

2021

Stamford HS Stadium Facility Assessment & Analysis Report



Property:

Stamford High Stadium
55 Strawberry Hill Avenue
Stamford, Connecticut 06902

Prepared By:

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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 Stamford High Stadium 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.

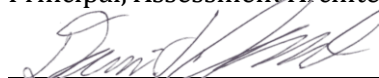
StudioJAED

Discipline Lead:



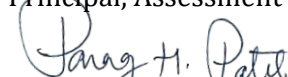
Philip R. Conte, AIA, NCARB
Principal, Assessment Architect

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David T. Spangler, P.E.
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Discipline Lead:



Parag H. Patel, P.E.
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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 Stamford High Stadium 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

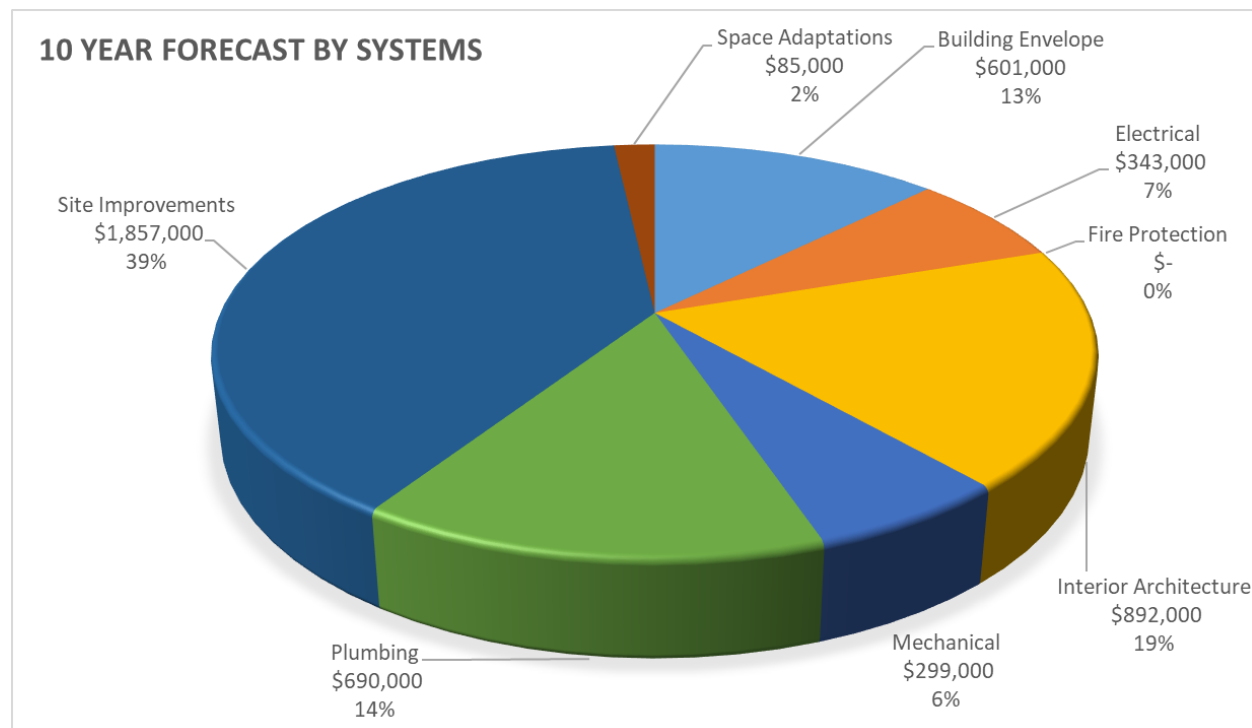
StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement

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 (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 Site Improvements (39%), Interior Architecture (19%), and Plumbing (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.

10 YEAR FORECAST BY PRIORITY

Priority	Extended Cost	% of Need
Immediate	\$ 561	0.0%
High (1 - 2 Years)	\$ 2,867,402	60.2%
Medium (3 - 5 Years)	\$ 377,144	7.9%
Low (6 - 10 Years)	\$ 1,521,892	31.9%
	\$ 4,767,000	100%



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

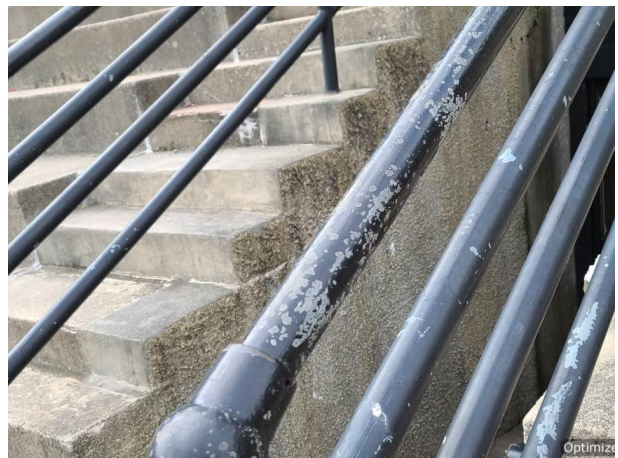
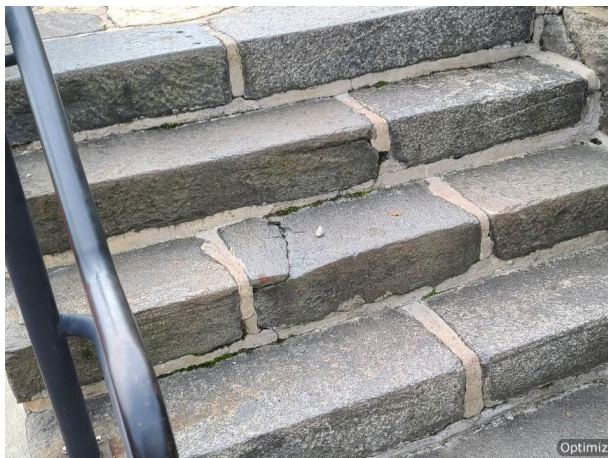
3.1 Site / Amenities

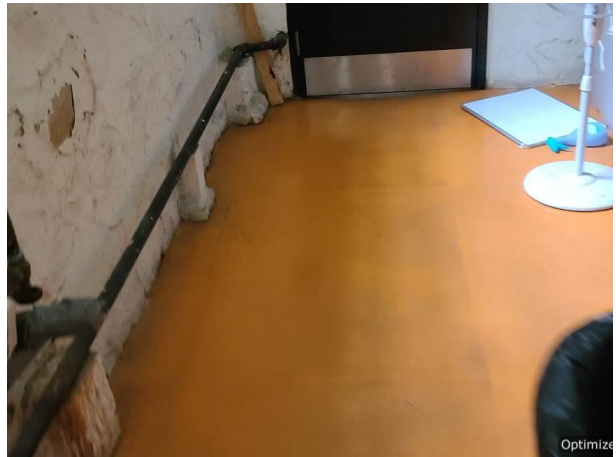
The property is located at Stamford High, Stamford, Fairfield County Connecticut on approximately 14.99 acres. Site lighting is minimal and a photometric plan should be done to see where deficiencies exist. Fencing is provided along the north, south, and east property lines and around the tennis courts, baseball fields, soccer field, and east parking lots. The perimeter fencing is in good condition with isolated sections of damage. Grass baseball and softball fields appear to be in good condition. The football field and soccer field are constructed of artificial turf in good condition.



3.2 Architectural Systems

In general, the building envelope is in overall fair to poor condition and the interior construction / finishes are in fair condition as shown in the images below.





3.3 Mechanical Systems

The visitor (west) grandstand offices, locker room and storage areas are heated by steam radiators, fin tube radiation and unit heaters which look largely original to the building. The steam boiler was replaced in 2010. Two window air conditioning units provide cooling to the office areas. Exhaust fans to each area are installed through the exterior wall. The home (east) grandstand restrooms and storage areas are heated by electric space heaters. Air conditioning is provided to some areas by ductless split systems. Exhaust fans are ceiling hung and ducted to the exterior. The concession stand and press box are heated by electric baseboard heaters. There is no air conditioning provided. All of the steam piping, radiators, fin tube radiation, unit heaters, exhaust fans, air conditioning systems and electric heaters should be replaced within the assessment period.

HVAC System Comprehensive Improvement Analysis

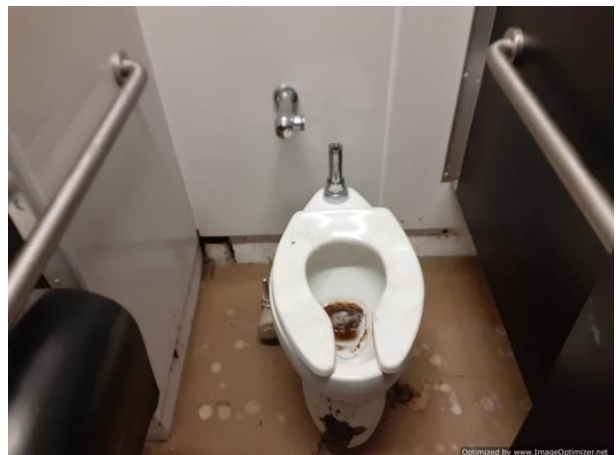
The District-Wide Summary: 10 Year Forecast Cost Analysis only includes the capital improvement needs identified in the Deferred Maintenance & Asset Renewal Report for the Stadium.





3.4 Plumbing Systems

The plumbing systems and fixtures in both grandstands appears to be largely original. Hot water is provided to the locker rooms in the visitor grandstands by a gas fired hot water heater that was replaced in 2019. Hot water is provided to the restrooms in the home grandstands and concession stand by individual electric hot water heaters. The electric hot water heaters, fixtures, domestic water and sanitary waste piping should be replaced within the assessment period.



3.5 Fire & Other Protection Systems

None of the buildings have fire protection systems.

There is no fire alarm or sprinklers, but is recommended to be added based on current life safety codes and standards.

3.6 Electrical Systems

The Stadium has a “Home” side and a “Visitor” side. The Home side has a newer Press Box installed in 2013 with all newer panel boards and wiring. In the basement (under the stairs) is a 150 amp main and 150 amp spare which feeds other panels in the basement and upstairs in the Press Box. The visitor’s side contains a 200 amp Main breaker which resides in the Home basement. The visitor’s side appears original from time of construction. This assessment covers replacement of all wiring, panel boards and lighting on the visitor’s side.





3.7 Technology & Security Systems

Technology

Not applicable.

Security

Not applicable.

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
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 its findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report



Deferred Maintenance & Asset Renewal Report

Stamford HS Stadium

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Stamford High Stadium								
B10 Superstructure								
B1010-05-01C Correct Wood Frame Floor Deck Deterioration by Demolition & Replacement	B1010 Floor Construction	Press Box	Existing floor structure at point of entry is compromised and needs attention. District addressing. Quantity increased to meet minimum cost.	Def Maint	P1 / Immed	Life Safety	60 SQFT	\$561
B1011-01-04C Correct Concrete Above Grade Stair Non Structural Spalling by Topping	B1011 Exterior Above Grade Stair	Bleachers		Def Maint	P2 / 1-2 Yrs	Damage/Wear	17,800 SQFT	\$468,480
B1011-05-02C Correct Stone Masonry Above Grade Stair Non Structural Spalling by Topping	B1011 Exterior Above Grade Stair	Bleachers		Def Maint	P2 / 1-2 Yrs	Damage/Wear	1,400 SQFT	\$36,847
Total Estimated Cost for B10 Superstructure								\$505,888
B20 Exterior Enclosure								
B2010-04-08C Correct Concrete Block Wall (Common) Finish Deterioration by Prep & Refinish	B2010 Exterior Wall	Area 2		Def Maint	P2 / 1-2 Yrs	Damage/Wear	800 SQFT	\$7,504
B2012-01-02C Correct Exterior Wall Moisture Infiltration by Spray Waterproofing Sealer	B2012 Exterior Wall Dampproofing	Building Wide	Includes walls and ceiling.	Def Maint	P2 / 1-2 Yrs	Damage/Wear	5,000 SQFT	\$48,971
B2020-11-01C Correct Glass Block Window Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/Wear	400 SQFT	\$28,505

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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Deferred Maintenance & Asset Renewal Report

Stamford HS Stadium

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2030-05-03C Correct Wood Door & Frame Deterioration by Demolition & Replacement with Alternative Material	B2030 Exterior Door	Area 2		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$4,739
B2031-01-02C Correct Door General Masonry or Stone Lintel Deterioration by Demolition & Replacement	B2031 Exterior Door General	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/Wear	4 LNFT	\$1,182
Total Estimated Cost for B20 Exterior Enclosure								\$90,901
B30 Roofing								
B3010-11-04C Correct EPDM Roof Deterioration by Coating	B3010 Roof Covering	Area 2		Def Maint	P2 / 1-2 Yrs	Damage/Wear	600 SQFT	\$3,150
B3030-02-04C Correct Gutter Required by Install New	B3030 Roof Drainage	Area 2		Bldg Imprv	P2 / 1-2 Yrs	Function/Functional	30 LNFT	\$541
B3030-03-03C Correct Downspout Required by Install New	B3030 Roof Drainage	Area 2	Quantity increased to meet minimum cost.	Bldg Imprv	P2 / 1-2 Yrs	Function/Functional	25 LNFT	\$578
Total Estimated Cost for B30 Roofing								\$4,269
C10 Interior Construction								
C1020-01-01C Correct Hollow Metal Door Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/Wear	18 EACH	\$56,692

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Deferred Maintenance & Asset Renewal Report

Stamford HS Stadium

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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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	24 EACH	\$43,478
C1030-07-03C Correct Athletic Locker Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/Wear	15 EACH	\$13,274
C1030-07-05C Correct Athletic Locker Finish Deterioration by Prep & Refinish	C1030 Fittings & Accessories	Building Wide		Def Maint	P4 / 6-10 Yrs	Damage/Wear	188 EACH	\$20,857
Total Estimated Cost for C10 Interior Construction								\$134,301
C30 Interior Finishes								
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Area 2		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	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/Wear	14,000 SQFT	\$58,592
C3020-01-04C Correct Concrete Interior Floor Finish Deterioration by Prep & Refinish (101-1000 SF)	C3020 Floor Finish	Area 2		Def Maint	P2 / 1-2 Yrs	Damage/Wear	600 SQFT	\$20,661
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	10,750 SQFT	\$301,946

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Deferred Maintenance & Asset Renewal Report

Stamford HS Stadium

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Building Type: High School

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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	Press Box		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	500 SQFT	\$4,919
C3020-08-01C Correct Ceramic Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	1,750 SQFT	\$58,290
C3020-15-01C Correct Athletic Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	1,500 SQFT	\$62,813
C3030-03-02C Correct Drywall Ceiling Finish Deterioration by Prep & Refinish	C3030 Ceiling Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	20,000 SQFT	\$117,934
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Area 2		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	600 SQFT	\$6,334

Total Estimated Cost for **C30 Interior Finishes**

\$634,837

D10 Conveying

D1010-03-09C Correct Vertical Wheelchair Lift (1000 Capacity) Deterioration by Demolition & Replacement	D1010 Elevator & Lift	Building Wide		Def Maint	P2 / 1-2 Yrs	Accessibility	2 FLR	\$122,642
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Total Estimated Cost for **D10 Conveying**

\$122,642

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D20 Plumbing								
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Athletic Field	Home Side	Def Maint	P2 / 1-2 Yrs	Damage/Wear	5 EACH	\$14,395
D2010-02-01C Correct Water Closet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Athletic Field	Home & Visitor Side	Def Maint	P2 / 1-2 Yrs	Useful Life	20 EACH	\$57,579
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Athletic Field	Home Side	Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$4,369
D2010-03-11C Correct Lavatory (Commercial Wall Mounted) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Athletic Field	Home & Visitor Side	Def Maint	P2 / 1-2 Yrs	Useful Life	19 EACH	\$41,507
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Athletic Field	Home Side	Def Maint	P2 / 1-2 Yrs	Damage/Wear	1 EACH	\$2,535
D2010-04-07C Correct Floor Urinal Deterioration by Demolition & Replacement with Standard Wall Urinal and Finish Restoration	D2010 Plumbing Fixtures	Athletic Field		Def Maint	P2 / 1-2 Yrs	Useful Life	14 EACH	\$91,479
D2010-05-08C Correct Shower Stall Components (Gang Style) Not Required by Demolition & Safe Off	D2010 Plumbing Fixtures	Athletic Field	Visitor Side	Def Maint	P2 / 1-2 Yrs	Useful Life	12 EACH	\$7,616

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-08-01C Correct Electric Water Cooler (Single) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Athletic Field	Home Side	Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	\$4,289
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Athletic Field	Visitor Side	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	\$7,797
D2010-11-02C Correct Residential Sink Faucet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Athletic Field	Concession Stand	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$1,112
D2010-16-02C Correct Commercial Kitchen Stainless Steel Sink Double Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Athletic Field	Concession Stand	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$4,902
D2020-01-01C Correct Domestic Water Piping & Valves & Insulation Deterioration by Demolition & Replacement (Bldg SF)	D2020 Domestic Water Distribution	Athletic Field	Home & Visitor Sides	Def Maint	P2 / 1-2 Yrs	Useful Life	16,000 BLDG SF	\$257,034
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Athletic Field	Visitor Side	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$7,874
D2020-08-10C Correct Domestic Water Heater (20 Gal Electric) Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Athletic Field	Concession & Home Side	Def Maint	P4 / 6-10 Yrs	Useful Life	3 EACH	\$32,419

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

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

Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life. 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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Deferred Maintenance & Asset Renewal Report

Stamford HS Stadium

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Athletic Field	Home & Visitor Sides	Def Maint	P2 / 1-2 Yrs	Useful Life	16,000 BLDG SF	\$153,024
D2030-05-01C Correct Sump Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Athletic Field	Visitor Side	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$1,543
Total Estimated Cost for D20 Plumbing								\$689,475
D30 HVAC								
D3020-04-01C Correct Gas Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	Athletic Field	Visitor Side	Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	\$15,644
D3020-18-01C Correct Electric Unit Heater Deterioration by Demolition & Replacement	D3020 Heat Generation	Athletic Field	Home Side	Def Maint	P4 / 6-10 Yrs	Useful Life	4 EACH	\$12,061
D3020-24-01C Correct Boiler Blowdown Tank (50 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Athletic Field		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	\$5,481
D3040-09-03C Correct Exhaust or Induction Fan (1/5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Athletic Field	Visitor Side	Def Maint	P2 / 1-2 Yrs	Useful Life	10 EACH	\$48,928
D3040-09-03C Correct Exhaust or Induction Fan (1/5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Athletic Field	Home Side	Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$9,786

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.



Powered By: CT2000

Deferred Maintenance & Asset Renewal Report

Stamford HS Stadium

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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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	Athletic Field	Visitor Side	Def Maint	P2 / 1-2 Yrs	Useful Life	8,000 BLDG SF	\$121,269
D3050-08-11C Correct Ductless Split System Air Conditioning System Deterioration (1.5 Ton) by Demolition & Replacement	D3050 Terminal & Packaged Units	Athletic Field	Home Side	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	\$12,126
D3050-09-01C Correct Window Air Conditioning Unit Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Athletic Field	Visitor Side	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	\$1,828
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Athletic Field	Visitor Side	Def Maint	P3 / 3-5 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	Athletic Field	Visitor Side	Def Maint	P2 / 1-2 Yrs	Useful Life	3 EACH	\$6,821
D3050-25-01C Correct Cast Iron Radiator Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Athletic Field	Visitor Side	Def Maint	P2 / 1-2 Yrs	Useful Life	9 EACH	\$13,710
D3050-26-01C Correct Steam or Hot Water Fin-Tube Radiation Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Athletic Field	Visitor Side	Def Maint	P2 / 1-2 Yrs	Useful Life	150 LNFT	\$44,147

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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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Deferred Maintenance & Asset Renewal Report

Stamford HS Stadium

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3050-27-01C Correct Electric Baseboard Heat Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Athletic Field	Concession & Press Box	Def Maint	P2 / 1-2 Yrs	Useful Life	50 LNFT	\$5,269
Total Estimated Cost for D30 HVAC								\$299,344
D50 Electrical								
D5010-12-04C Correct Panelboard (100 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Stadium 1st Floor	Existing Frank Adam Electrical panel located on Visitor Side	Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	\$8,586
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Stadium 1st Floor	Existing 200 Amp safety switch which uses fuses located on Visitor Side	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	Stadium 1st Floor	Existing old ITE load center located on Visitor Side	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	Stadium 1st Floor		Def Maint	P3 / 3-5 Yrs	Useful Life	4 EACH	\$54,138
D5010-16-01C Correct Bldg Wide Electrical Service & Distr Deterioration by Demolition & Replacement (Bldg SF)	D5010 Electrical Service & Distribution	Stadium 1st Floor	Replace all wiring on the Visitor Side of the stadium only.	Def Maint	P3 / 3-5 Yrs	Useful Life	6,000 BLDG SF	\$128,403
D5020-10-01C Correct Building Wide General Lighting Inefficient by Demolition & Replacement with Alternative Product (Bldg SF)	D5020 Lighting & Branch Wiring	Stadium 1st Floor	Replace all old lighting	Def Maint	P3 / 3-5 Yrs	Useful Life	6,000 BLDG SF	\$101,220

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Deferred Maintenance & Asset Renewal Report

Stamford HS Stadium

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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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	Stadium Basement		Bldg Imprv	P3 / 3-5 Yrs	Codes - BLDG	6 EACH	\$13,951
D5020-12-02C Correct Emergency Lighting Required by Install New	D5020 Lighting & Branch Wiring	Stadium Basement		Bldg Imprv	P3 / 3-5 Yrs	Codes - BLDG	6 EACH	\$9,767
Total Estimated Cost for D50 Electrical								\$343,134
G20 Site Improvements								
G2033-01-04C Correct Handrail Deterioration by Prep & Refinish	G2033 Exterior Handrail & Guardrail	Bleachers		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	900 LNFT	\$14,357
G2040-02-12C Correct Stone Non- Retaining Wall Mortar Joint Deterioration by Repointing	G2040 Site Development	Bleachers		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	12,000 SQFT	\$401,603
G2040-21-05C Correct Football Field (Turf) Deterioration by Demolition & Replacement	G2040 Site Development	Football Field Inside of Track		Def Maint	P4 / 6-10 Yrs	Useful Life	69,000 SQFT	\$1,440,902
Total Estimated Cost for G20 Site Improvements								\$1,856,862
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	<i>Provide (2) accessible Unisex Toilet Rooms at 75 GSF each.</i>	Bldg Imprv	P2 / 1-2 Yrs	Accessibility	150 SQFT	\$85,489
Total Estimated Cost for H10 Space Requirements								\$85,489

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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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Deferred Maintenance & Asset Renewal Report

Stamford HS Stadium

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
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Stamford High Stadium Total Estimated Cost: \$4,767,140

Total Estimated "Deferred Maintenance" Cost: \$4,656,814

Total Estimated "Building Improvement" Cost: \$110,326

Priority 1 - Work should be performed immediately. Potential Life / Safety Issue. Priority 3 - Work to be performed within next 3-5 years. Asset will reach useful life soon.
Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life. 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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2021

Westhill High VoAg Facility Assessment & Analysis Report



Property:

Westhill High VoAg
125 Roxbury Road
Stamford, Connecticut 06902

Prepared By:

StudioJAED
42 Weybosset Street, Suite 403
Providence, RI 02903
401.648.0884

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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 Westhill High VoAg 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.

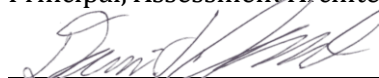
StudioJAED

Discipline Lead:



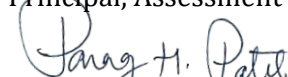
Philip R. Conte, AIA, NCARB
Principal, Assessment Architect

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 Westhill High VoAg 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 16, September, 2021 and the weather, as recorded on Accuweather.com, was scattered showers with actual high and low temperatures of 73°F/66°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

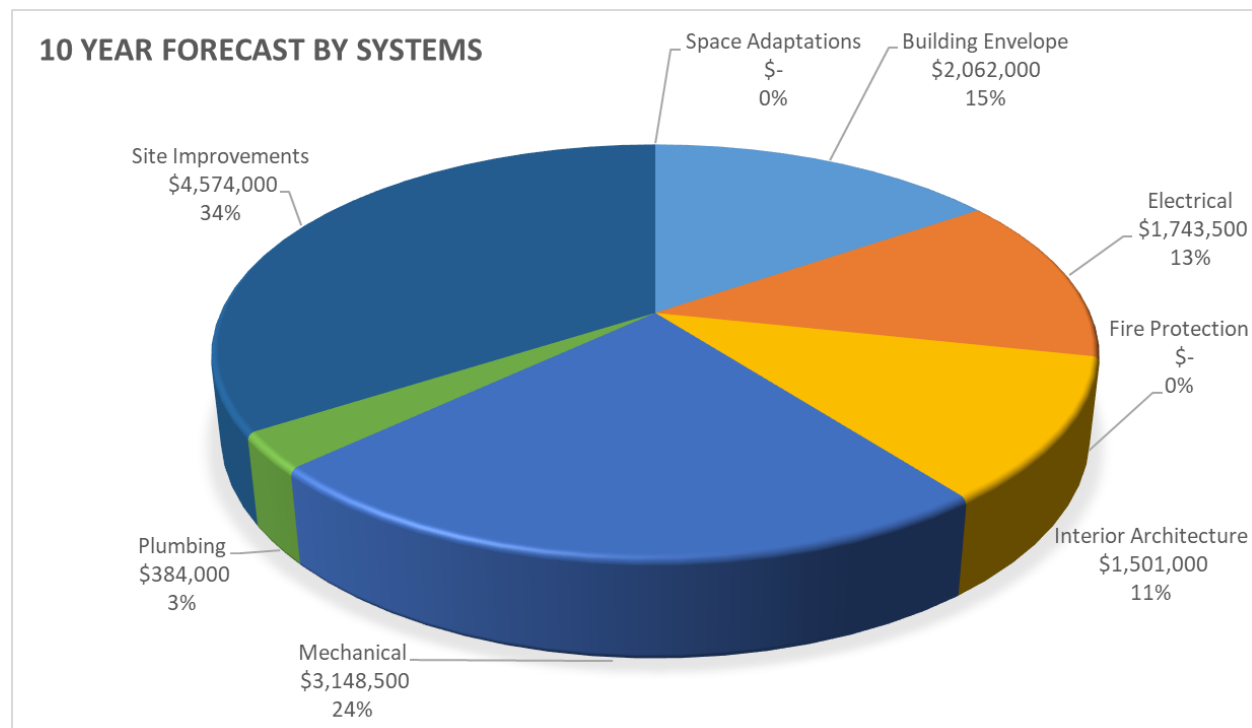
StudioJAED analyzed the recommended corrective actions considered significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement

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 (30%) forty-seven 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 Site Improvements (34%), Mechanical (24%), and Building Envelope (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.

10 YEAR FORECAST BY PRIORITY

Priority	Extended Cost	% of Need
Immediate	\$ 11,894	0.1%
High (1 - 2 Years)	\$ 3,979,526	29.7%
Medium (3 - 5 Years)	\$ 5,227,103	39.0%
Low (6 - 10 Years)	\$ 4,193,477	31.3%
	\$ 13,412,000	100%



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 Westhill High, Stamford, Fairfield County Connecticut on approximately 32.43 acres. The property slopes gently downward from the south side of the property toward the north property line and the landscaping consists of trees, shrubs, and grasses. Flowerbeds are located throughout the site. The football fields are made of an artificial turf surface. Retaining walls are located at the grade changes around various locations of the main building and courtyard, along the southwest elevation of the main building, adjacent to the grass soccer field, and adjacent to the tennis courts.

There are approximately 449 spaces in open lots. The paved parking areas are in fair to good condition with evidence of cracking and pavement section deterioration. The asphalt drive isles are in good condition. Sidewalk surfaces in large are in good condition with small areas being in fair condition. Fencing is provided along the north, east, and west property lines, and around the bus parking lot, tennis courts, gas metering, baseball fields, soccer field, football field, and softball field. The perimeter fencing is in good condition with isolated sections of damage. Grass play areas/field appear to be in good condition. The artificial turf football fields are in fair condition. The tennis courts appear to be 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.





3.2 Architectural Systems

Main Building

Westhill High VoAg Annex is approximately 45,000 square feet and is a two storey structure. The building is steel frame with concrete-topped metal decks. The roof assembly is flat with built-up roofing with an asphaltic wearing layer. For old agriscience building - flat roofs with built-up roofing and singly ply membrane and sloped roof. The exterior wall finish consists of pre-cast concrete panels and curtain wall. There is no evidence of significant settlement or structural failure.

The exterior building envelope is in fair to poor condition. Approximately 13,000 square feet of roofing is recommended for replacement. In addition, the existing aluminum storefront system should be replaced. The exterior façade is in need of preventive maintenance repair and cleaning.

Interior floor finishes include resilient tile, ceramic tile, carpet, quarry tile, epoxy flooring, rubber tiles, concrete pavers, and concrete slab and are in good condition. Interior wall finishes include painted drywall, painted plaster, painted CMU, FRP panels, and ceramic tile and are in fair to good condition. Interior ceiling finishes include exposed structure, suspended acoustic tiles, and painted drywall. All of which are in good condition. Greenhouse transparent/translucent panels are polycarbonate. Classroom and conference room projection equipment should be replaced.

It is recommended that the hydraulic passenger elevator be refurbished.





3.3 Mechanical Systems

Main Building

The mechanical systems are largely the systems installed in the building when completed in 2002. Some equipment has been replaced throughout the years including various boilers, pumps and an expansion tank. Two hot water boilers provide hot water for heating via a two-pipe system to the building via VAV boxes, cabinet heaters and fin tube radiation distribution equipment. Two additional hot water boilers provide hot water heating to the greenhouse via fin tube radiation. Cooling and fresh air is provided to the building by packaged and split system rooftop HVAC units. Roof mounted exhaust fans provide exhaust air for building. The electronic controls should be updated during the assessment period. All of the rooftop HVAC units, VAV boxes, cabinet unit heaters, fin tube radiation, exhaust fans and several distribution pumps should be replaced within the assessment period.

HVAC System Comprehensive Improvement Analysis

The District-Wide Summary: 10 Year Forecast Cost Analysis includes the capital improvement needs identified in the Deferred Maintenance & Asset Renewal Report as well as an allowance for an additional direct outside air system.

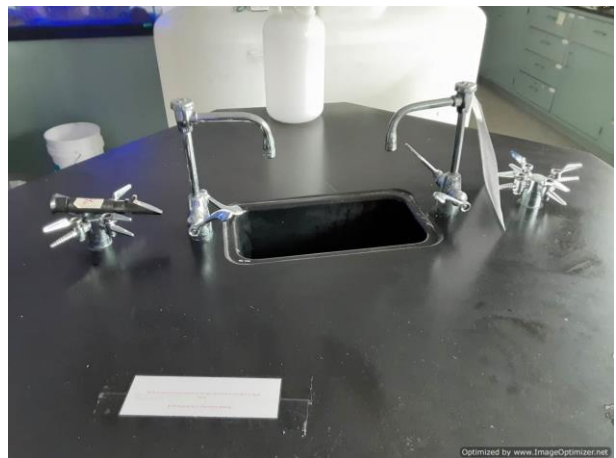
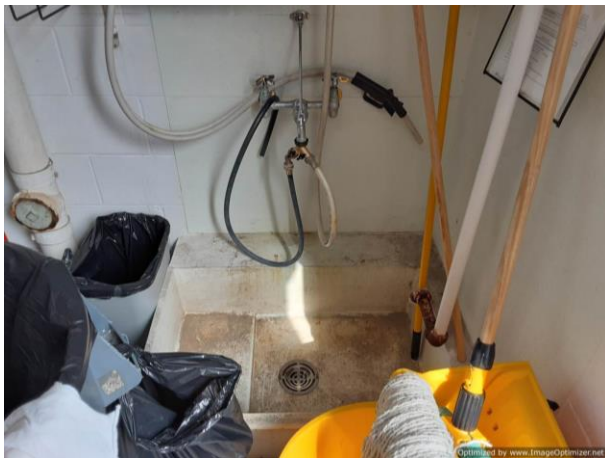




3.4 Plumbing Systems

Main Building

The main building plumbing systems appear to largely be original. Hot water is provided by a gas fired hot water boiler and storage tank with circulators that were replaced in 2019. Fixtures appear to be original with sporadic maintenance throughout the years on an as needed basis. Fixtures 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 completed in 2002 and is in good condition not requiring replacement within the assessment period

The fire alarm system has audio/visual devices in each classroom and bathroom. Classrooms also have sprinklers present.



3.6 Electrical Systems

Main Building

Three phase 480V power enters into an 800 amp rated main breaker/disconnect switch with distribution sections. This switchgear is located in the Mechanical and Electrical room on the ground floor. Secondary transformers convert power to 208v three phase and 120v. Panels located in the building are powered from the 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, 2001. Building's Emergency and Exit lights are powered by an 80kW diesel generator set. Lighting throughout the school is LED. Light fixtures are either recessed or surface mounted. Classroom lights are controlled by wall switches and motion sensors.



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 (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 about fifteen years old and in working condition. We recommend replacing this system for new. The Master Clock System is also about fifteen years old 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 antiquated and in need of an upgrade. 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		
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 its findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Appendix B: Technology Floor Plans



Deferred Maintenance & Asset Renewal Report

Westhill HS Annex

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
Westhill VoAg Annex								
B10 Superstructure								
B1020-05-02C Correct Metal Canopy Deterioration by Repair & Refinish	B1020 Roof Construction	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/Wear	1,200 SQFT	\$16,085
Total Estimated Cost for B10 Superstructure								\$16,085
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	13,500 SQFT	\$111,466
B2010-04-13C Correct Concrete Block Wall (Common) Joint Deterioration by Install Sealant	B2010 Exterior Wall	Stair Towers		Def Maint	P2 / 1-2 Yrs	Damage/Wear	200 LNFT	\$2,608
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	800 SQFT	\$7,444
B2020-05-01C Correct Aluminum Storefront System Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/Wear	3,900 SQFT	\$1,244,689
B2030-01-02C Correct Aluminum Frame Storefront Door & Frame Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/Wear	10 EACH	\$43,351

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Deferred Maintenance & Asset Renewal Report

Westhill HS Annex

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
B2030-04-01C Correct Hollow Metal Door Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	6 EACH	\$24,424
Total Estimated Cost for B20 Exterior Enclosure								\$1,433,981
B30 Roofing								
B3010-07-01C Correct Built-Up Bituminous Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	13,445 SQFT	\$591,894
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
B3060-08-01C Correct Roof Protection Pad Deterioration by Demolition & Replacement	B3060 Roof Specialties	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	125 EACH	\$12,457
B3060-09-02C Correct Roof Access Ladder Required by Install New	B3060 Roof Specialties	Roof		Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	8 LNFT	\$2,730
Total Estimated Cost for B30 Roofing								\$611,748
C10 Interior Construction								
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	56 EACH	\$8,089

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Deferred Maintenance & Asset Renewal Report

Westhill HS Annex

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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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 C10 Interior Construction								\$8,089
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	384 LNFT	\$29,806
Total Estimated Cost for C20 Stairs & Ramps								\$29,806
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	Useful Life	42,050 SQFT	\$175,984
C3010-01-01C Correct Painted Wall Finish Deterioration by Prep & Repaint (SQFT)	C3010 Wall Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Useful Life	2,000 SQFT	\$8,370
C3010-03-02C Correct Ceramic Tile Wall Finish Deterioration by Regrouting	C3010 Wall Finish	Bathrooms		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	5,940 SQFT	\$171,713
C3010-12-02C Correct Plaster Wall Finish Deterioration by Prep & Refinish	C3010 Wall Finish	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,900 SQFT	\$15,669
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	11,755 SQFT	\$115,637

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Westhill HS Annex

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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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	Stair Tower		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,275 SQFT	\$12,542
C3020-07-01C Correct Epoxy Poured Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide	<i>Prep / refinish or demo / replace as appropriate.</i>	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	5,340 SQFT	\$212,835
C3020-08-03C Correct Ceramic Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Bathrooms		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,963 SQFT	\$38,315
C3020-08-03C Correct Ceramic Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,455 SQFT	\$28,400
C3020-09-03C Correct Quarry Tile Floor Finish Deterioration by Regrouting	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	200 SQFT	\$3,160
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	356 SQYD	\$37,919
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	820 SQFT	\$111,041
C3030-03-01C Correct Drywall Ceiling Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Bathrooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	500 SQFT	\$4,629

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Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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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	Bathrooms		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1,963 SQFT	\$11,575
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	Useful Life	7,000 SQFT	\$73,895
Total Estimated Cost for C30 Interior Finishes								\$1,021,685
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	3 FLR	\$193,724
Total Estimated Cost for D10 Conveying								\$193,724
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	5 EACH	\$14,395
D2010-02-07C Correct Water Closet with Automatic Flush Valve Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	16 EACH	\$54,176
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	6 EACH	\$13,108

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Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-03-13C Correct Lavatory (Commercial Wall Mounted) with Automatic Faucet Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	20 EACH	\$52,761
D2010-04-01C Correct Urinal Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$2,535
D2010-04-08C Correct Urinal with Automatic Flush Valve Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	5 EACH	\$17,662
D2010-05-07C Correct Shower Enclosure, Mixing Valve/Faucet and Trim Set Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Restroom		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	\$9,775
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	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	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	17 EACH	\$38,490
D2010-12-01C Correct Lab Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Classroom		Def Maint	P2 / 1-2 Yrs	Useful Life	12 EACH	\$42,390

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Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2010-13-03C Correct Emergency Shower / Eye Wash Station Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Classroom		Def Maint	P2 / 1-2 Yrs	Useful Life	11 EACH	\$28,149
D2010-16-01C Correct Commercial Kitchen Stainless Steel Sink Single Bowl Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Classroom		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$3,708
D2010-17-01C Correct Animal Grooming Stainless Steel Tub Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Classroom	<i>Veterinary Grooming Sink</i>	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	\$11,468
D2020-06-01C Correct Plumbing Pump Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$15,749
D2020-11-01C Correct Domestic Water Hydrant & Hose Bib Deterioration by Demolition & Replacement	D2020 Domestic Water Distribution	Classroom		Def Maint	P2 / 1-2 Yrs	Useful Life	6 EACH	\$8,908
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
D2030-04-01C Correct Ejection Pump Deterioration by Demolition & Replacement	D2030 Sanitary Waste	Building Exterior		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	\$8,967

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Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D2090-02-01C Correct Laboratory Gas Piping System Fixture Deterioration by Demolition & Replacement	D2090 Other Plumbing Systems	Classroom		Def Maint	P2 / 1-2 Yrs	Useful Life	28 EACH	\$32,886
Total Estimated Cost for D20 Plumbing								\$412,397
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
D3010-01-43C Correct Oil Fuel Hydraulic Reservoir / Tank Deterioration (20 Gal) by Demolition & Replacement	D3010 Energy Supply	Boiler Room		Def Maint	P4 / 6-10 Yrs	Useful Life	2 EACH	\$4,072
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
D3010-03-01C Correct Oil Fuel Transfer Piping System Pipe, Valves & Fittings Deterioration by Demolition & Replacement	D3010 Energy Supply	Building Exterior		Def Maint	P4 / 6-10 Yrs	Useful Life	200 LNFT	\$11,862
D3020-05-01C Correct Dual Fuel Burner Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	4 EACH	\$64,844

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Westhill HS Annex

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
D3020-09-03C Correct Thermal Expansion Tank (100 Gal) Deterioration by Demolition & Replacement	D3020 Heat Generation	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$8,488
D3030-04-05C Correct Condensing Unit (30 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Roof	25 Ton Unit	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$43,400
D3040-02-09C Correct Air Handling Unit (25 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$103,283
D3040-02-21C Correct Air Handling Unit Heating Only (3000 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$34,601
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	28 EACH	\$174,483
D3040-07-01C Correct Return Air or Inline Fan (1 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	1/2 HP Fan	Def Maint	P2 / 1-2 Yrs	Useful Life	9 EACH	\$92,234
D3040-07-03C Correct Return Air or Inline Fan (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Classroom		Def Maint	P2 / 1-2 Yrs	Useful Life	12 EACH	\$152,476
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	3 EACH	\$17,242

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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	P2 / 1-2 Yrs	Useful Life	5 EACH	\$38,528
D3040-18-01C Correct Hydronic Distribution Base Mount Pump (1.5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		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	Boiler Room		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	\$27,003
D3040-18-04C Correct Hydronic Distribution Base Mount Pump (10 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room	Pump is 7.5 HP	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$38,968
D3040-19-01C Correct Hydronic System Air Separator (2"-4" Pipe) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	\$17,599
D3050-01-04C Correct Packaged Rooftop Air Conditioning & Heating Unit (10 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$46,531
D3050-01-10C Correct Packaged Rooftop Air Conditioning & Heating Unit (50 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$216,381

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
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	<i>MDF, and all IDF's require additional room cooling for equipment operation. 3 Rooms at approx. 100 sf each.</i>	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	8 EACH	\$58,139
D3050-20-01C Correct Steam & Hot Water Unit Heater (100 MBH) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Storage Room		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	283 LNFT	\$83,291
D3090-02-01C Correct Laboratory Fume Hood Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Classroom		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$43,287
D3090-04-01C Correct Commercial Kitchen Hood (4' - 8') Deterioration by Demolition & Replacement	D3090 Other Special HVAC Systems & Equipment	Classroom		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	\$39,912

Total Estimated Cost for **D30 HVAC**

\$1,528,332

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Deferred Maintenance & Asset Renewal Report

Westhill HS Annex

Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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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 secondary boiler room for Greenhouse	Def Maint	P4 / 6-10 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	Located in secondary boiler room for Greenhouse	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	Electrical Room	Located next to main breaker	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$20,768
D5010-06-02C Correct Main Disconnect Switch (800 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$28,477
D5010-12-04C Correct Panelboard (100 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	Located above main breaker	Def Maint	P4 / 6-10 Yrs	Useful Life	8 EACH	\$68,686
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	1st Floor	Located in secondary boiler room for Greenhouse	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	2nd Floor	P3	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	Electrical Room	Located next to main breaker	Def Maint	P3 / 3-5 Yrs	Useful Life	4 EACH	\$54,138

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Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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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	<i>Located above main breaker</i>	Def Maint	P4 / 6-10 Yrs	Useful Life	4 EACH	\$54,138
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide	<i>To support additional receptacles per room</i>	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	1 EACH	\$23,874
D5010-14-01C Correct Motor Starter Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room	<i>Located near main breaker</i>	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	2nd Floor		Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$2,020
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide	<i>Provide additional receptacles to each room</i>	Bldg Imprv	P3 / 3-5 Yrs	Function/ Functional	36 EACH	\$34,465
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	<i>For added receptacles to each room (2) #12 + (1) #12 G</i>	Bldg Imprv	P3 / 3-5 Yrs	Environ Imprvmt	3,600 LNFT	\$27,907
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide	<i>(4) #4/0 + (1)#4/0 g in 2 1/2" conduit</i>	Bldg Imprv	P3 / 3-5 Yrs	Environ Imprvmt	200 LNFT	\$1,550
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	45,000 BLDG SF	\$21,600 sec equip

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Project Name: 2021 Stamford Facility Assessment

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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	<i>Upgrade analog cameras.</i>	Def Maint	P3 / 3-5 Yrs	Useful Life	40 EACH	\$133,700 sec equip
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 sec equip
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	1 EACH	\$0
D5032-01-05C Correct Master Clock System Deterioration by Demolition & Replacement with Wireless System (Bldg SF)	D5032 Clock & Program Systems	Building Wide	<i>Replace with Wireless System.</i>	Def Maint	P4 / 6-10 Yrs	Useful Life	45,000 BLDG SF	\$119,729
D5033-01-01C Correct Building Wide Intercom System Deterioration by Demolition & Replacement (Bldg SF)	D5033 Intercom Systems	Building Wide	<i>Public Address.</i>	Def Maint	P4 / 6-10 Yrs	Function/ Functional	45,000 BLDG SF	\$161,919
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	45,000 BLDG SF	\$154,030 tech equip
D5036-01-03C Correct Technology System Wiring Deterioration by Demolition & Replacement	D5036 Technology System	Building Wide		Def Maint	P4 / 6-10 Yrs	Useful Life	175,000 LNFT	\$533,568 tech infra

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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	<i>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.</i>	Def Maint	P2 / 1-2 Yrs	Function/ Functional	500 LNFT	\$2,222 tech equip
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 tech equip
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 tech equip
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 tech equip
Total Estimated Cost for D50 Electrical								\$1,743,383

E10 Equipment

E1020-06-02C Correct Projection Equipment Deterioration by Demolition & Replacement with Interactive Flat Panel System	E1020 Institutional Equipment	Building Wide	<i>Classrooms & conference rooms. (2) new locations required.</i>	Bldg Imprv	P2 / 1-2 Yrs	Function/ Functional	2 EACH	\$54,583 tech equip
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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	<i>Classrooms & conference rooms</i>	Def Maint	P4 / 6-10 Yrs	Useful Life	7 EACH	\$191,041
E1090-14-01C Correct Refrigeration Compressor (3/4 HP) Deterioration by Demolition & Replacement	E1090 Other Equipment	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$1,814
Total Estimated Cost for E10 Equipment								\$247,438
G20 Site Improvements								
G2010-01-03C Correct Bituminous Roadway Surface Deterioration by Overlay	G2010 Roadways	Intersection at Main Entrance & Roadway Leading North and East.		Def Maint	P3 / 3-5 Yrs	Damage/Wear	3,200 SQYD	\$51,683
G2010-01-03C Correct Bituminous Roadway Surface Deterioration by Overlay	G2010 Roadways	Roadway Wrapping NE corner of VOAG Building		Def Maint	P4 / 6-10 Yrs	Useful Life	2,350 SQYD	\$37,955
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	Along West Side of Bus Drop-Off		Def Maint	P3 / 3-5 Yrs	Damage/Wear	325 LNFT	\$23,500
G2010-04-01C Correct Roadway Curb Deterioration by Demolition & Replacement	G2010 Roadways	East Side of Roadway Leading to the Softball Field		Def Maint	P3 / 3-5 Yrs	Damage/Wear	500 LNFT	\$36,153

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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	NE Corner of Student Parking to the North of Football Field in SE Corner of Site	<i>Failed base material causing damage to surface.</i>	Def Maint	P2 / 1-2 Yrs	Damage/Wear	250 SQYD	\$26,208
G2020-01-01C Correct Bituminous Parking Lot Deterioration by Demolition & Replacement	G2020 Parking Lots	Near Rear Loading Dock on North Side of Bldg.	<i>Pavement Failing Around Drain. Large Void Beneth Pavement. School was aware and repair was scheduled</i>	Def Maint	P1 / Immed	Life Safety	100 SQYD	\$10,483
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Lot Outside Maintenance Bldg.		Def Maint	P3 / 3-5 Yrs	Damage/Wear	350 SQYD	\$5,838
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Parent Drop-Off Lot- South Side of School		Def Maint	P4 / 6-10 Yrs	Useful Life	2,425 SQYD	\$40,450
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Parking Along East of VOAG Building		Def Maint	P4 / 6-10 Yrs	Useful Life	350 SQYD	\$5,838
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Parking Along South of Softball Field		Def Maint	P4 / 6-10 Yrs	Useful Life	580 SQYD	\$9,675

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Project Name: 2021 Stamford Facility Assessment

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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	Parking Lot Between Track, Baseball Field & Tennis Courts		Def Maint	P4 / 6-10 Yrs	Useful Life	1,475 SQYD	\$24,604
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Parking to the North of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,200 SQYD	\$36,697
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Student Parking Along Roadway Offshoot on East Side of Site.		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	850 SQYD	\$14,178
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Student Parking to the North of Football Field in SE Corner of Site		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	2,900 SQYD	\$48,373
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Visitor & Accessible Parking to East of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	225 SQYD	\$3,753
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Visitor Parking at Front Entrance		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	1,900 SQYD	\$31,693

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Project Name: 2021 Stamford Facility Assessment

Building Type: High School

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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	Parking Lot Between Track, Baseball Field & Tennis Courts		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	400 LNFT	\$28,923
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Segment of Concert Curb Along South Side of Parking to the North of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	110 LNFT	\$7,954
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Student Parking to the North of Football Field in SE Corner of Site		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	725 LNFT	\$52,422
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Visitor & Accessible Parking to East of School		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	425 LNFT	\$30,730
G2020-05-01C Correct Parking Lot Curb Deterioration by Demolition & Replacement	G2020 Parking Lots	Visitor Parking at Front Entrance		Def Maint	P4 / 6-10 Yrs	Damage/ Wear	1,225 LNFT	\$88,576
G2030-01-01C Correct Bituminous Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Walk Leading to Baseball Field		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	15 SQYD	\$1,410

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Project Name: 2021 Stamford Facility Assessment

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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 Segment at NE Corner of Intersection at Main Entrance		Def Maint	P3 / 3-5 Yrs	Damage/Wear	40 SQYD	\$3,761
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Bottom of the Main Entrance Along Bus Loop		Def Maint	P4 / 6-10 Yrs	Useful Life	5,150 SQFT	\$122,016
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/Wear	500 SQFT	\$11,846
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Courtyard		Def Maint	P4 / 6-10 Yrs	Useful Life	4,400 SQFT	\$104,247
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Plaza at the Top of the Main Entrance Stairs		Def Maint	P3 / 3-5 Yrs	Damage/Wear	2,150 SQFT	\$50,939
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	West Side of Main Entrance Drive		Def Maint	P3 / 3-5 Yrs	Useful Life	225 SQFT	\$5,331
G2030-08-01C Correct Concrete Paving Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Dumpster Pad at VOAG Building		Def Maint	P3 / 3-5 Yrs	Damage/Wear	450 SQFT	\$8,572

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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 to Football Field That's in SE Corner of Site on West Side		Def Maint	P2 / 1-2 Yrs	Damage/Wear	8 RISR	\$10,357
G2033-01-04C Correct Handrail Deterioration by Prep & Refinish	G2033 Exterior Handrail & Guardrail	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/Wear	35 LNFT	\$558
G2033-03-01C Correct Guardrail Deterioration by Demolition & Replacement	G2033 Exterior Handrail & Guardrail	North of Football Field That's in SE Corner of Site		Def Maint	P2 / 1-2 Yrs	Damage/Wear	185 LNFT	\$58,966
G2033-03-02C Correct Guardrail Deterioration by Prep & Refinish	G2033 Exterior Handrail & Guardrail	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/Wear	100 LNFT	\$5,927
G2040-04-06C Correct Chain Link Fence & Gates (8' High) Deterioration by Demolition & Replacement	G2040 Site Development	Fence at Baseball Field Bleachers		Def Maint	P3 / 3-5 Yrs	Damage/Wear	120 LNFT	\$11,600
G2040-04-06C Correct Chain Link Fence & Gates (8' High) Deterioration by Demolition & Replacement	G2040 Site Development	Fence at Softball Field Bleachers		Def Maint	P3 / 3-5 Yrs	Damage/Wear	120 LNFT	\$11,600
G2040-04-06C Correct Chain Link Fence & Gates (8' High) Deterioration by Demolition & Replacement	G2040 Site Development	North Side of Track		Def Maint	P3 / 3-5 Yrs	Damage/Wear	330 LNFT	\$31,900

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Assessment Cost
G2040-04-10C Correct Chain Link Fence & Gates (12' High) Deterioration by Demolition & Replacement	G2040 Site Development	East Side of Softball Field	<i>Fence Fabric only will need replacement</i>	Def Maint	P3 / 3-5 Yrs	Damage/ Wear	200 LNFT	\$31,539
G2040-21-05C Correct Football Field (Turf) Deterioration by Demolition & Replacement	G2040 Site Development	SE Corner of Site		Def Maint	P3 / 3-5 Yrs	Useful Life	83,500 SQFT	\$1,743,700
G2040-21-05C Correct Football Field (Turf) Deterioration by Demolition & Replacement	G2040 Site Development	Field Inside Track		Def Maint	P4 / 6-10 Yrs	Useful Life	79,000 SQFT	\$1,649,729
G2050-03-1C Correct Deteriorated Lawn Surface by Restoration, Reseeding & Mulching	G2050 Landscaping	Football Practice Field- East of Tennis Courts		Def Maint	P4 / 6-10 Yrs	Useful Life	5,200 SQYD	\$94,552

Total Estimated Cost for **G20 Site Improvements** **\$4,574,236**

Westhill VoAg Annex Total Estimated Cost: \$11,820,902

Total Estimated "Deferred Maintenance" Cost: **\$11,479,714**

Total Estimated "Building Improvement" Cost: **\$341,188**

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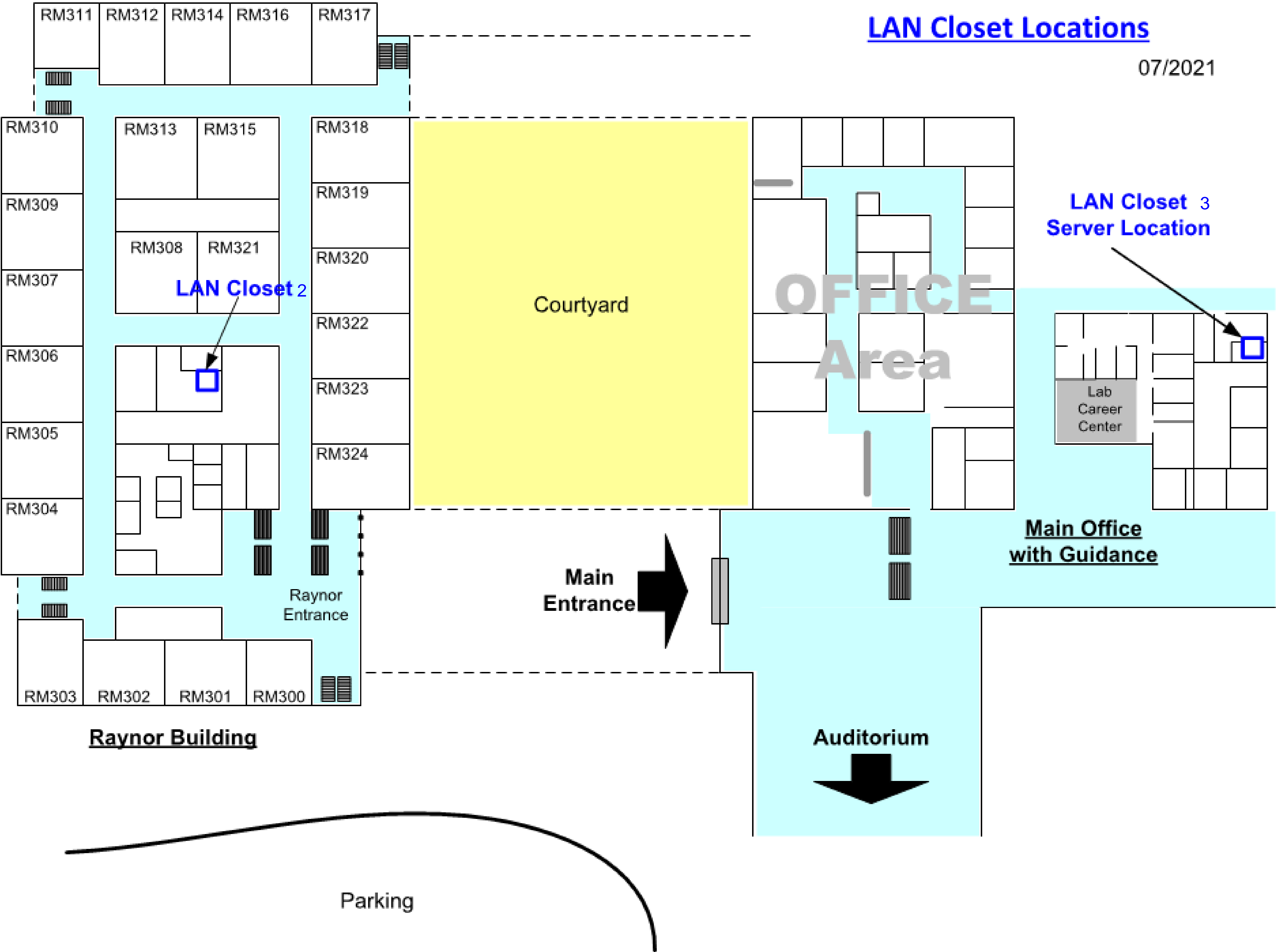


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West Hill High School - First Floor

LAN Closet Locations

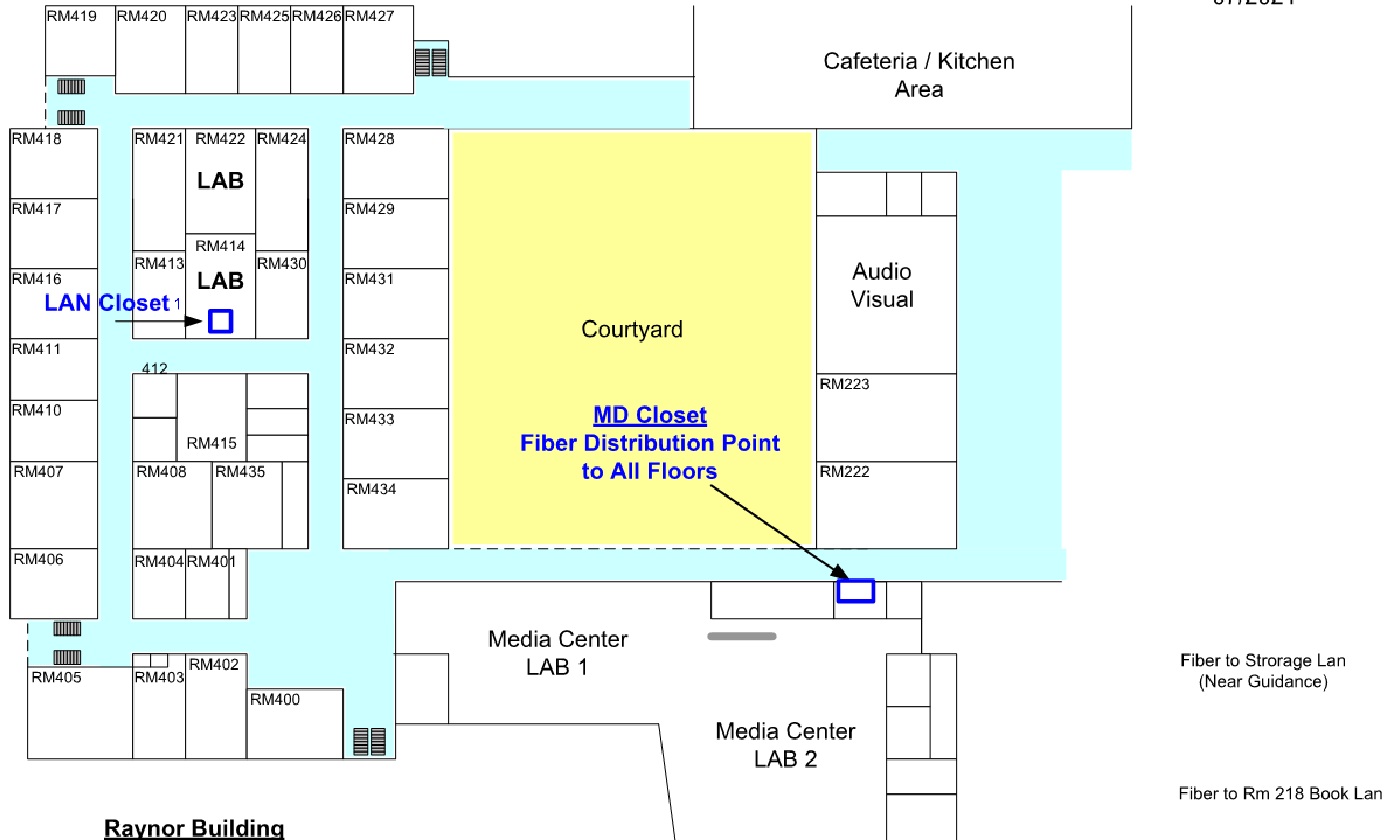
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West Hill High School - Second Floor

LAN Closet Locations

07/2021

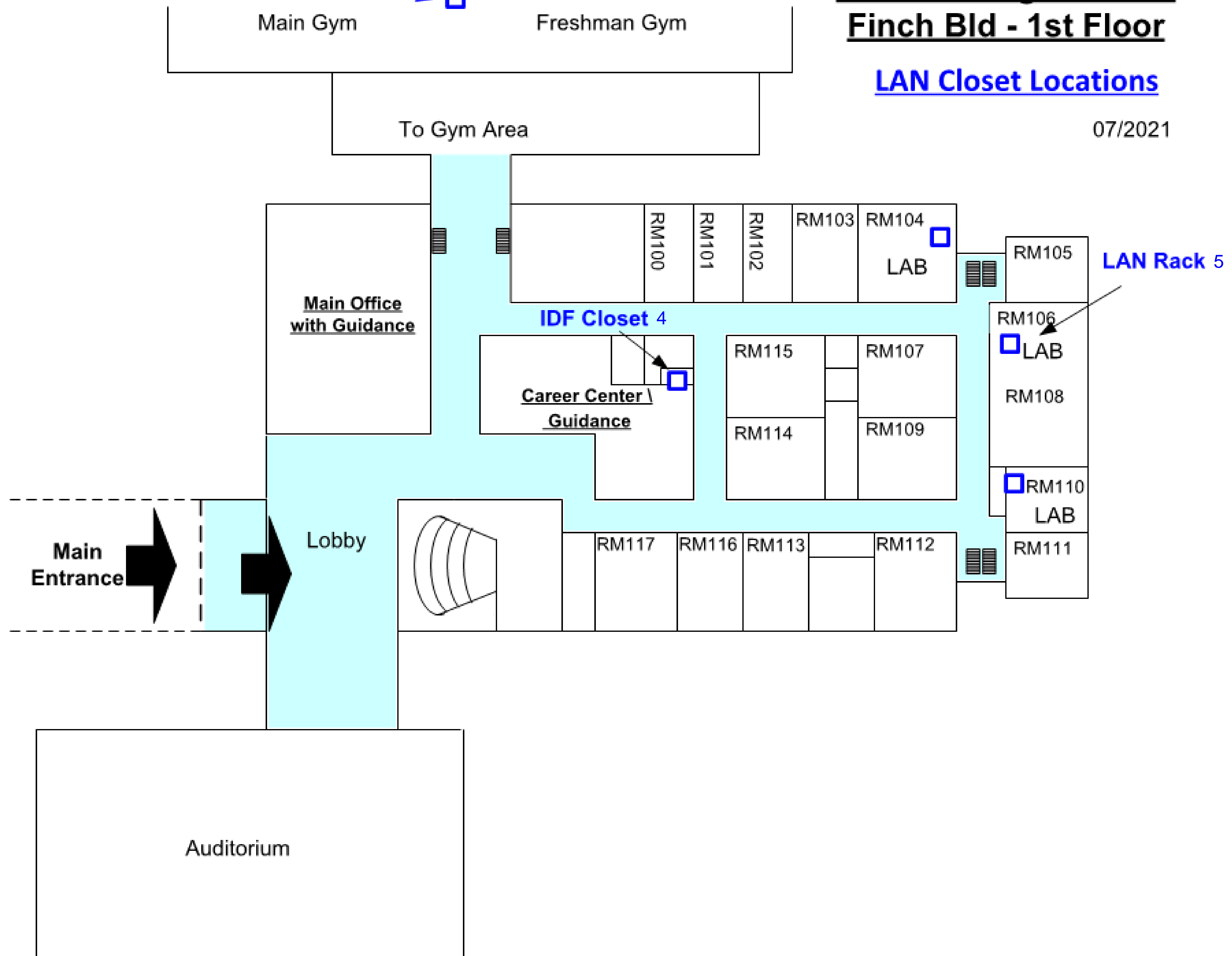


Data IDF Closet between the two Gyms in
Storage/Electrical Closet 6

West Hill High School **Finch Bld - 1st Floor**

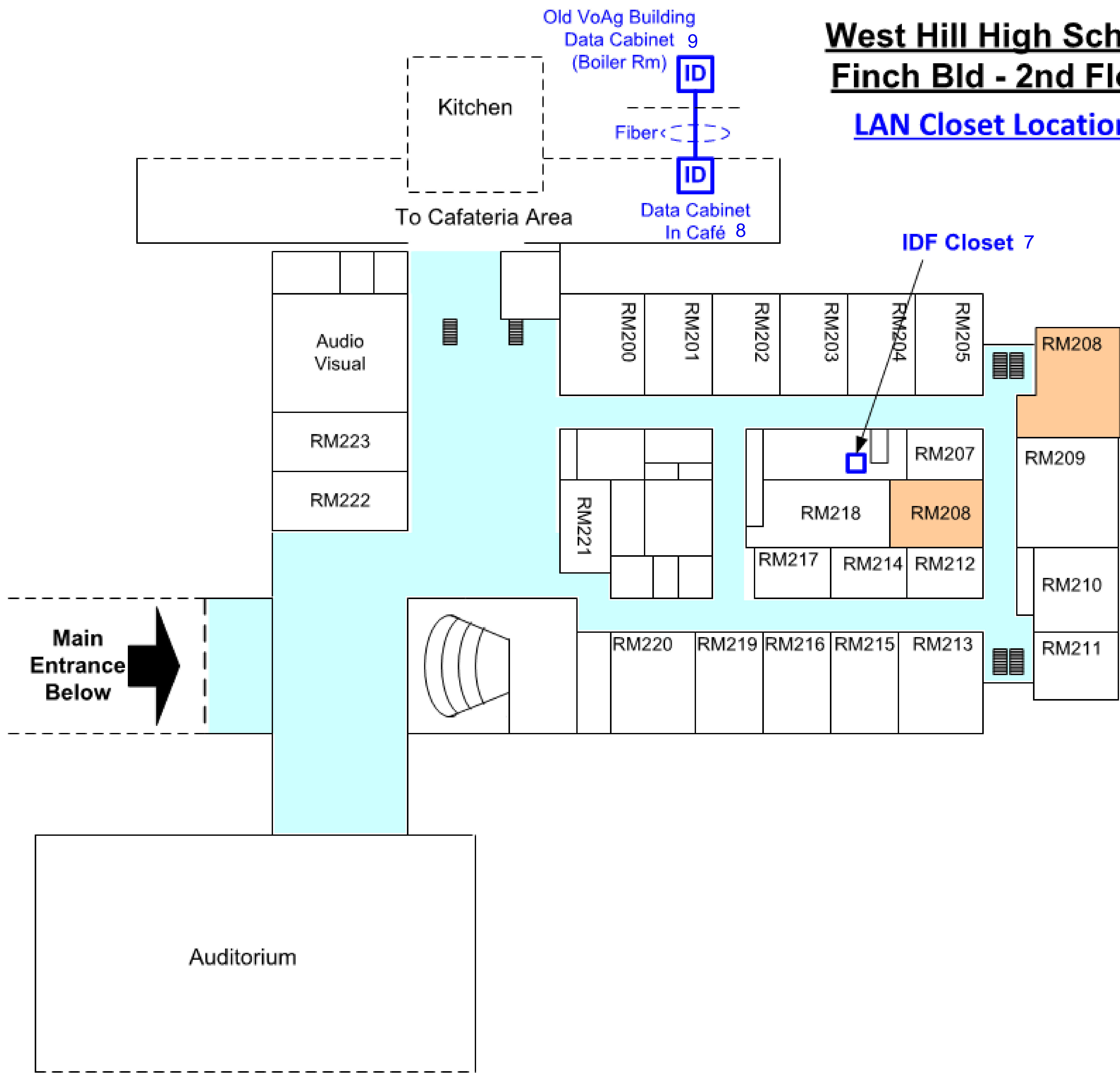
LAN Closet Locations

07/2021



West Hill High School
Finch Bld - 2nd Floor
LAN Closet Locations

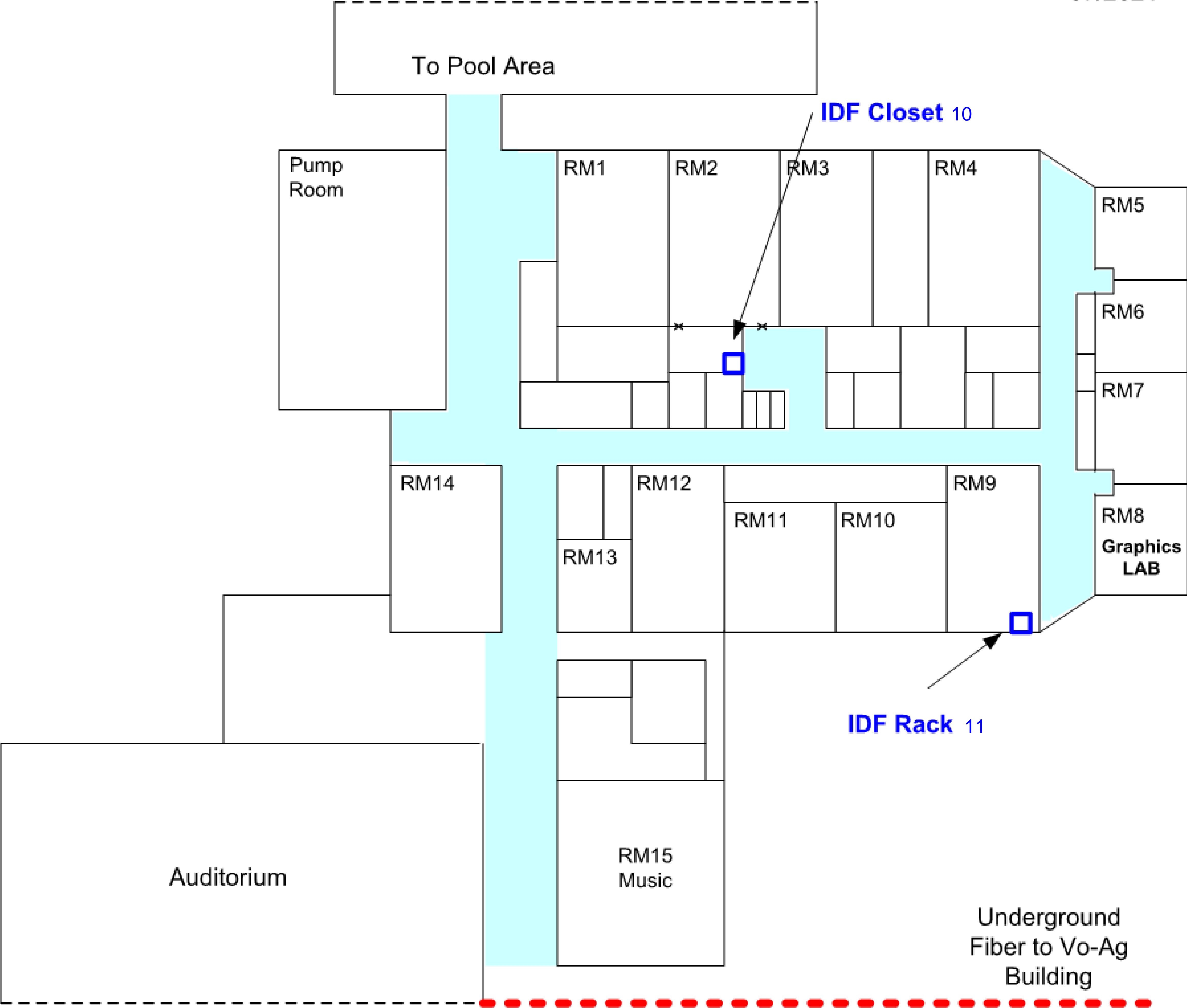
07/2021



West Hill High School
Finch Bld Lower Level

LAN Closet Locations

07/2021

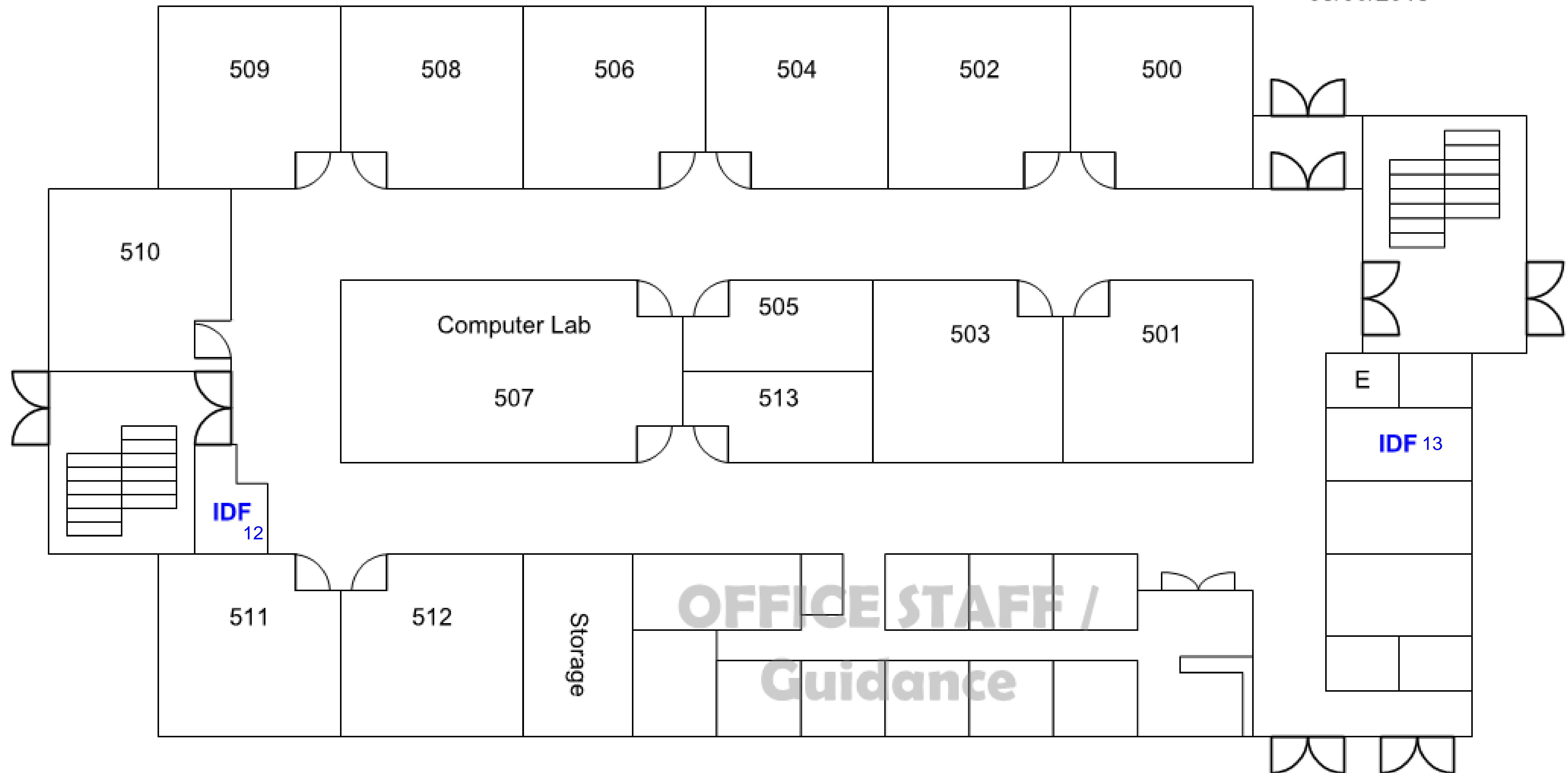


WHS Freshman Wing 5th Floor

Old VoAg Building
(Across Driveway)

Meraki MR34 Wireless AP Locations

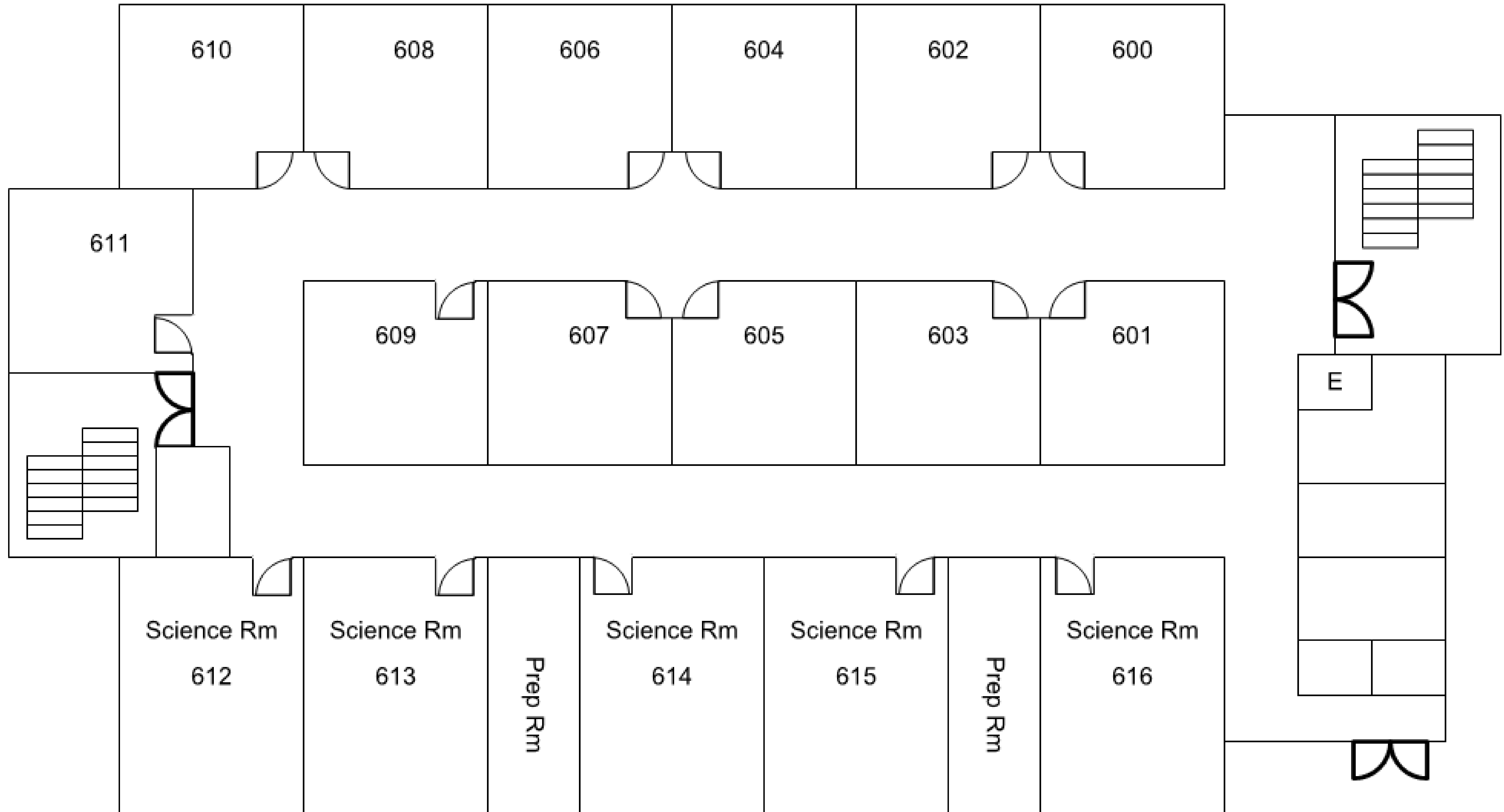
05/09/2018



WHS Freshman Wing 6th Floor

LAN Closet Locations

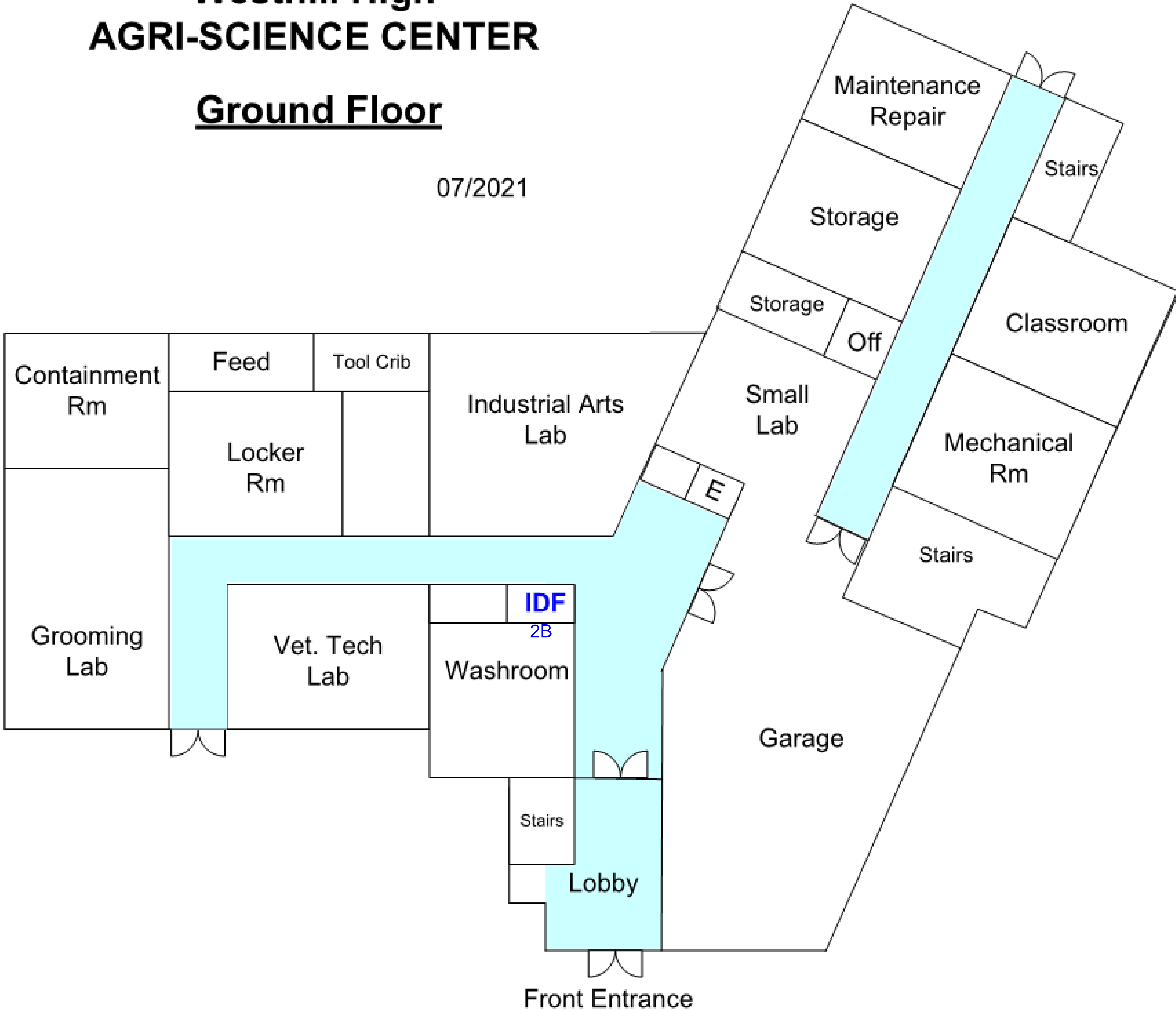
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Westhill High AGRI-SCIENCE CENTER

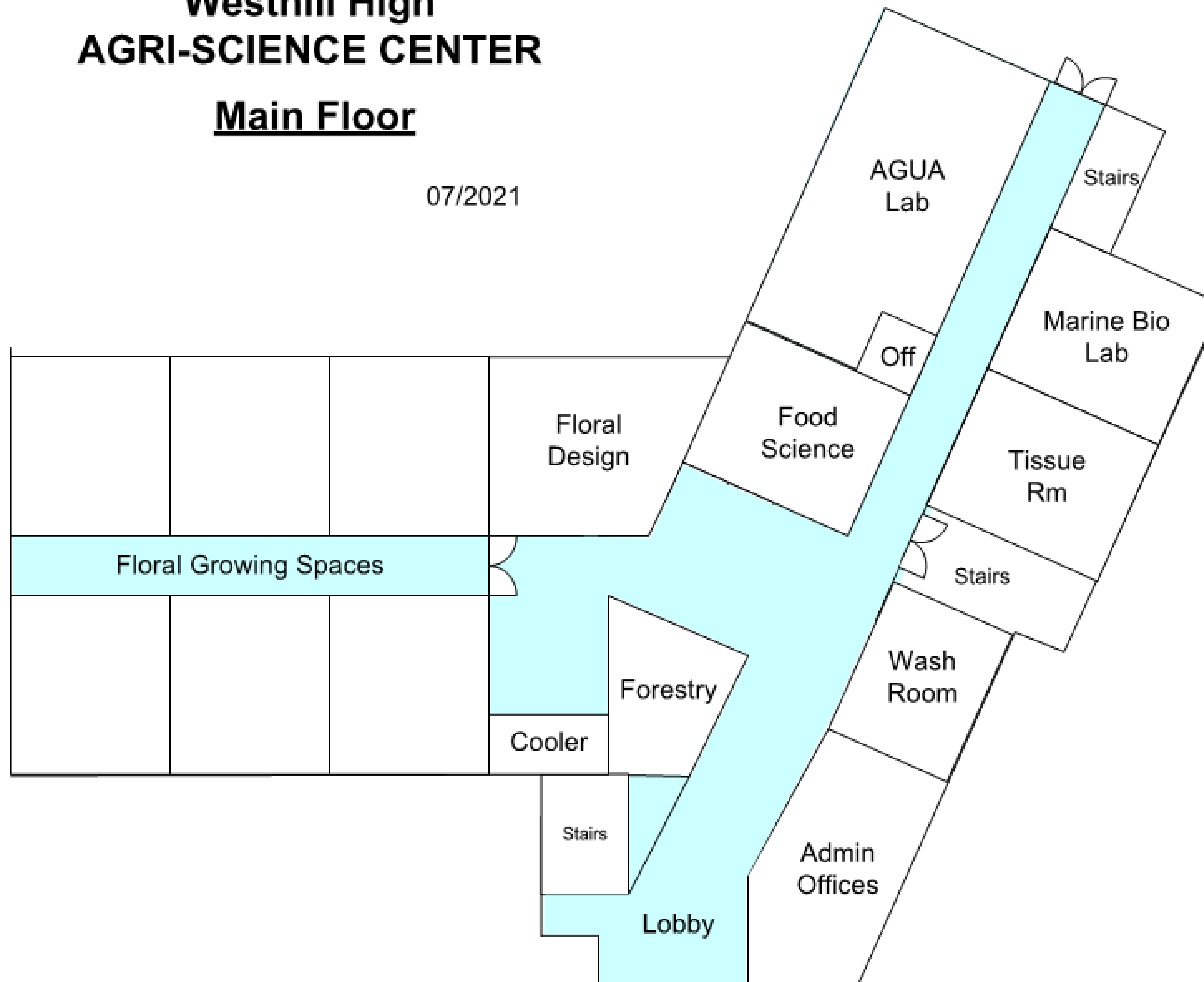
Ground Floor

07/2021



Westhill High
AGRI-SCIENCE CENTER
Main Floor

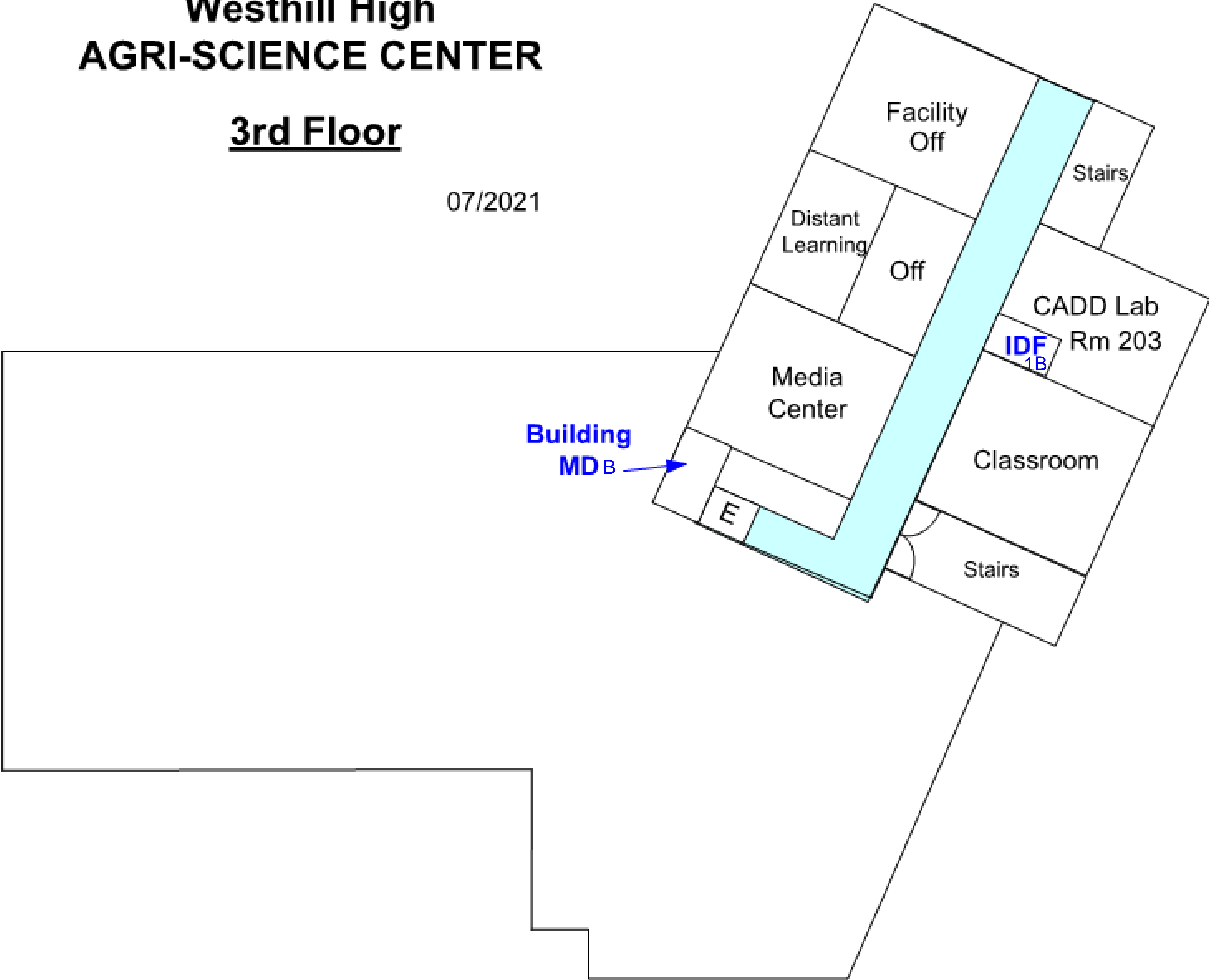
07/2021



Westhill High
AGRI-SCIENCE CENTER

3rd Floor

07/2021





VOLUME 2 OF 2

APPENDICES

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(PREPARED BY ANOTHER CONSULTANT IN MARCH 2021)



2021

83 Lockwood Avenue Facility Assessment & Analysis Report



Property:

83 Lockwood Avenue
(Former Rogers School Site)
Stamford, Connecticut 06904

Prepared By:

StudioJAED
42 Weybosset Street, Suite 403
Providence, RI 02903
401.648.0884



March 30, 2021

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1.0 Authorized Assessment Account

In February 2021, StudioJAED was sub-contracted by the S/L/A/M Collaborative Inc. on behalf of Stamford Public Schools to conduct a facility condition assessment and analysis of the 83 Lockwood Avenue 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.

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 conclusion, 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 and submitted on March 19, 2021. Any questions regarding this report should be directed to Pamela Babuca at babucap@studiojaed.com or (302) 832-1652, Extension 204.

StudioJAED

Field Observer:



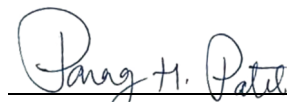
Philip R. Conte, AIA, NCARB
Principal, Assessment Architect

Field Observer:



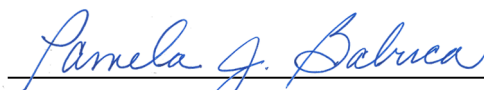
David T. Spangler, P.E.
Principal, Assessment Mechanical / Plumbing Engineer

Field Observer:



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 performed a facility condition assessment and analysis of the 83 Lockwood Avenue 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 field survey was conducted on Tuesday, February 16, 2021 and the weather, as recorded on Accuweather.com, was warm with actual high and low temperatures of 51°F/30°F and light precipitation that day. The assessment team reviewed available construction/maintenance related documents 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

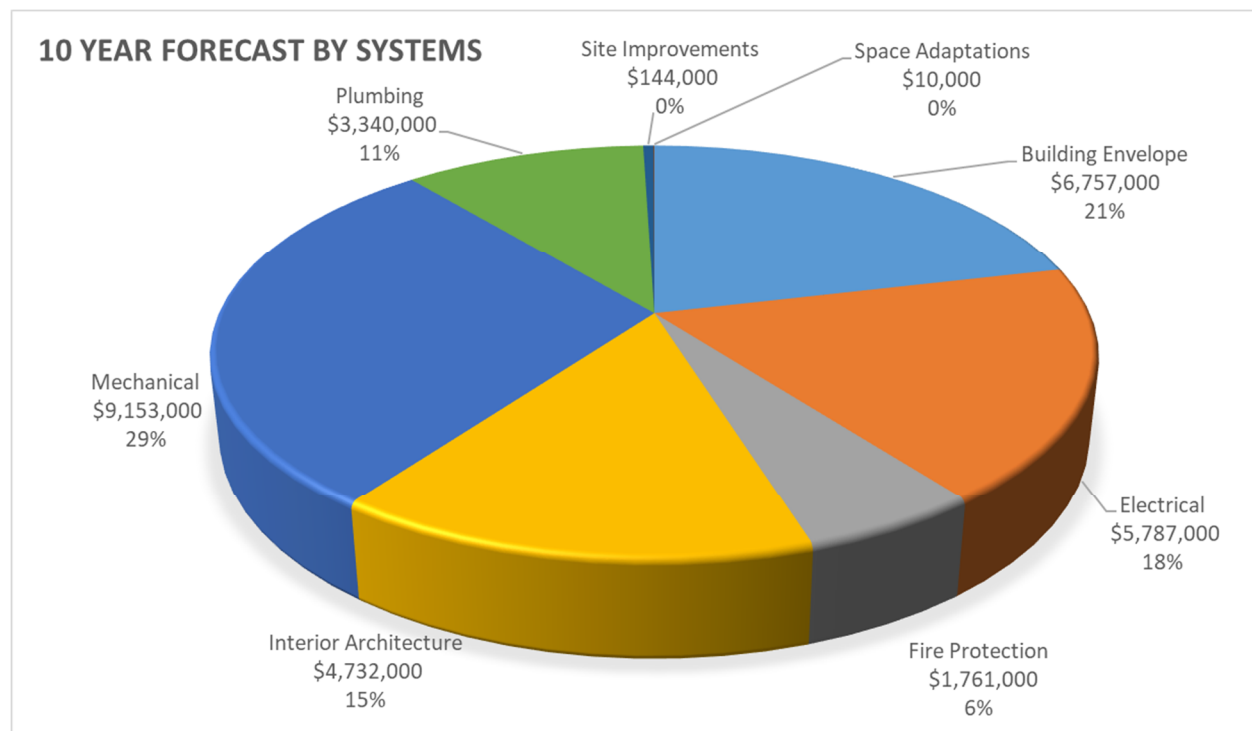
significant for the Property to continue in its current operation and/or to be restored to a condition consistent with comparable facilities of similar age. A summary of the improvement needs have been quantified from two unique perspectives. The 10 Year Forecast by

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 (68%) sixty-eight 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 (29%), Building Envelope (21%), and Electrical (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.

10 YEAR FORECAST BY PRIORITY

Priority	Extended Cost	% of Need
Immediate	\$ -	0.0%
High (1 - 2 Years)	\$ 21,678,000	68.4%
Medium (3 - 5 Years)	\$ 5,391,000	17.0%
Low (6 - 10 Years)	\$ 4,615,000	14.6%
	\$ 31,684,000	100%



Based on the review of available documentation, onsite interview, and field observations, it is StudioJAED's opinion that: (1) the Main Building is in overall poor condition; and (2) the Modular Buildings are in overall good condition. Refer to Section 4.0, General Physical Condition Rating, to better understand the average condition of each major system.

3.0 General Property & Building Systems Description

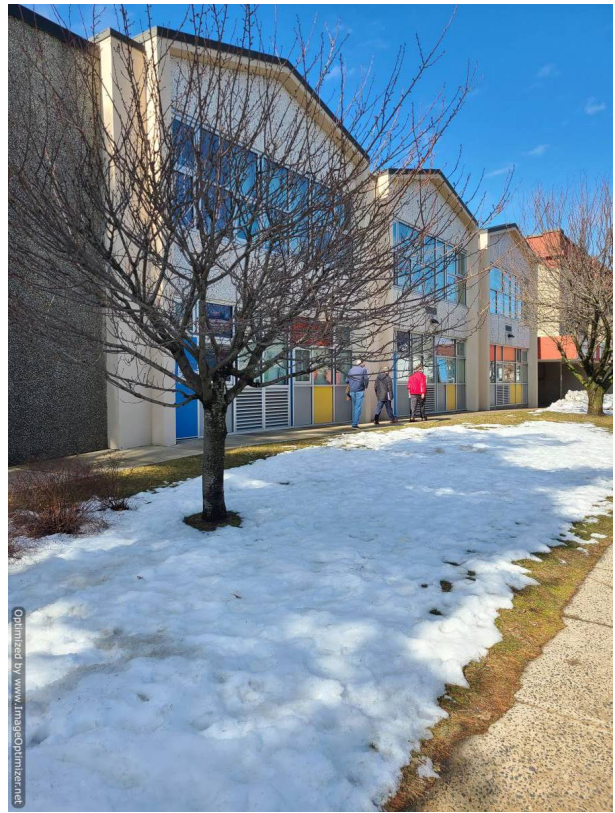
3.1 Site / Amenities

The property is located at 83 Lockwood Avenue, Stamford, Fairfield County Connecticut. The property is relatively flat and the landscaping consists of trees, shrubs, and grass. Play areas are covered with mulch and/or a rubberized surface. Retaining walls are located at elevation changes at the perimeter of the parcel. Modular trailers are located on the site as well as structured play equipment.

Asphalt pavement and concrete sidewalks serve vehicular and pedestrian traffic with perimeter fencing. There is approximately 60 parking spaces. The paved areas are in fair to poor condition with evidence of cracking and pavement section deterioration. Concrete sidewalk paving is in good condition and 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 between the main building and modular building 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 storm water are provide 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.







3.2 Architectural Systems

Main Building

The main building is approximately 118,000 sq.ft. and is a three storey structure with varying floor elevations (total 5). The building is masonry bearing walls and steel framed roofs with precast concrete structural panels. The south wing has concrete columns and concrete bearing wall structure. The north wing is masonry bearing walls and wood framed floors and roof. The roof assembly is a combination of built up roofing with ballast and single ply membrane. The exterior wall finish is an exposed aggregate concrete panel and an exposed aggregate epoxy coating with a smooth stucco finish accent. 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 and both are in fair to poor condition. The exterior façade is in need of repair and a preventive maintenance coating.

The interior finishes include ceramic tile walls, painted CMU and drywall partitions, resilient tile, carpet, and ceramic/quarry floor tiles, suspended and applied acoustical ceiling tiles. All the finishes are in fair to poor condition. Hazardous containing materials under floor finishes are presumed. All casework and countertops with the exception of the Library are in poor condition and in need of replacement. All interior wood 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. Additionally, a number of handrails are not compliant.

In general the building is in poor condition.

Modular Classrooms

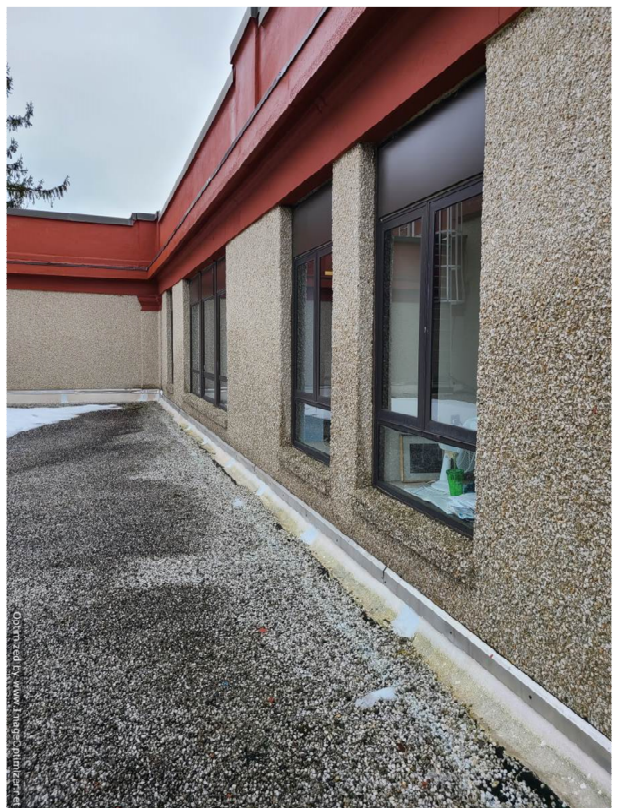
The modular classroom building is approximately 18,000 sq.ft., is one level elevated above grade which is accessed by wood steps and ramps. Typically modular units have a life expectancy of 15 to 20 years. The condition of the wood steps and ramps are fair to poor and in need of select repair.

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.

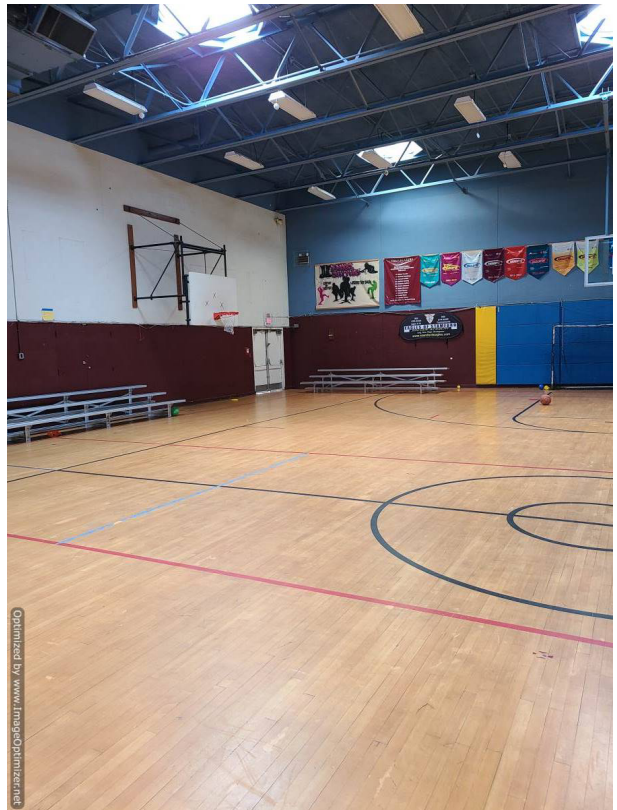
The interior finishes include ceramic tile walls, painted drywall partitions, resilient tile, carpet, and ceramic/quarry floor tiles, and suspended acoustical ceiling tiles. All the finishes are in fair condition.

In general the building is in fair condition.

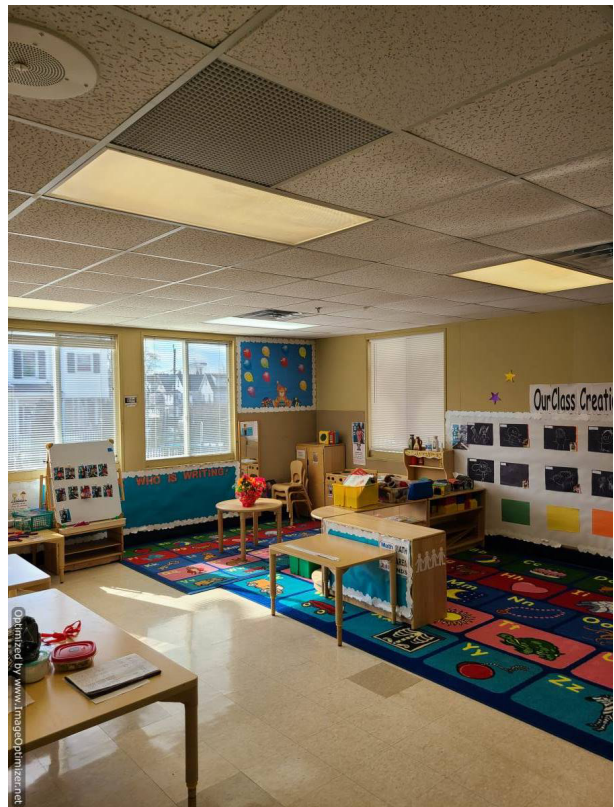
Main Building







Modular Classrooms



3.3 Mechanical Systems

The Main Building is heated by three cast iron, dual fuel, hot water boilers. With the exception of the Auditorium and the kindergarten wing, the building is cooled by two water-cooled chillers and an associated cooling tower. The boilers and chillers are located in the boiler room. The cooling tower is in its own enclosure in the back of the school. The kindergarten wing is cooled by air-cooled condensing units connected to unit ventilators. The auditorium is served by a hot water air-handling unit and an associated air-cooled, roof mounted condensing unit. The gymnasium is heated only by four hot water air-handling units. The majority and the rest of the building is served by air handling units with heating and cooling coils. The air-handling units are located in mechanical rooms and are supplied with heated and/or chilled water by the central hot water and chilled water systems. Air distribution is provided to supply air registers by ducts concealed above the ceilings. Return air grilles are located in each space.

The following table, provided in a 2009 report, describes the air-handling units:

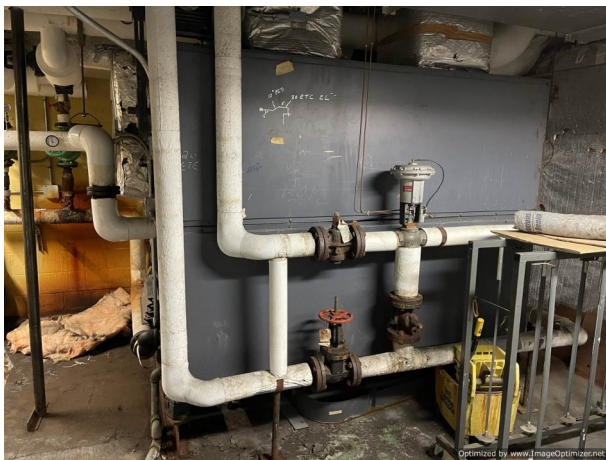
Primary Air Handling Units					
Designation	Location	Area Served	Air Flow	Cooling	Heating
AC-1 (Circa 2007)	Central Mechanical Room	A Wing/Media Center	32,515 CFM	Chilled water coil	None
A C-2	North Mechanical Room	B Wing	34,425 CFM	Chilled water coil	None
AC-3	North Mechanical Room	Cafeteria	9,200 CFM	Chilled water coil	Hot water coil
AC-4	North Mechanical Room	Art Wing	2,700 CFM	Chilled water coil	Hot water coil
AC-5	West Mechanical Room	Auditorium	7,100 CFM	Air Cooled Condensing Unit	Hot water coil

Assorted, additional smaller split systems serve isolated portions of the building as well. Supplemental heating is also provided by hot water fin tube radiation throughout the building. Exhaust is primarily provided by roof mounted exhaust fans.

The North Modular Building is heated and cooled by rooftop heat pump units.

The South Modular Building is heating and cooled by rooftop heat pump units.

Most of the HVAC systems are at or beyond their expected useful lives. Refer to the appendices for a detailed report of recommended corrective actions of specific HVAC replacement or repair improvements.







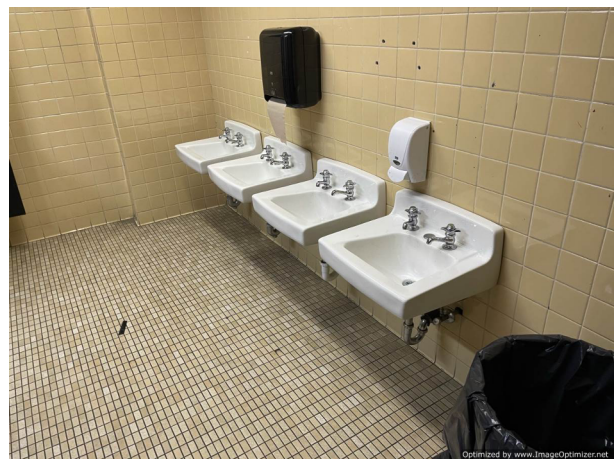
3.4 Plumbing Systems

The plumbing systems include two incoming water service entrances, the cold water piping system, and the sanitary sewer and vent system. The risers and the horizontal distribution piping are reported to be copper. The sanitary sewer and vent systems are reported to be cast iron. The domestic water meters are located in the sprinkler room and a custodial closet near the front of the building.

Domestic hot water is supplied by two, gas-fired commercial domestic water heaters. The water heaters are located in the boiler room.

The common area restrooms have commercial-grade fixtures and accessories, including water closets, urinals, and lavatories.

The plumbing supply and sanitary piping are approaching the end of their expected useful lives. The above mentioned domestic hot water heaters are failing according to maintenance staff as well. Most of the plumbing fixtures appear to be in good condition. Refer to the corrections report for specific plumbing replacement or repair recommendations.





3.5 Fire & Other Protection Systems

Main Building

The Main building is protected by a wet pipe sprinkler system with the exception of the gymnasium. The kitchen hood is protected by a wet chemical hood fire protection system that appears to be in good condition. Refer to the corrections report for specific fire protection system replacement or repair recommendations.

The existing fire alarm system protects the entire building and includes a new EST main control panel and old fire alarm devices. The system, however, is non-addressable. In order to meet current code requirements, all fire alarm devices and wiring will need to be replaced to provide an addressable system.

Modular Classrooms

The modular classrooms existing fire alarm system devices and wiring are in good condition.



3.6 Electrical & Technology Systems

Main Building

The Main Building is served by Eversource (Electric Service Provider) owned transformers which are located in an underground vault in front of the building. A bank of three transformers provide 2500 amp, 208/120 volt service to the facility. A secondary service feeder from these transformers terminates in a 2500 amp fused disconnect switch located in the Electrical Room at which point the power is distributed throughout the building via panels located on each floor. With the exception of (1) one new distribution section, the entire switchboard with main fused disconnect switch and (4) four remaining distribution sections are beyond the useful life and need replacement. All existing panels are dated with no spare parts available to maintain. Additionally, the branch circuit distribution wiring, original to the building, is inadequate and beyond its useful life.

Interior lighting in the Main Building is mixture of recessed and surface mounted fluorescent light fixtures controlled by wall switches. We recommend that all lighting be upgraded with new LED lights. Exit and emergency lights are powered by an array of car batteries. Existing exterior wall mounted perimeter lights are LEDs and appeared adequate as it is supplemented by street lights. The original Auditorium lighting, stage lighting, and dimming console systems are functional but recommended for replacement as they are inadequate and dated.

The existing IT infrastructure is in good condition but will need to be expanded to accommodate any future program changes.

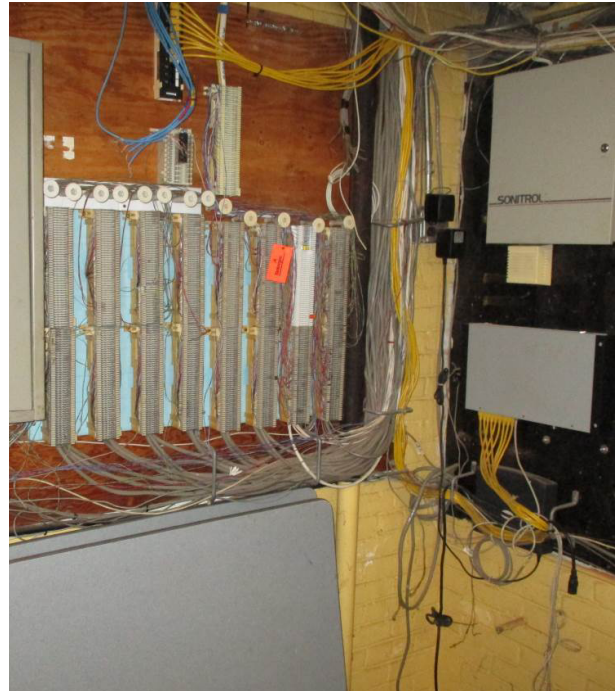
Modular Classrooms

The modular classrooms have excellent switchgear, panels, and wiring. The electric service is separate from main building with a dedicated pad mounted transformer which is owned by the electric utility company. Lighting provided is predominantly recessed 2x4 fluorescent lights which are in good condition.

The existing IT infrastructure is adequate and is in good condition.

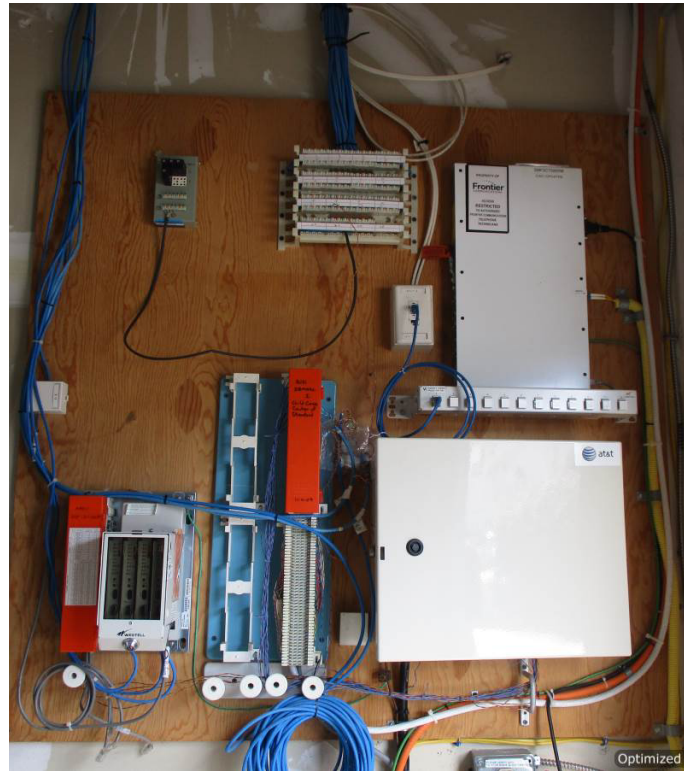
Main Building







Modular Classrooms



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	Site Conditions		X	
2	Site Amenities		X	
3	Exterior Enclosure			X
4	Interior Finishes			X
5	HVAC Systems		X	
6	Electrical Systems			X
7	Plumbing Systems		X	
8	Conveying Systems		X	
9	Life Safety / Fire Protection			X

MODULAR CLASSROOMS		Condition Rating		
Item	Building / Site System	Good	Fair	Poor
1	Site Conditions	X		
2	Site Amenities	X		
3	Exterior Enclosure			X
4	Interior Finishes		X	
5	HVAC Systems	X		
6	Electrical Systems	X		
7	Plumbing Systems	X		
8	Conveying Systems	NA		
9	Life Safety / Fire Protection	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 its findings, conclusions, or recommendations is at the risk of said user. StudioJAED is not responsible for the conclusions, opinions, or recommendations made by others based on this information.

Appendices

Appendix A: Deferred Maintenance & Asset Renewal Report

Deferred Maintenance & Asset Renewal Report

83 Lockwood Ave

Project Name: 2021 Stamford PS Facility Condition Assessme

Building Type: Other

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Construction Cost
83 Lockwood Ave								
B10 Superstructure								
B1011-03-01C Correct Wood Above Grade Stair Deterioration by Demolition & Replacement	B1011 Exterior Above Grade Stair	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	25 RISR	\$9,312
Total Estimated Cost for B10 Superstructure								\$9,312
B20 Exterior Enclosure								
B2010-12-01C Correct Stucco Wall Deterioration by Demolition & Replacement	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	10,000 SQFT	\$291,413
B2010-12-02C Correct Stucco Wall Finish Deterioration by Prep & Refinish	B2010 Exterior Wall	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	20,000 SQFT	\$241,325
B2010-17-01C Correct Wood Siding Wall Deterioration by Demolition & Replacement	B2010 Exterior Wall	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	7,500 SQFT	\$163,870
B2011-08-01C Correct Exterior Wall Expansion Joint Deterioration by Demolition & Replacement	B2011 Exterior Wall Specialties	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	250 LNFT	\$18,053
B2020-01-01C Correct Steel Frame Window Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,000 SQFT	\$640,093
B2020-02-01C Correct Aluminum Frame Window Deterioration by Demolition & Replacement	B2020 Exterior Window	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	4,500 SQFT	\$354,545

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

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

Priority 2 - Work to be performed within next 1-2 years. Asset has reached useful life. 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 R.S. Means data regionalized for Bridgeport, CT with client defined allowances and soft costs applied.



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Deferred Maintenance & Asset Renewal Report

83 Lockwood Ave

Project Name: 2021 Stamford PS Facility Condition Assessme

Building Type: Other

Page 2 of 16

System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Construction Cost
B2030-01-01C Correct Aluminum Frame Storefront Door Only Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	250 EACH	\$820,373
B2030-04-02C Correct Hollow Metal Door & Frame Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	225 EACH	\$1,065,724
B2030-08-02C Correct Overhead Door & Frame Deterioration by Demolition & Replacement	B2030 Exterior Door	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	175 SQFT	\$23,507
Total Estimated Cost for B20 Exterior Enclosure								\$3,618,902
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	51,000 SQFT	\$2,096,938
B3010-11-01C Correct EPDM Roof Deterioration by Demolition & Replacement	B3010 Roof Covering	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	25,000 SQFT	\$1,016,151
B3020-03-02C Correct Skylight Glazing Deterioration by Demolition & Replacement	B3020 Roof Opening	Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	150 SQFT	\$16,103
Total Estimated Cost for B30 Roofing								\$3,129,193
C10 Interior Construction								
C1011-02-01C Correct Sliding Folding Partition Deterioration by Demolition & Replacement	C1011 Interior Operable Partition	1200		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,200 SQFT	\$240,671

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83 Lockwood Ave

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Construction Cost
C1020-02-02C Correct Wood Door Frame Deterioration by Demolition & Replacement	C1020 Interior Door	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	250 EACH	\$205,973
C1030-02-01C Correct Toilet Compartment Deterioration by Demolition & Replacement	C1030 Fittings & Accessories	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	25 EACH	\$44,543
Total Estimated Cost for C10 Interior Construction								\$491,187
C20 Stairs & Ramps								
C2020-03-01C Correct Stone Stair Tread & Nosing Finish Deterioration by Demolition & Replacement	C2020 Interior Stair Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	500 LNFT	\$60,953
C2050-01-01C Correct Handrail Deterioration by Demolition & Replacement	C2050 Interior Handrail & Balustrade	Building Wide		Def Maint	P2 / 1-2 Yrs	Codes/ Standards	250 LNFT	\$19,742
Total Estimated Cost for C20 Stairs & Ramps								\$80,695
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	135,000 SQFT	\$551,173
C3010-03-04C Correct Ceramic Tile Wall Finish Deterioration by Resurfacing	C3010 Wall Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,500 SQFT	\$39,125
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	35,000 SQFT	\$337,856

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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	2,000 SQFT	\$63,352
C3020-09-01C Correct Quarry Tile Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	10,000 SQFT	\$401,755
C3020-11-01C Correct Hard Wood Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Gymnasium		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	10,000 SQFT	\$224,630
C3020-12-01C Correct Carpet Floor Finish Deterioration by Demolition & Replacement	C3020 Floor Finish	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1,000 SQYD	\$109,204
C3030-04-02C Correct Splined Acoustical Ceiling Finish Deterioration by Demolition & Replacement with Alternative Material (Susp Acoustical)	C3030 Ceiling Finish	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	15,000 SQFT	\$165,740
C3030-05-02C Correct Suspended Acoustical Ceiling Tile & Grid Finish Deterioration by Demolition & Replacement	C3030 Ceiling Finish	Building Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	45,000 SQFT	\$458,978
Total Estimated Cost for C30 Interior Finishes								\$2,351,814

D10 Conveying

D1010-01-05C Correct Hydraulic Passenger Elevator (3500 Capacity) Deterioration by Demolition & Replacement	D1010 Elevator & Lift	Building Wide		Def Maint	P2 / 1-2 Yrs	Codes/ Standards	5 FLR	\$614,510
Total Estimated Cost for D10 Conveying								\$614,510

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Construction Cost
D20 Plumbing								
D2010-02-05C Correct Water Closet Required by Install New	D2010 Plumbing Fixtures	Women's Toilet	<i>Missing or removed</i>	Def Maint	P2 / 1-2 Yrs	Function/ Functional	1 EACH	\$18,924
D2010-03-05C Correct Lavatory (Countertop Type) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	\$2,215
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	29 EACH	\$63,353
D2010-07-02C Correct Drinking Fountain Deterioration by Demolition & Replacement with Alternative Product (Electric Water Cooler)	D2010 Plumbing Fixtures	Near Gym		Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	\$10,741
D2010-08-01C Correct Electric Water Cooler (Single) Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide	<i>Provide Water Cooler w/Bottle Filler Station</i>	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	\$4,289
D2010-10-01C Correct Utility Sink or Mop Receptor Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	8 EACH	\$33,821
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Art Room	<i>Art sinks</i>	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	\$4,890
D2010-11-01C Correct Residential Sink Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	8 EACH	\$19,561

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Construction Cost
D2010-11-05C Correct Residential Sink with Bubbler Deterioration by Demolition & Replacement	D2010 Plumbing Fixtures	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	12 EACH	\$28,505
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	112,980 BLDG SF	\$1,913,696
D2020-05-02C Correct Backflow Preventer Required by Install New	D2020 Domestic Water Distribution	Plumbing Service Entrances	<i>There are two plumbing service entrances</i>	Cap Imprv	P2 / 1-2 Yrs	Codes/ Standards	2 EACH	\$26,706
D2020-05-02C Correct Backflow Preventer Required by Install New	D2020 Domestic Water Distribution	South Portables Domestic Water Service Entrance		Cap Imprv	P2 / 1-2 Yrs	Codes/ Standards	1 EACH	\$13,353
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
D2020-08-04C Correct Domestic Water Heater (120 Gal Gas Fired) Deterioration by Demolition &	D2020 Domestic Water Distribution	Boiler Room	<i>reported as leaking and with possible flame failure issues</i>	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	\$15,698
D2030-01-01C Correct Deteriorated Sanitary Sewer Pipe & Fittings Deterioration by Demolition & Replacement (Bldg SF)	D2030 Sanitary Waste	Building Wide		Def Maint	P3 / 3-5 Yrs	Useful Life	112,980 BLDG SF	\$1,160,910
Total Estimated Cost for D20 Plumbing								\$3,340,286

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Construction Cost
D30 HVAC								
D3020-02-09C Correct Hot Water Boiler Deterioration (4,000 MBH) by Demolition & Replacement	D3020 Heat Generation	Boiler Room	<i>Boiler #2</i>	Def Maint	P2 / 1-2 Yrs	Function/ Functional	1 EACH	\$247,798
D3030-02-05C Correct Cooling Tower (400 Ton) Deterioration by Demolition & Replacement	D3030 Refrigeration	Cooling Tower Enclosure	<i>Previous report indicates nominal capacity of 375 tons. Owner reports that it is corroded and leaking badly</i>	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	\$134,597
D3030-04-01C Correct Condensing Unit (3 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Kindergarten Wing Exterior	<i>2.5 Tons</i>	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$15,343
D3030-04-01C Correct Condensing Unit (3 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Kindergarten Wing Exterior	<i>2 Tons</i>	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$15,343
D3030-04-02C Correct Condensing Unit (5 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Kindergarten Wing Exterior	<i>4 Tons each</i>	Def Maint	P4 / 6-10 Yrs	Useful Life	4 EACH	\$79,493
D3030-04-04C Correct Condensing Unit (20 Tons) Deterioration by Demolition & Replacement	D3030 Refrigeration	Roof	<i>AC-5 Auditorium System CU is inoperative</i>	Def Maint	P2 / 1-2 Yrs	Function/ Functional	1 EACH	\$43,309
D3040-02-05C Correct Air Handling Unit (10 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	North Mechanical Room	<i>AC-4 6.75 Nom Tons serves Art Wing</i>	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$38,985
D3040-02-09C Correct Air Handling Unit (25 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	West Mechanical Room	<i>AC-5 paired with CU on Roof 20 Tons</i>	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$103,283

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Construction Cost
D3040-02-11C Correct Air Handling Unit (37.5 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	North Mechanical room	AC-3 serves Cafeteria	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$135,458
D3040-02-17C Correct Air Handling Unit (100 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Central Mechanical Room	AC-1 York 80 Tons	Def Maint	P4 / 6-10 Yrs	Useful Life	1 EACH	\$289,227
D3040-02-17C Correct Air Handling Unit (100 Tons) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	North Mechanical Room	AC-2 Nominal 86 Tons	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$289,227
D3040-02-20C Correct Air Handling Unit Heating Only (2000 CFM) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Gymnasium	Sizes are estimated	Def Maint	P2 / 1-2 Yrs	Useful Life	4 EACH	\$128,646
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	Damage/ Wear	21 EACH	\$102,750
D3040-09-03C Correct Exhaust or Induction Fan (1/5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	South Portables Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	8 EACH	\$39,143
D3040-10-01C Correct Roof Mounted Gravity Vent Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	16 EACH	\$23,812
D3040-11-01C Correct Ceiling Exhauster Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$1,133
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	98,144 BLDG SF	\$229,751

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Construction Cost
D3040-13-08C Correct Ductwork & Insulation (Exterior) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof	<i>Connected to RTU AC-4</i>	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	120 SQFT	\$8,409
D3040-14-01C Correct Grilles Registers Dampers & Diffusers Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Building Wide	<i>Exhaust grills in toilet rooms</i>	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	36 EACH	\$27,341
D3040-16-01C Correct Wall Louver Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	25 SQFT	\$4,174
D3040-16-01C Correct Wall Louver Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Exterior		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	24 SQFT	\$4,007
D3040-16-01C Correct Wall Louver Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Roof		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	36 SQFT	\$6,010
D3040-17-16C Correct HVAC Piping System (4 Pipe) & Insulation Deterioration by Demolition & Replacement (BLDG SF)	D3040 HVAC Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	112,980 BLDG SF	\$2,578,032
D3040-18-01C Correct Hydronic Distribution Base Mount Pump (1.5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room	<i>1 HP HW Pumps P-11 & P-12</i>	Def Maint	P3 / 3-5 Yrs	Useful Life	2 EACH	\$39,848
D3040-18-01C Correct Hydronic Distribution Base Mount Pump (1.5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	North Mechanical room	<i>P-16 & P-17</i>	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	\$39,848

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D3040-18-02C Correct Hydronic Distribution Base Mount Pump (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room	<i>HW Pumps</i>	Def Maint	P2 / 1-2 Yrs	Useful Life	4 EACH	\$108,012
D3040-18-02C Correct Hydronic Distribution Base Mount Pump (3 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Central Mechanical Room	<i>Hot Water Pumps</i>	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	North Mechanical room	<i>2 HP pumps</i>	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	4 EACH	\$108,012
D3040-18-03C Correct Hydronic Distribution Base Mount Pump (5 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room	<i>HW Pumps</i>	Def Maint	P2 / 1-2 Yrs	Useful Life	3 EACH	\$98,596
D3040-18-04C Correct Hydronic Distribution Base Mount Pump (10 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room	<i>7.5 HP HW Pumps</i>	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	\$93,440
D3040-18-05C Correct Hydronic Distribution Base Mount Pump (15 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Central Mechanical Room	<i>Chilled Water Pumps</i>	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	\$97,438
D3040-18-06C Correct Hydronic Distribution Base Mount Pump (20 HP) Deterioration by Demolition & Replacement	D3040 HVAC Distribution	Boiler Room	<i>Condenser Water Pumps</i>	Def Maint	P2 / 1-2 Yrs	Useful Life	2 EACH	\$139,825

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Construction Cost
D3050-01-02C Correct Packaged Rooftop Air Conditioning & Heating Unit (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	<i>Trane 4 Ton unit serves North Modular</i>	Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	\$64,723
D3050-01-02C Correct Packaged Rooftop Air Conditioning & Heating Unit (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	South Portables Roof		Def Maint	P2 / 1-2 Yrs	Useful Life	15 EACH	\$485,420
D3050-01-03C Correct Packaged Rooftop Air Conditioning & Heating Unit (7.5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	<i>Trane serves Art Wing</i>	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$38,669
D3050-12-03C Correct Horizontal Heating and Cooling Unit Ventilator (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Kindergarten Wing		Def Maint	P4 / 6-10 Yrs	Useful Life	12 EACH	\$375,809
D3050-18-02C Correct Heating and Cooling Fan Coil Unit (3 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Gym Hallway		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	1 EACH	\$16,353
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	Damage/ Wear	9 EACH	\$61,777
D3050-20-04C Correct Steam & Hot Water Unit Heater (200 MBH) Deterioration by Demo & Replacement	D3050 Terminal & Packaged Units	Boiler Room		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2 EACH	\$8,880
D3050-21-01C Correct Air to Air Split System Heat Pump (1.5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	South Portables Roof	<i>Mitsubishi</i>	Def Maint	P3 / 3-5 Yrs	Useful Life	1 EACH	\$14,151

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D3050-21-02C Correct Air to Air Split System Heat Pump (3 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	Tempstar 3.5 Ton CU roof mounted	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$18,698
D3050-21-03C Correct Air to Air Split System Heat Pump (5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	Trane 4 Ton CU roof mounted	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$23,644
D3050-21-11C Correct Ductless Air to Air Split System Heat Pump (1.5 Ton) Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Roof	Trane	Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$5,079
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	1,572 LNFT	\$878,146
D3050-27-01C Correct Electric Baseboard Heat Deterioration by Demolition & Replacement	D3050 Terminal & Packaged Units	Toilet Rooms		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	8 LNFT	\$843
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	Function/ Functional	112,980 BLDG SF	\$1,836,716
Total Estimated Cost for D30 HVAC								\$9,153,206
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	130,484 BLDG SF	\$1,761,127
Total Estimated Cost for D40 Fire Protection								\$1,761,127

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

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Estimated Construction Cost is based on 2021 R.S. Means data regionalized for Bridgeport, CT with client defined allowances and soft costs applied.



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Deferred Maintenance & Asset Renewal Report

83 Lockwood Ave

Project Name: 2021 Stamford PS Facility Condition Assessme

Building Type: Other

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Construction Cost
D50 Electrical								
D5010-03-12C Correct Secondary Underground Electrical Service (2000 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Exterior	3000 amp, 208/120 volt service from outdoor transformer	Def Maint	P2 / 1-2 Yrs	Useful Life	200 LNFT	\$260,766
D5010-05-07C Correct Main Distribution Panel (3000 AMP) Deterioration by Demolition &	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P2 / 1-2 Yrs	Useful Life	1 EACH	\$115,714
D5010-09-07C Correct Automatic Transfer Switch (400 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Electrical Room		Def Maint	P4 / 6-10 Yrs	Function/Functional	1 EACH	\$7,042
D5010-12-05C Correct Panelboard (225 AMP) Deterioration by Demolition & Replacement	D5010 Electrical Service & Distribution	Building Wide		Def Maint	P2 / 1-2 Yrs	Useful Life	10 EACH	\$135,344
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Building Wide		Cap Imprv	P4 / 6-10 Yrs	Function/Functional	10 EACH	\$244,169
D5010-12-10C Correct Panelboard (225 AMP) Required by Install New	D5010 Electrical Service & Distribution	Electrical Room		Cap Imprv	P4 / 6-10 Yrs	Function/Functional	4 EACH	\$97,668
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	118,500 BLDG SF	\$1,696,034
D5020-13-02C Correct Stage Lighting System Deterioration by Demolition & Replacement with Alternate Fixture (LED)	D5020 Lighting & Branch Wiring	Auditorium		Def Maint	P2 / 1-2 Yrs	Useful Life	1 LPSM	\$317,081

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Deferred Maintenance & Asset Renewal Report

83 Lockwood Ave

Project Name: 2021 Stamford PS Facility Condition Assessme

Building Type: Other

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Construction Cost
D5020-14-01C Correct Theater House Lighting System Deterioration by Demolition & Replacement	D5020 Lighting & Branch Wiring	Auditorium		Def Maint	P2 / 1-2 Yrs	Useful Life	1 LPSM	\$112,083
D5020-20-02C Correct Commercial Dimming System (1K - 5K SF) Deterioration by Demolition & Replacement	D5020 Lighting & Branch Wiring	Auditorium		Def Maint	P2 / 1-2 Yrs	Useful Life	5,000 SQFT	\$42,557
D5021-01-05C Correct Receptacles Required by Install New	D5021 Branch Wiring	Building Wide		Cap Imprv	P4 / 6-10 Yrs	Function/ Functional	300 EACH	\$227,921
D5021-03-01C Correct Branch Wiring Deterioration by Demolition & Replacement	D5021 Branch Wiring	Building Wide		Def Maint	P2 / 1-2 Yrs	Function/ Functional	3,000 LNFT	\$17,940
D5030-03-04C Correct Building Wide Fire Alarm System Required by Install New (Bldg SF)	D5030 Fire Alarm System	Building Wide		Cap Imprv	P2 / 1-2 Yrs	Useful Life	118,500 BLDG SF	\$1,034,292
D5032-01-04C Correct Master Clock System Required by Install New (Bldg SF)	D5032 Clock & Program Systems	Building Wide		Cap Imprv	P4 / 6-10 Yrs	Function/ Functional	118,500 BLDG SF	\$263,710
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	118,500 BLDG SF	\$426,387
D5036-03-04C Correct Wireless Infrastructure Deterioration by Demolition & Replacement (Bldg SF)	D5036 Technology System	Building Wide		Def Maint	P4 / 6-10 Yrs	Function/ Functional	118,500 BLDG SF	\$638,720
D5090-01-04C Correct Diesel Fuel Emergency Generator (150 kW) Required by Install New	D5090 Other Electrical Systems	Parking Lot		Cap Imprv	P4 / 6-10 Yrs	Function/ Functional	1 EACH	\$149,219
Total Estimated Cost for D50 Electrical								\$5,786,646

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Estimated Construction Cost is based on 2021 R.S. Means data regionalized for Bridgeport, CT with client defined allowances and soft costs applied.



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Deferred Maintenance & Asset Renewal Report

83 Lockwood Ave

Project Name: 2021 Stamford PS Facility Condition Assessme

Building Type: Other

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Construction Cost
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	300 LNFT	\$244,810
E2011-02-01C Correct Mini-blind Deterioration by Demolition & Replacement (Window SF)	E2011 Window Treatment	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	2,000 SQFT	\$36,676
E2011-04-01C Correct Vertical Blind Deterioration by Demolition & Replacement (Window or Door SF)	E2011 Window Treatment	Building Wide		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,500 SQFT	\$144,333
Total Estimated Cost for E20 Furnishings								\$425,818
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	Damage/ Wear	33,750 SQFT	\$767,864
Total Estimated Cost for F20 Selective Demolition								\$767,864
G20 Site Improvements								
G2020-01-03C Correct Bituminous Parking Lot Deterioration by Restoration & Overlayment	G2020 Parking Lots	Grounds		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	3,000 SQYD	\$50,041
G2030-02-01C Correct Concrete Sidewalk Deterioration by Demolition & Replacement	G2030 Pedestrian Paving	Grounds		Def Maint	P2 / 1-2 Yrs	Damage/ Wear	200 SQFT	\$4,738
G2040-04-16C Correct Chain Link Fence & Gates (6' High) Deterioration by Demolition & Replacement	G2040 Site Development	Building Exterior		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	50 SQFT	\$3,408

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Deferred Maintenance & Asset Renewal Report

83 Lockwood Ave

Project Name: 2021 Stamford PS Facility Condition Assessme

Building Type: Other

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System Name / Corrective Action	Subsystem Name	Location Description	Correction Notes	Project Type	Priority (Years)	Justification	Quantity UOM	Estimated Construction Cost
G2040-07-07C Correct Aluminum Fence Gate Only (6' High) Deterioration by Demolition & Replacement	G2040 Site Development	Grounds		Def Maint	P3 / 3-5 Yrs	Damage/ Wear	250 LNFT	\$85,721
Total Estimated Cost for G20 Site Improvements								\$143,909
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		Def Maint	P2 / 1-2 Yrs	Codes/ Standards	18 SQFT	\$10,259
Total Estimated Cost for H10 Space Requirements								\$10,259
Total Estimated Cost for 83 Lockwood Ave								\$31,684,727

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Estimated Construction Cost is based on 2021 R.S. Means data regionalized for Bridgeport, CT with client defined allowances and soft costs applied.





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(PREPARED BY ANOTHER CONSULTANT IN MARCH 2021)



STANDARDS & DEFINITIONS

Revised: October 12, 2021

Project Scope of Work Summary

The assessment team will evaluate select major building systems as well as site improvements required to the immediate surrounding area for building access for the purpose of identifying deferred maintenance and capital renewal needs. This scope of work includes the identification of stewardship-focused corrective actions that address significant repairs, restoration, or replacement. The following building and site-related systems or components are included:

- Building Envelope
- Roofing Systems
- Exterior Walls, Windows, Doors
- Interior Construction & Finishes
- Fixed Furnishings & Casework
- HVAC Systems & Equipment
- Science Lab & Kitchen Hoods
- Walk-in Refrigerator / Freezers
- Electrical Power / Distribution
- Lighting Systems
- Telecommunications
- Teaching Wall Technology
- Plumbing Systems
- Fire Protection / Life Safety Systems
- Elevators / Lifts / Ramps
- Hazardous Abatement (AHERA)
- Security Systems
- Exterior Building / Site Lighting
- Sidewalks / Building Perimeter
- Vehicular Access / Parking Lots
- Play Areas & Athletic Fields
- Site Mech. & Plumb. Utilities
- Modular Classrooms

Building Classification System

The UNIFORMAT classification system is one of the primary tools for insuring consistency of assessment information between buildings and projects. Listed below is the categorization by which “corrective actions” are applied to each facility by building system and sub-system per the UNIFORMAT.

- A10 – Foundations
- A20 – Basement Construction
- B10 – Superstructure
- B20 – Exterior Enclosure
- B30 - Roofing
- C10 – Interior Construction
- C20 – Stairs & Ramps
- C30 – Interior Finishes
- D10 – Conveying
- D20 – Plumbing
- D30 – HVAC
- D40 – Fire Protection
- D50 – Electrical
- E10 – Equipment
- E20 – Furnishings
- F10 – Special Construction
- F20 – Selective Demolition
- G10 – Site Preparation
- G20 – Site Improvements
- G30 – Site Civil Mech Utilities
- G40 – Site Electrical Utilities
- G90 – Other Site Construction
- H10 – Space Requirements
- Z10 – General Requirements

STANDARDS & DEFINITIONS

Revised: October 12, 2021

Prioritization Classifications

Recommended corrective actions will be assigned a priority which, in the opinion of the assessor, classifies the urgency of the required replacement or repair over a 10 year period. Note that corrective actions are applied based on owner insight, documentation, and a visual inspection to determine the perceived condition of building systems or equipment, not installation dates. With the use of StudioJAED's CT2000® data collection and reporting tool or data exported into Microsoft Excel, project data can be queried and analyzed based on the assigned priority by itself or in combination with any other qualifier.

- **Priority 1 – Immediate**
Work should be performed immediately.
Potential Life / Safety Issue.
- **Priority 2 – High**
Work should be performed within the next 1 - 2 years.
Based on existing condition & useful life.
- **Priority 3 – Medium**
Work should be performed within the next 3 - 5 years.
Based on existing condition & useful life.
- **Priority 4 – Low**
Work should be performed within the next 6 - 10 years or the recommended corrective action is an architectural or engineering industry “good practice” not required by code.

Justifications for Corrective Actions

Recommended corrective actions will be assigned a “justification” criterion that helps identify “why” or perceived driver of the action. The data can be queried by justification, which include the following:

- | | |
|--|------------------------------|
| • Accessibility | • Environmental Improvements |
| • Codes / Standards – BLDG | • Function / Functional |
| • Codes / Standards – HVAC
(Indoor Air Quality) | • Life Safety |
| • Damage / Wear | • Security |
| • Energy Conservation / Bldg Automation | • Useful Life |

Correction Type Category

Recommended corrective actions will be assigned a “correction category” criterion which identifies the “type” of expenditure required to address the recorded issue. This rating will provide another option to analyze data and assist the decision making process in the development of capital improvement plans.

STANDARDS & DEFINITIONS

Revised: October 12, 2021

- Deferred Maintenance
 - Corrective actions that address required maintenance repairs, restoration, or replacement of an existing building system or component that have not yet been expended.
 - Work that should have been performed but was delayed due to funding issues, changing priorities, access limitations, or the capacity to perform the work.
- Building Improvement
 - Corrective actions that address a non-existent or non-compliant building system or component required for general code compliance or consistent with current technology.

Unit of Measures (UOM)

All corrective actions have a pre-assigned unit of measure (UOM). Listed below are typical UOM's potentially applied in detailed project reporting:

- | | |
|----------------------------------|----------------------|
| • ACRE – Acre | • LNFT – Linear Feet |
| • BLDG SF – Building Square Feet | • LPSM – Lump sum |
| • CUFT – Cubic Feet | • RISR – Riser |
| • CUYD – Cubic Yards | • SEAT – Seat |
| • EACH – Each | • SQFT – Square Feet |
| • FLR – Floor | • SQYD – Square Yard |
| • HGHT – Height (Escalators) | • TONS – Tons |

Building Types

For report and analysis purposes, this project will include the following building types:

- K-5 Elementary School
- K-8 Elementary School
- Middle School
- High School

Cost Estimate Development

StudioJAED's CT2000® data collection and reporting tool contains a master database of recommended corrective actions and associated unit cost estimates based on a pre-assigned unit of measure. In accordance with our quality assurance practices, each estimate is developed by our Certified Professional Estimators utilizing the RSMeans "CostWorks" application. Base trade costs are typically adjusted to incorporate several other construction and soft cost factors (i.e. contractor costs, owner contingency, permits, fees, etc.) as per client preferences.

STANDARDS & DEFINITIONS

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Note that estimates are developed from a conservative perspective and are intended to support the planning process for capital improvement needs. The approved cost model defined for this project will be applied to each recommended corrective action. This provides the owner the greatest degree of flexibility to implement a single item or a grouping of items based on current circumstances. If the owner chooses to implement multiple projects at the same building and/or similar work across multiple buildings, efficiencies are likely that will result in an overall savings.

Provided below is the proposed cost model approach for this project:

Based on current 2021 RSMeans Trade Cost (Adjusted based on project location appropriate City Cost Index)			
Base Trade Cost		\$1,000.00	
Construction Delivery Cost			
CM at Risk	16.35%	\$1,163.50	
CM Fee	3.50%	\$75.72	
Construction Cost		\$1,239.22	
Soft Cost Allowance			
Design Fees	10.0%	\$86.75	
Owner's Contingency	10.0%	\$123.92	
Total Cost		\$1,449.89	39.85%

Approach above used to calculate "Estimated Construction Cost" in the detailed assessment report.

Base Trade Cost

RSMeans is the leading source of current construction cost estimating data used in the industry. StudioJAED utilizes the RSMeans database to generate a "Base Trade Cost" estimate per unique corrective action which includes allowances for materials, labor, transportation, and storage by task. All unit costs are adjusted to the appropriate city cost index to account for regional factors. Note, however, that the cost model does not account for unknown COVID-19 impacts which are evolving during the writing of this report.

Estimated Construction "Hard" Cost

The Construction Cost includes construction delivery overhead, profit, general conditions, insurance, bonds, material, and labor to perform the scope of work. Allowances for ancillary trade work required to complete the scope of work are included for a complete project. Listed below are the conditions and/or

STANDARDS & DEFINITIONS

Revised: October 12, 2021

assumptions used to develop the construction “Hard” cost estimates which by definition exclude owner soft costs such as project management, design fees, owner contingency, permit fees, etc.:

- Prevailing wage labor rates on straight time.
- No consideration of factors related to implementation (i.e. occupied, phased, etc.)
- No escalation

As a reminder for future planning efforts, escalation is *not included* in any cost model as it should be calculated and added to the “Total Cost” based on an anticipated date of construction.

Soft Cost Allowance

The cost model approach provides the ability to uniformly adjust the estimated construction cost to account for typical owner fees and allowances, as shown, as well as unique cost factors.

Estimated Total Cost

The Estimated Total Cost is the cumulative cost anticipated to complete each unique corrective action based on current regionalized trade costs, typical contractor costs, averaged owner cost allowances, and the potential consideration of unique factors that impact the cost of construction.

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