



Many of the essential building envelope and HVAC upgrades at the School were included in the 2015 Referendum. A comprehensive program of improvements replaced roofs, boilers, windows, and renovated restrooms

Our Comprehensive Facility Assessment (CFA) identified outstanding issues in nine categories:

Exterior Building-Mounted Lighting:

To improve security and safety, 50 wall-pack exterior lighting fixtures could replace and supplement existing fixtures. This is a Priority 2 rated project, recommended to be done in the next year.

Exterior Paving Curbing:

While the front sidewalks have been recently replaced, the CFA evaluated failing asphalt and concrete curbing. Parking lots and driveways should be milled and repaved. Curbing should be replaced. Downspout splash blocks should be added as required. This is a Priority 3 rated project, recommended to be done in the next two to five years.

Roofing:

The flat roofing and synthetic slate pitched roofing was largely replaced or overlaid in the Referendum project. Some shingle roofing, as well as the Gym roof, should be replaced. There are repairs and maintenance needed at gutters and soffits. These are generally Priority 3 rated projects, recommended to be done in the next two to five years.

Masonry Repairs:

The CFA noted masonry that is cracking and spalling, and joints where the sealant has failed. These are Priority 3 to 4 rated projects, recommended to be done in the next two to ten years.

Acoustic Panel Ceilings:

The acoustic ceilings are 18 to 30 years old, with an expected life span of fifteen years. The smart strategy might be to replace them when the lighting is upgraded. This is a Priority 4 rated project, recommended to be done in the next six to ten years.

Ceiling Fixtures, Other Electrical:

Numerous fixtures are still fluorescent or incandescent. For energy efficiency and improved photometrics, many school

districts are replacing these with LED fixtures. This is a Priority 4 rated project, recommended to be done in the next six to ten years.

Other Electrical projects include adding circuits to the generator, removing the abandoned generator, installing strobes in the restrooms, removing abandoned heat detectors, and installing GFI outlets in the Kitchen. These upgrades have been identified by our MPE Engineers as Priority 1 projects.

Flooring:

Much of the VCT and carpeting is now beyond its useful life, or prematurely worn. The beautiful hardwood floors in the original building should be sanded, stripped, and refinished. We consider these projects to be a Priority 3 to 4, to be undertaken in two to ten years.

Hardware:

Interior doors are not fire-rated, have no closers, lack lever handles. Restrooms lack grab bars. The boiler room does not have a knarled handle, as required by code. We consider these to be Priority 2 to 3 projects, which should be done in the next one to five years.

Plumbing, Range Hood, Attic:

The Kitchen range hood does not appear to be UL-rated. The attic above the Cafetorium needs to be ventilated. Classroom sinks/bubblers are not assessable, the abandoned hydro-pneumatic tank should be removed. Kitchen heating and drainage need to be improved. The Gym Mechanical room needs limited area fire suppression. Our MPE Engineer has determined these upgrades to generally be Priority 2 to 5, recommended to be completed in one to ten years.

Maintenance vs. Capital:

Many of the projects on the Inventory/Evaluation section could be individually accomplished as a Maintenance project. Alternatively, they can be consolidated at Capital projects.

Summary A:

The outstanding projects were identified by category in the Inventory/Evaluation, grouped by Element Code, and a summary of hard costs provided. Soft Costs (Contingencies, Fees, Permits) were added, along with an Escalation

factor, based upon how many years out the Priority projected project initiation.