Baseball or Softball Field Infield Deterioration by Regrade	G2040 Site Development	Baseball Field- Southeast Corner of the Site		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	800 SQYD	$18,140
G2041-01-01C Correct Baseball or Softball Field Backstop Deterioration by Demolition & Replacement	G2041 Athletic & Recreational Equipment	Baseball Fields		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2 EACH	$36,725
G2050-04-1C Correct Tree Major Deterioration by Demo and Replacement	G2050 Landscaping	Northeast Corner of School	*Dead tree*	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	$3,350

Total Estimated Cost for **G20 Site Improvements** **$1,655,838**

Westover Magnet Elementary School Total Estimated Cost: **$15,591,542**

Total Estimated "Deferred Maintenance" Cost: **$14,760,471**

Total Estimated "Building Improvement" Cost: **$831,070**

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue.

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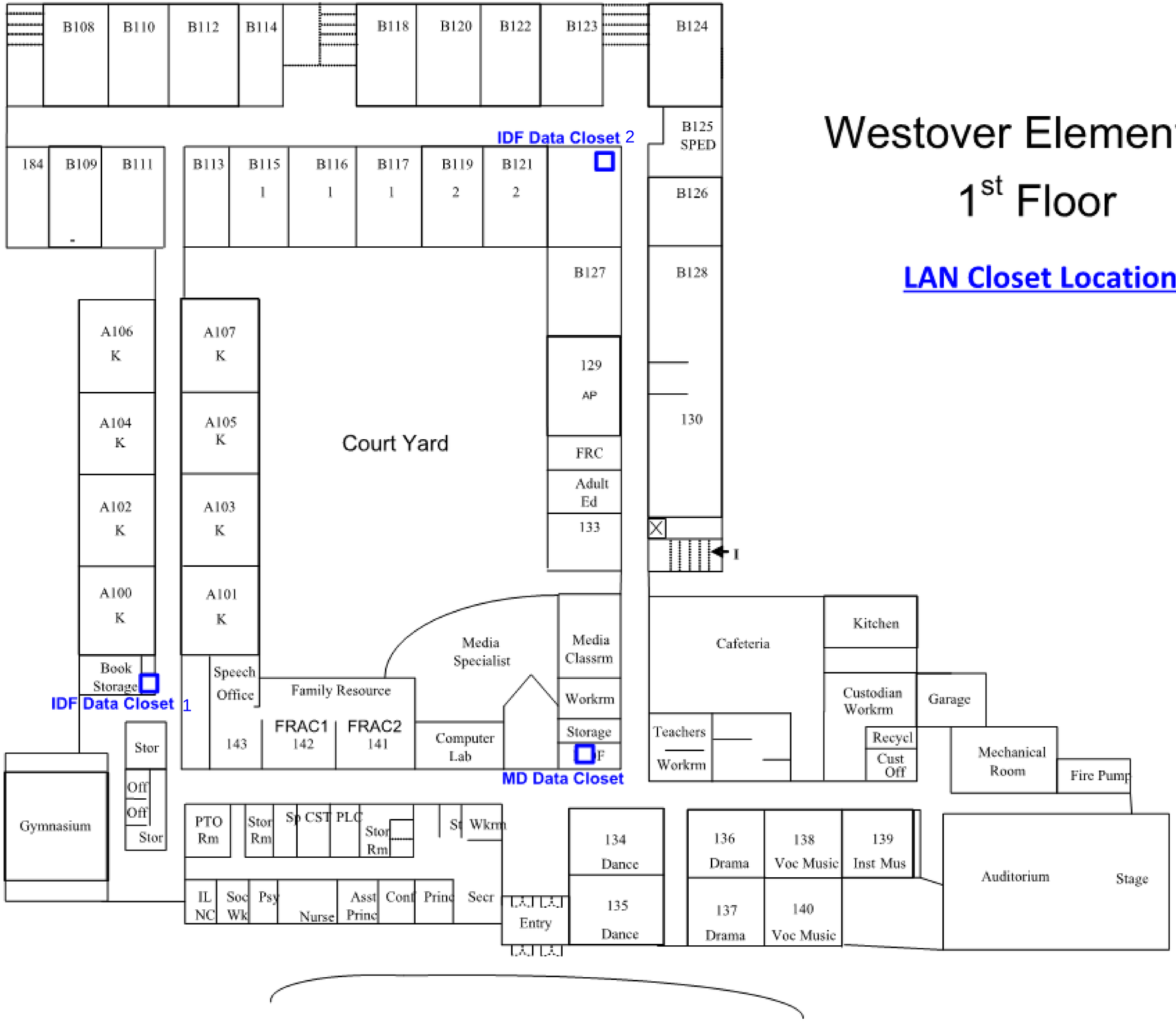
Estimated Construction Cost is based on 2021 RSMeans data regionalized for Stamford, CT with client defined allowances and soft costs applied.

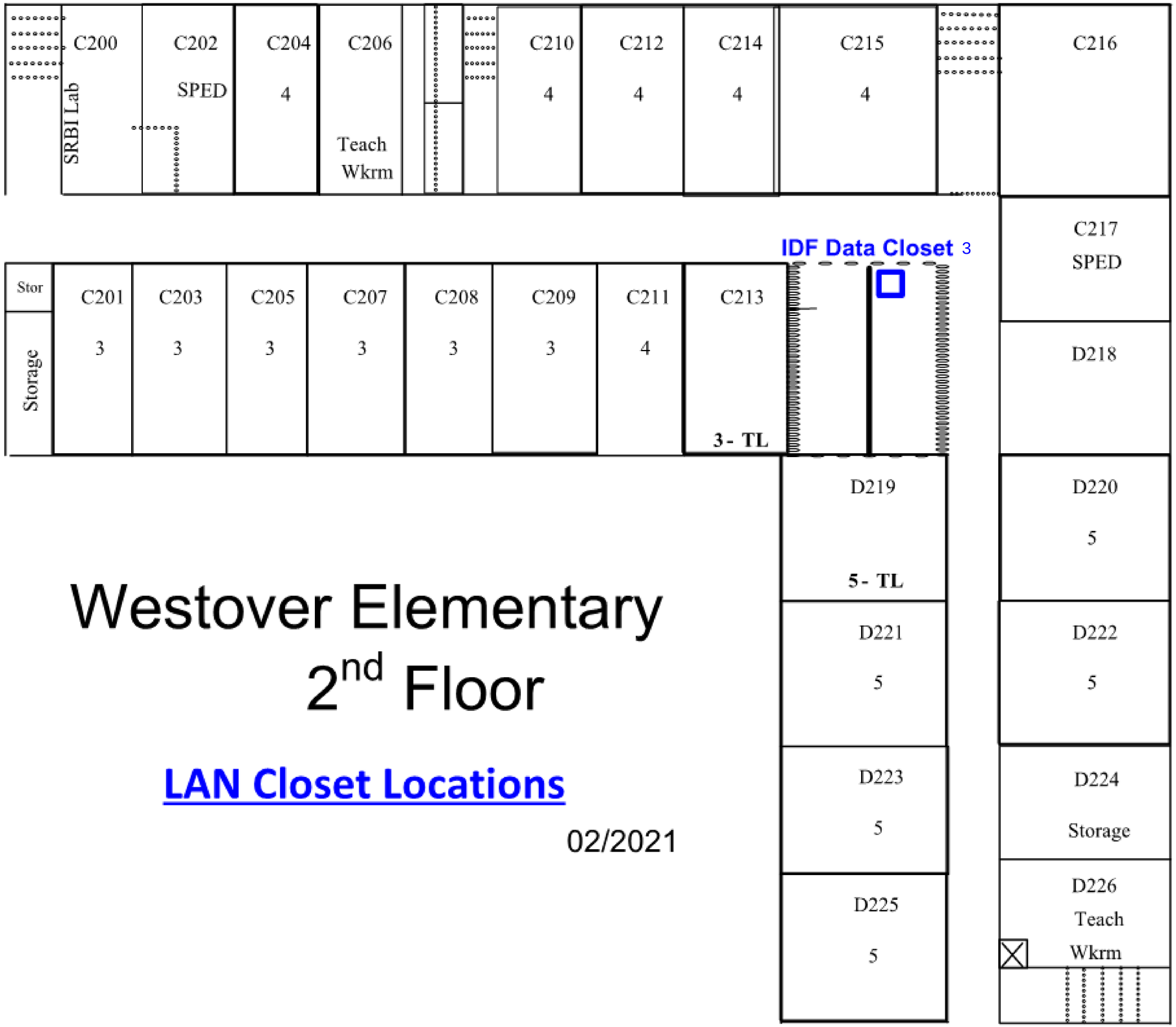
Westover Elementary

1st Floor

LAN Closet Locations

02/2021





Westover Elementary
2nd Floor

LAN Closet Locations

02/2021

VOLUME 2 OF 2
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