

Facility Study and Master Plan

Skinner Road School

90 Skinner Rd, Vernon, CT 06066



SUMMER 2023



DRAFT

Table of Contents

Section 1 : Introduction	5
Introduction	7
Building Location Plan	8
Section 2 : Executive Summary	9
Building Information	11
Building Overview- Photographs	12
Section 3 : Architectural & Structural Survey	27
Architectural Existing Conditions	29
Structural Existing Conditions	35
Architectural & Structural Survey Photographs	36
Architectural & Structural Photograph Key Plans	55
Architectural & Structural Recommendations	65
Section 4 : Mechanical, Electrical, Plumbing & Fire Protection Survey	67
M/E/P/FP Existing Conditions	69
M/E/P/FP Survey Photographs	79
M/E/P/FP Recommendations	91
Section 5 : Code Survey	95
IBC Code Survey	97
NFPA Code Survey	99
Code Survey Recommendations	102
Section 6 : ADA Compliance Survey	103
ADA Compliance Survey Introduction	105
ADA Survey Failures	106
ADA Survey Photographs	119
ADA Survey Photograph Key Plans	130
ADA Survey Recommendations	139
Section 7 : Site Survey	141
Existing Site Conditions	143
Site Survey Photographs	146
Site Photograph Key Plan	151
Site Recommendations	155
Section 8 : Opinion of Probable Costs	157
Section 9 : Appendix	161
Roof Survey Report- Garland	164
AHERA Six Month Periodic Surveillance	187

DRAFT

Section 1 : Introduction

DRAFT

1

DRAFT

Introduction

Background

Friar Architecture Inc. was engaged by Vernon Public Schools to prepare a facilities study for several district maintained buildings in Vernon Connecticut. The buildings included in the study are:

- Rockville High School
- Vernon Center Middle School
- Center Road School
- Lake Street School
- Maple Street School
- Northeast School
- **Skinner Road School**
- Vernon Public Schools Central Administration Building
- Next Step Building
- Maintenance Building, 166 Union Street

Purpose of this Study

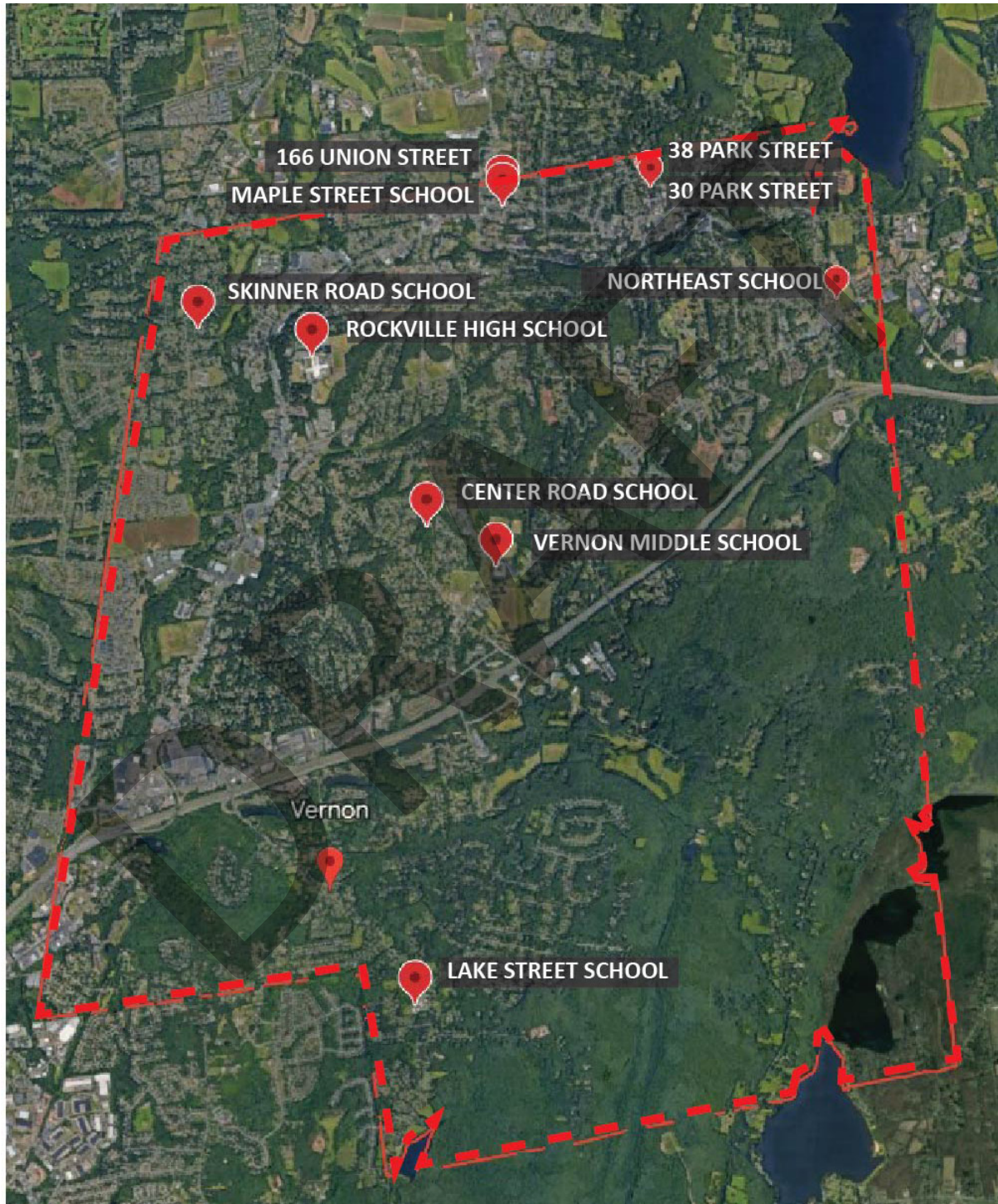
The purpose of this study is to provide the client with an understanding of the current challenges and in the near future, a comprehensive view of the range of possible options with cost implications, and a means to reach consensus on the best possible solution to those challenges.

The intent of the facility study process is:

- To offer a transparent process to move the community toward consensus
- To present information clearly to decision makers
- To present the final recommendations as foundation for future actions

Building Location Plan

A plan of the area is provided below, identifying the location of each building evaluated under this Existing Conditions Survey.



Map Data: Google Earth

Section 2 : Executive Summary

DRAFT

2

DRAFT

Building Information

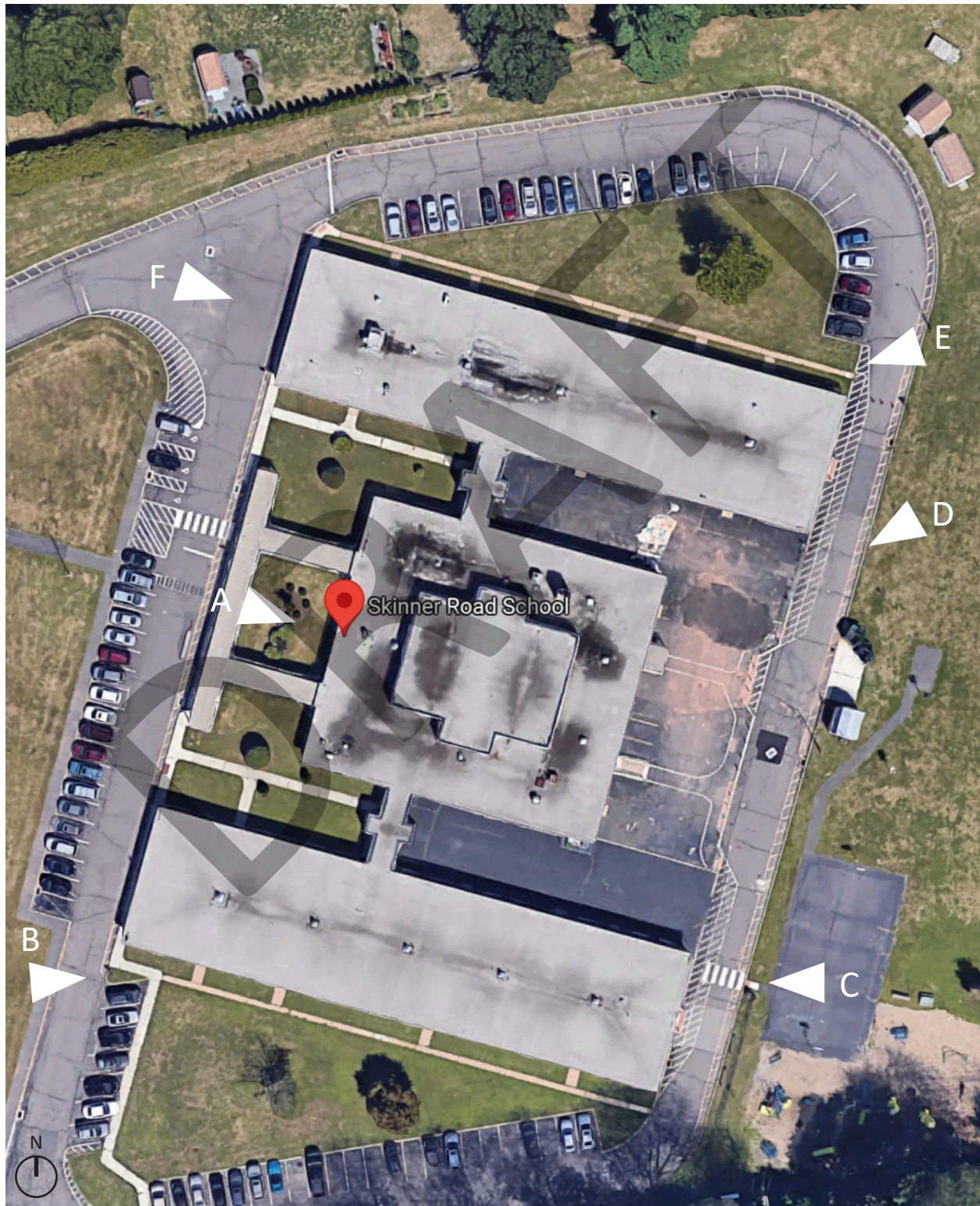
This section contains the executive summary, which provides an overview of the building and summarizes the survey results. Graphs are included to represent current conditions of the building's components and conformity with IBC, NFPA and ADA requirements. Photographs of various elevations of the building are provided for reference. This section also provides a summary of the opinion of probable costs, presenting a graphic comparison of the work required to address the deficiencies uncovered during the survey versus the cost of replacing the structure. At the end of Section 2, a chart provides an overview of the required work addressed by the building survey and potential replacement costs.

Skinner Road School

Stories	1
Area	45,350 sf
Address	90 Skinner Rd, Vernon, CT 06066
Original Construction	1963
Addition(s) / Renovations	2007 Alterations
Grades	Pre-K to Grade 5
Condition	Fair to Good
Description	Masonry school building.

Building Overview - Photographs

The following is a selection of photographs showing the main exterior elevations of the building. These photographs are keyed by letter on the site plan below. The elevation marks show the location and direction from which the photographs were taken.



Building Overview - Photographs



West Elevation - A



South Elevation - B

Building Overview - Photographs



Southeast Elevation - C



East Elevation - D

Building Overview - Photographs



Northeast Elevation - E



West Elevation - F

Architectural Survey

The exterior skin of Skinner Road School is brick, which is in good condition. The roof is a gravel surface modified bitumen. See Appendix for roof report.

Typical windows are vinyl with tempered insulated glazing. The sealants at the windows are in fair condition. The exterior doors are hollow metal and aluminum. The exterior sealants of the doors are in fair to good condition.

The building does not have any exterior stairs but has one exterior ramp that is in fair to good condition.

The building interior is in good condition overall.

The work recommended to address architectural conditions includes:

- Exterior Windows:
 - Replace broken open/closing devices
 - Provide new sealant at window frames
 - Replace loose gasketing
 - Replace damaged glazing
- Exterior Doors:
 - Refinish or replace doors where the paint is cracking and peeling
 - Provide new sealant at door frames
 - Replace or refinish wood frames
 - Replace wood at door headers
- Repair cracks and refinish concrete at exterior ramp
- Provide fencing at exposed mechanical equipment
- Provide sealant between cementitious and brick facades
- Redirect pipes that are leaking water directly onto the masonry facades
- Replace damaged or broken interior signage
- Replace stained, damaged or peeling VCT flooring. Further investigation into the moisture content of the slab should be performed prior to replacing the flooring.
- Replace transition strip between Gymnasium and Cafeteria to avoid tripping hazard
- Repaint Gymnasium striping
- Provide thorough cleaning of all wall and floor tile and associated grout. Replace missing or damaged tiles.
- Replace or refinish the interior wood doors, frames, and window systems.
- Walls can use a coat of fresh paint in a few areas.

Structural Survey

The building is typically constructed of a timber frame and masonry enclosure. Interior walls appear to be a mix of wood and metal stud framing. The foundation appears to consist of a concrete slab and concrete footings.

The work recommended to address structural conditions includes:

- Repair concrete cracks at bus canopy
- Repoint brick in areas of deterioration

Mechanical Survey

The mechanical system is comprised of boilers for heating. Classroom ventilation is provided by Make-Up Air Units located on the roof above. The Gymnasium and Cafeteria are served by heating and ventilation units. Media center is served by a roof top unit. Administration area is served by split fan coil air handling unit.

The work recommended to address mechanical systems conditions includes:

- **Heating System:** The existing building is served from cast iron mid-efficiency hot water boilers. The boilers are 14 years old. Boilers are not near their end of life however we recommend replacing the existing boilers with high efficiency condensing boilers for increased energy savings.
- **Ventilation:** Classroom make-up air units are nearing their end of useful life and do not include energy recovery. Recommend an energy efficient, code compliant ventilation system that meets present day ASHRAE and building code requirements including energy recovery to maximize ventilation and energy efficiency.
- **Exhaust:** Upblast and down blast exhaust fans require no changes at this time.
- **Controls:** Recommend replacement of all pneumatic controls with updated digital controls integrated to centralized building management system.
- **Gymnasium/Cafeteria air handling units** are past their useful life and should be replaced. Recommend replacement with single zone variable air volume heating, cooling and ventilation roof top unit with outside air.
- **Library roof top unit** is nearing its end of useful life. Recommend replacement with single zone variable air volume heating, cooling and ventilation roof top unit with outside air.
- **Admin Office Area unit** is past its useful life and does not provide ventilation. Recommend replacement with multi zone heating variable air volume cooling and ventilation roof top unit with outside air.
- **Conference Room and Psych Office Area unit** is past its useful life and does not provide ventilation. Recommend replacement with multi zone heating variable air volume cooling and ventilation roof top unit with outside air.

Electrical Survey

The buildings utility primary runs underground from the pole to a utility company transformer located in a vault above grade next to the Main Electrical Room. Secondary feeders run from the utility transformer to the Main Distribution Switchboard in the Main Electrical Room, at the northeast corner of building Area 2.

The work recommended to address electrical system conditions includes:

- Switchboard is original to the building and past its serviceable lifespan. Immediate replacement is recommended.
- Older branch panelboards are original to the building and in need of immediate replacement. Branch panelboards that were installed as part of more recent renovations and / or upgrades, should provide service for another 15-20 years before replacement is necessary
- There is no evidence of a lightning protection system for the building. Recommend installing a lightning protection system in the immediate future, to safeguard people and property from fire risk and related hazards associated with lightning exposure.

Plumbing Survey

The plumbing system consists of floor mounted water closets with manual flush valves as well as a mix of multi-bay sinks with sensor type faucets and wall hung sinks with manual type faucets in the toilet rooms. Additionally, the water for the building is heated by a gas fired water heater. There is no irrigation system for this building.

18 Executive Summary

The work recommended to address plumbing systems conditions includes:

- Domestic water service and piping is nearing the end of its useful life and we recommend it be replaced in its entirety.
- Domestic Water heater is nearing the end of its useful life and we recommend it be replaced with a high-efficiency gas-fired water heater.
- Sanitary system (above and below grade) is nearing the end of its useful life and we recommend it be replaced in its entirety.
- Natural Gas service and system is nearing the end of its useful life and we recommend it be replaced in its entirety.
- Sanitary system (above and below grade) is nearing the end of its useful life and we recommend it be replaced in its entirety.
- Storm water system (above and below grade) is nearing the end of its useful life and we recommend it be replaced in its entirety.

Fire Protection Survey

The fire protection system is comprised of a 4" service that originates in the boiler room. This system has both a wet and a dry fire protection system. This building's fire protection system does not include any fire or booster pumps to help push water throughout the system.

The work recommended to address the fire protection system conditions includes:

- Fire service and associated piping is nearing the end of its useful life and we recommend it be replaced in its entirety.

Lighting Survey

Interior lighting is comprised of fluorescent fixtures retrofitted with LED lamps which are in fair condition. A combination of HID wall packs and LED floods light the building exterior. Pole mounted HID cobra head style luminaires light roadways and parking areas.

The work recommended to address lighting system conditions includes:

- Lighting systems are old technology fluorescents retrofitted with LED lamps and drivers with wall toggle switches and occupancy sensor controls. As capital funding becomes available, recommend replacing existing lighting and control systems throughout the building with new technology LED fixtures, along with new low voltage controls, for improved efficiency and to comply with current energy code requirements.

Fire Alarm Survey

The building is equipped with an addressable fire alarm system control panel with voice evacuation. Separate voice control panels allow annunciation over the building's speaker/horn-strobe devices.

No improvements or repairs for the fire alarm are required at this time. Average life expectancy for fire alarm systems is 15 years. System equipment should be updated or replaced in the next 5-7 years to ensure system reliability.

Telecommunications Survey

The telecommunications system is comprised of a telephone systems equipment backboard and the main data systems rack. Data communications consists of a fiber backbone and a combination of wired outlets and wireless access points located throughout the facility. General telephone utilization for the building is VoIP.

No improvements or repairs for the telecommunication system are required at this time. Upgrades to these systems (i.e. backbone cabling, workstation outlets, etc.) should be anticipated to accommodate new program requirements as they occur

Security System Survey

The security system is comprised of an access control system made up of card readers located at the main points of entry and at some interior doors. Surveillance cameras are located at various points around the interior and exterior of the building. An intercom system allows communication between the main entry vestibule and Administration desk.

The work recommended to address security system conditions includes:

- Recommend a review of all access controlled doors and end-user operations be performed in the next 1-2 years, or as program needs dictate.
- Recommend a full system assessment be performed to verify all devices are connected and tested for proper operation in the next 1-2 years, or as program needs dictate.
- Recommend additional high definition cameras be added inside the school and any remaining analog cameras replaced with new HD units in the next 1-2 years, or as improvements in technology dictate.
- Recommend installation and implementation of an intrusion detection or silent alarm system within the next year.

Low Voltage Survey

The low voltage system is comprised of program bells for class scheduling, controlled via a programmable timer. Combination analogue clock/speakers are installed in classrooms. This system also functions for public address announcements.

No improvements or repairs for the low voltage systems are required at this time. Improvement and / or replacement of these systems is recommended in the next 7-10 years, or as program needs dictate.

International Building Code Survey

Skinner Road School was evaluated for compliance with the 2022 Connecticut State Building Code, including the 2021 IBC with Connecticut Supplements and Amendments, for Use Group E (Education). This report does not address alterations to the existing building, because the scope of an alteration project has not been defined. In this case, a change of use would be very unlikely.

The work recommended to address IBC code violations includes:

- Provide closers on all classroom doors.
- Modify ramp at exits of classroom wings to provide adequate landings at the bottom of the ramp.
- Modify exit doors at connecting corridors 1350 and 1141 to provide required clear space for accessible exits.

NFPA Code Survey

A review of Skinner Road School's compliance with the NFPA Life Safety Code 2015 was made. The Life Safety Code is a retroactive code for existing buildings and review of applicable systems is required. This building will require updates.

The work recommended to address NFPA code violations includes:

- Modify exit signage so that egress paths do not cross from corridors into classrooms.

ADA Compliance Survey

Skinner Road School was also evaluated based on the Americans with Disabilities Act (ADA), Title II, for public building accessibility. ADA is an act of Congress mandating certain standards for accessibility that are enforceable through the civil courts. Skinner Road School fails to meet some of these requirements, evident in the "ADA Compliance Survey".

The building was evaluated based on a review of existing documentation, field verification of existing space usage and discussions with building staff to confirm existing space allocation and usage.

The work recommended to address ADA compliance issues includes providing:

- Unless every entrance is classified as accessible, signage at the exterior of the main entrance should indicate the accessible entrance. Currently signage only exists once you enter the vestibule.
- Modify existing doors along all accessible routes to provide 32" clear space min.
- Modify existing door closers to extend the amount of time doors will stay open. Currently many doors in the facility close very quickly and do not meet the requirement of 5 seconds to transition from completely open to completely closed.
- Modify existing door hardware that requires tight gripping to operate, specifically knob based hardware that is located at remote door locations.
- Modify casework and/or doors to provide required clear space for opening doors. Specifically many of the marked accessible exits from classrooms do not meet these requirements.
- Build out wing walls at drinking fountains in corridors that are considered protruding objects.
- Replace bathroom accessories to locations where operable components are located below 48" high.
- Replace telephones to locations where operable components are located below 48" high.
- Replace exit doors that block egress path with their swing.
- Provide vertical grab bars in all accessible bathrooms and accessible stalls.
- Ensure signage with braille characters have 18" clear distance in front of the signage. Can require moving of signage or removal of existing casework.
- Provide slip resistant material at all interior ramps.
- Provide a 36" wide clear counter space in library for accessible checkout. Provide a 30"x40" clear space in front of this counter space.

Site Survey

The site at Skinner Road School was evaluated. Traffic flow at this facility is good. Available parking accommodates 117 vehicles, with 4 handicap accessible spaces available. The walkways are in fair to good condition. The playing fields consist of a baseball field, soccer fields and a basketball court. Playground areas include a playscape for younger Pre-K children and a separate playscape for older children.

The work recommended to address site conditions includes:

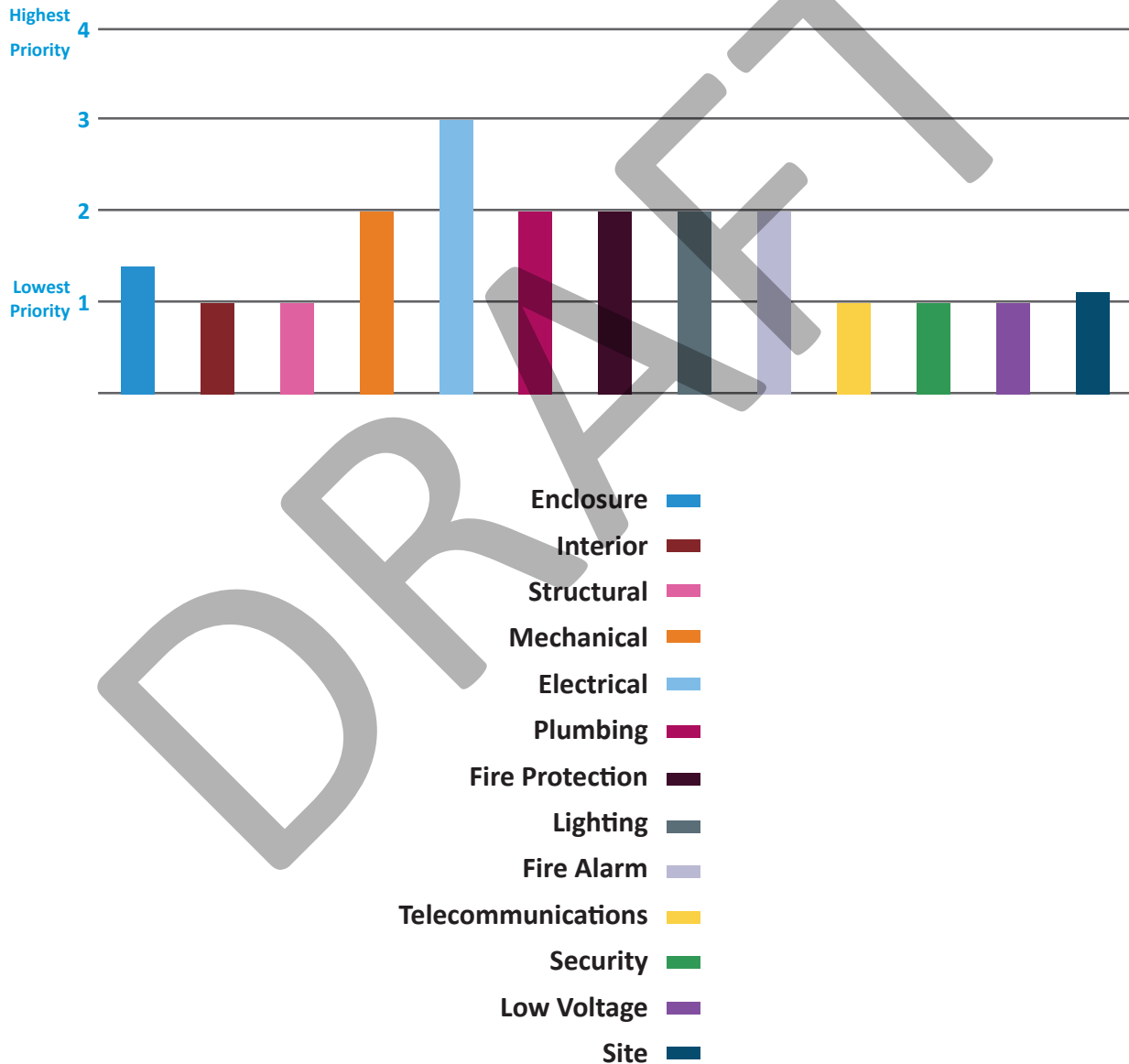
- Remove and replace all damaged tactile warning pads. Remove and replace concrete around these pads to create a smooth surface.
- Provide signage at service entrance for clarity.
- Replace faded signage.
- Replace deteriorating and cracked walkways to create smooth surface.

DRAFT

Survey Results

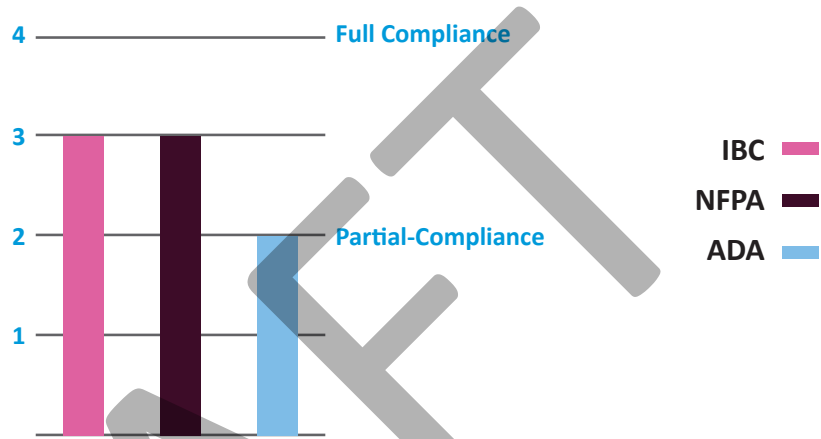
Each of the elements that were reviewed under this assessment was ranked on a scale of 1-4, with a 4 rating equating to the highest priority. Components that received a ranking of 3 should be considered to be moderate priorities, while rankings of 2 and 1 are considered to be low priorities. The following chart graphically presents the survey results (reference Section 4 for a detailed description for each category).

Prioritization of Required Work



The graph below represents the building’s overall conformity with IBC, NFPA and ADA requirements. Compliance was rated on a scale of 1-4, with a 4 rating equating to full compliance. A rating of 2 or under indicates that the building requires moderate to substantial code compliance updates in order to protect the safety of the building’s occupants.

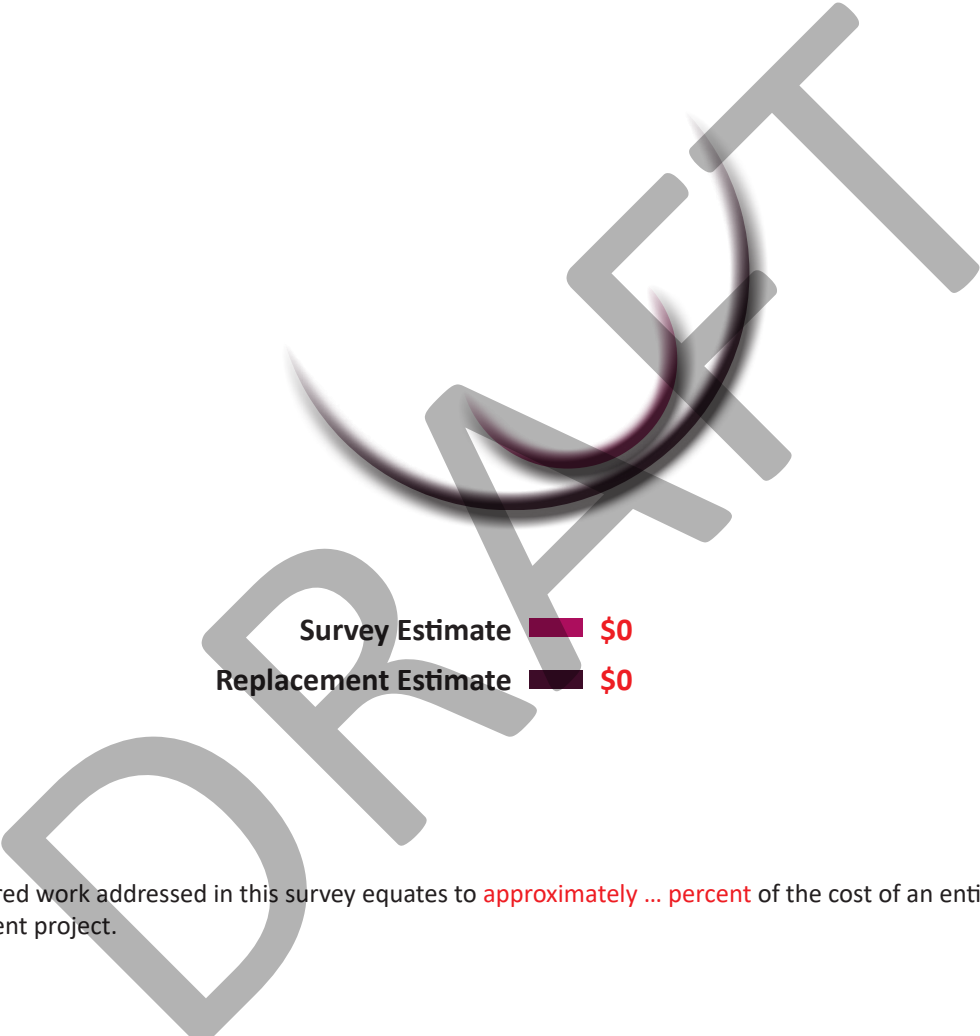
Code Compliance Evaluation



Summary of Recommendations

Opinion of Probable Costs	The estimate of probable costs included in Section 8 of this report is designed as a planning tool for Vernon Public Schools. Estimates do not account for a possible change of use.
Required Work	<p>The estimates reflect bringing the building, in its present configuration, into compliance with current applicable codes and addressing the needs of the various building components (architectural, structural, mechanical / electrical / plumbing / fire protection and site). The projected renovations for these components would upgrade the building to a ... condition.</p> <p>Projected costs are based on 2020 dollars and include no soft costs or contingencies. Based on analysis, over the next 10 years, the required work at this building will cost approximately \$... At xxx square feet, renovations at this building equate to approximately \$... per square foot. This cost-per-square-foot figure falls / does not fall within industry standards for renovations / upgrades of this nature.</p>
Replacement Cost	A similarly constructed building would cost \$... per square foot. Using this figure, the replacement cost for this building is approximately \$..., which follows state standards for structures of this type. The \$... per square foot replacement cost was obtained from R.S. Means Construction Cost Data and current local market conditions for buildings of this type. The estimate includes hard construction costs, demolition costs, construction contingencies, design costs, and other “soft costs”.
State Reimbursement	The municipality’s reimbursement from the State of Connecticut Department of Education for eligible items is xxxx. This would adjust the community’s portion of the renovation costs from \$xxxx to \$xxxx, before taking enrollment and other potential ineligible items into account.

The chart below indicates the estimated value of the required work addressed by the building survey alongside the potential replacement cost. The replacement cost is provided as a guideline for comparative purposes and is based on replacing the building as is, i.e. size and use. Information considered includes the type of structure, year built and existing area for the building.



Survey Estimate  \$0

Replacement Estimate  \$0

The required work addressed in this survey equates to **approximately ... percent** of the cost of an entire building replacement project.

DRAFT

Section 3 : Architectural & Structural Survey

DRAFT

3

DRAFT

Architectural Existing Conditions

This section provides a listing of existing conditions of the various architectural and structural components of the building, followed by summary descriptions. A space utilization plan is provided to identify the current locations / number of spaces available and adjacencies. Photographs of existing conditions are included for clarification purposes, identifying areas that require attention. The floor plans indicate the building layout and are keyed to photograph locations. Recommendations for improvements to the various components are discussed to provide Vernon Public Schools with an overview of the required work.

Skinner Road School

Plan Drawings	2007 Alterations
Photos	2023 Survey
Date Built	1963
Architect	William Mileto
Date(s) Additions / Renovations	2007 Alterations
Construction	III-B
Type of Occupancy	Education
Number of Stories	1
Gross Square Feet*	45,350 sf

* Gross Square Footage defined as: The sum of all areas on all floors of a building included within the outside faces of its exterior walls, including all vertical penetration areas, for circulation and shaft areas that connect one floor to another.

Condition Codes	
Excellent	16-20 years useful life
Good	Good at present (11-15 years)
Fair	Minor / cosmetic repairs needed to maintain condition (6-10 years)
Poor	Immediate repairs needed to prevent deterioration (0-5 years)

Architectural Conditions - Enclosure

Exterior Skin	Material	Condition
Primary Surface	Brick	Good
Secondary Surface	Cementitious	Good
Insulation	Unknown	Assumed Good
Features	Bus Canopy	Good
Windows		
Lintel	Assumed Steel	Assumed Good
Jamb	Cementitious / Brick	Good
Sill	Masonry	Good
Frame	Vinyl	Good
Glazing	Tempered, Insulated, Frosted	Good
Sealant	Yes	Fair
Operable	Yes	Good
Exiting	Yes (Some)	N/A
Doors		
Lintel	Steel / Wood	Good / Fair
Jamb	Masonry	Good
Sill	Concrete with metal threshold	Good
Frame	Hollow Metal / Wood Aluminum	Fair to Good Good
Door	Hollow Metal Aluminum	Fair to Good Good
Glazing	Tempered	Good
Flashing	Unknown	Assumed Good
Sealant	Yes	Fair to Good
Hardware	Stainless Steel (Types vary)	Good

Architectural Conditions - Enclosure (continued)

Exit Ramp	Material	Condition
Ramp	Concrete	Fair
Handrail	Metal	Good

Skinner Road School has a brick and cementitious exterior facades that are overall in good condition. A few areas of the cementitious facade have been damaged over time. Sealant between the cementitious facade and brick is deteriorating and should be replaced. There are areas where pipes are dripping directly onto the brick facade. These should be rerouted to prevent further damage.

Most of the exterior doors have a wood frame around the opening. The paint is peeling from these frames. Many of the doors have a paint finish that is cracking and falling away. These doors should be replaced or refinished to prevent further deterioration. Sealant at doors is crumbling in some locations. Some doors have a piece of wood below the steel lintel that is pulling away and deteriorating. The hardware at doors varied from lever handles to pull handles.

The exterior windows are in good condition overall. The sealant needs to be replaced in many locations and a few of the operating parts appeared to be broken. Gasketing at some windows needs to be repaired or replaced to avoid water infiltration.

The exterior ramp at the east side of the building needs to be repaired and refinished to create a smooth condition. The metal rails should be sanded and repainted to prolong life.

The bus canopy at the main entrance consists of wood posts sitting on concrete with a metal roof. There is some cracking in the concrete that should be repaired.

Architectural Conditions - Interior

Corridors	Material	Condition
Walls	Gypsum / Wall Tile	Fair to Good
Doors & Frames	Wood, hollow metal frame, wood frames	Good
Door Hardware	Stainless Steel, type varies	Good
Flooring	12x12 Vinyl Composition Tile (VCT)	Fair to Good
Ceilings	2x4 ACT	Good
Offices		
Walls	Gypsum / Plaster	Good
Doors & Frames	Hollow Metal / Wood	Good
Door Hardware	Lever	Good
Flooring	VCT / Carpet	Good
Ceilings	2x4 ACT	Good
Toilet Rooms		
Walls	Tile	Fair to Good
Doors & Frames	Wood, hollow metal frame	Good
Door Hardware	Stainless Steel Lever	Good
Flooring	Tile	Fair to Good
Ceilings	2x4 ACT	Good
Classrooms		
Walls	CMU / Plaster / Gypsum	Good
Doors & Frames	Wood, hollow metal frame	Good
Door Hardware	Stainless Steel	Good
Flooring	VCT	Fair to Good
Ceilings	Painted Insulation / Exposed wood beams	Good
Art Classroom(s)		
Walls	CMU / Plaster / Gypsum	Good
Doors & Frames	Wood, hollow metal frame	Good
Door Hardware	Stainless Steel	Good
Flooring	VCT	Fair to Good
Ceilings	Painted Insulation / Exposed wood beams	Good

Music Classroom(s)		
Walls	CMU / Plaster / Gypsum	Good
Doors & Frames	Wood, hollow metal frame	Good
Door Hardware	Stainless Steel	Good
Flooring	VCT	Fair to Good
Ceilings	Painted Insulation / Exposed wood beams	Good
Cafeteria		
Walls	Gypsum / Tile / Folding Partition	Fair to Good
Doors & Frames	Wood, hollow metal frame, wood frame at windows / Folding partition	Good
Door Hardware	Stainless Steel	Good
Flooring	VCT	Fair
Ceilings	2x4 ACT	Good
Kitchen		
Walls	Tile	Fair to Good
Doors & Frames	Wood, hollow metal frame	Good
Door Hardware	Stainless Steel, type varies	Good
Flooring	Quarry Tile	Good
Ceilings	2x4 ACT	Good
Gymnasium		
Walls	CMU / Tile / Wall Pads	Fair to Good
Doors & Frames	Wood, hollow metal frame / Folding partition	Good
Door Hardware	Stainless Steel, push bar	Good
Flooring	Rubber Athletic sheet good	Good
Ceilings	Acoustical Metal Decking (Assumed)	Good
Media Center / Library		
Walls	Gypsum / CMU	Good to Excellent
Doors & Frames	Wood, hollow metal frame	Good to Excellent
Door Hardware	Stainless Steel	Good to Excellent
Flooring	Carpet	Good
Ceilings	2x4 ACT	Good to Excellent

Architectural Conditions - Interior (continued...)

The interior of the building is in good condition.

Walls are typically gypsum board or tile. The wall/floor tile show discoloration and chipping in several areas. Wood trim on wall base in fair condition. There are a few areas where the wall base is missing completely and the base of the gypsum wall is damaged.

Flooring in the school is in fair to good condition overall. Many areas of VCT flooring is stained, bubbling, and cracking. Further investigation into the moisture content of the slab should be performed. The transition strip between the Gymnasium flooring and Cafeteria flooring needs to be replaced as it is pulling away and causing a tripping hazard. There is a folding partition between the Cafeteria and Gymnasium. The partition has some gouges and areas of missing finish, but is overall in good condition. The Gymnasium striping is faded and needs to be redone.

Ceilings in the building consists mainly of acoustical ceiling tiles (ACT) and what appears to be painted insulation panels. Ceilings were in good condition overall. The original timber framing is visible in several locations and appears to be in good condition.

The exterior windows have wood frames on the inside and are showing their age but overall appear to be in good condition. The frames for interior window systems are in need of refinishing (ie Teacher's Lounge).

Interior doors are typically wood with hollow metal or wood frames. There are also many areas where wood trim is in the regular path of egress and therefore has been damaged and the finish is faded. These areas should be refinished or replaced with a more durable product.

Structural Existing Conditions

The following is a data summary of the structural conditions that were observed and noted during the survey. This information was gathered by a field survey, reviewing the existing drawings and discussions with various building personnel.

The following codes are used throughout this report to identify the condition of various elements.

Condition Codes	
Excellent	16-20 years useful life
Good	Good at present (11-15 years)
Fair	Minor / cosmetic repairs needed to maintain condition (6-10 years)
Poor	Immediate repairs needed to prevent deterioration (0-5 years)

Structural Conditions - Exterior Condition

	Material	Condition
Enclosure	Masonry	Good
Foundation	Concrete	Assumed Good
Footings	Unknown (Assumed Concrete)	Assumed Good
Deck	Unknown	Assumed Good
Exterior Frame	Timber	Good
Other	N/A	N/A

Structural Conditions - Interior Condition

	Material	Condition
Framing	Timber	Good
Walls	Metal and Wood Stud, CMU	Good
Ground Floor Slab	Concrete	Good
Flooring System (other levels)	N/A	N/A
Stairs	N/A	N/A

The structural components of Skinner Road School were evaluated.

In general, the building appears to be in good condition structurally. Although observations could not be made of many structural elements without demolition, no dangerous conditions were observed.

Architectural & Structural Survey Photographs



1. Location:

West Elevation

Description:

Joint deteriorating



2. Location:

North Elevation

Description:

Wood door frame paint peeling and rust forming at nails - Typical condition throughout the building



3. Location:

West Elevation - Connector

Description:

Damaged brick sill

Architectural & Structural Survey Photographs



4. Location:

West Elevation - Connector

Description:

Sealant missing and cracking between masonry and door frame.



5. Location:

West Elevation - Connector

Description:

Cracking between cementitious facade and window frame.



6. Location:

Bus Canopy

Description:

Crack in concrete near column - occurs in several locations.

Architectural & Structural Survey Photographs

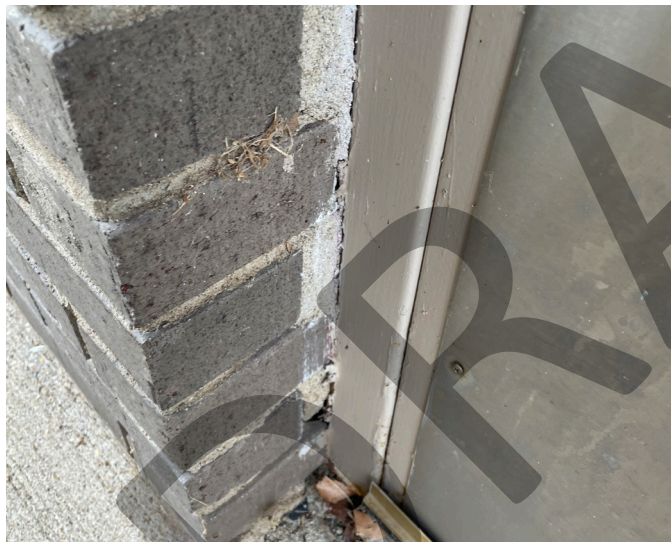


7. Location:

West Entry Vestibule

Description:

Missing brick in upper corner.



8. Location:

West Elevation Entry

Description:

Deterioration of brick and caulking.



9. Location:

South Elevation

Description:

Water is dripping from pipe above causing discoloration of brick and slowly deteriorating mortar.

Architectural & Structural Survey Photographs



10. Location:

South Elevation

Description:

Wood door frame paint peeling and rust forming at nails - Typical condition throughout the building. Paint on door is cracking and beginning to peel away.



11. Location:

West Elevation

Description:

Sealant between cementitious facade and brick facade is almost completely gone.



12. Location:

North Elevation

Description:

Damaged cementitious facade

Architectural & Structural Survey Photographs



13. Location:

East Elevation

Description:

Damaged cementitious facade.



14. Location:

East Elevation

Description:

Sealant between cementitious facade and brick facade is cracking and pulling away.



15. Location:

East Elevation

Description:

Steel lintel is rusting. Below the lintel is a piece of wood - the paint is almost completely gone, there are exposed nails projecting from the face and areas of rot are beginning to form.

Architectural & Structural Survey Photographs



16. Location:

East Elevation

Description:

Paint on door is cracking and beginning to peel away - Typical condition throughout building.



17. Location:

North Elevation

Description:

Window closer/opener is broken



18. Location:

North Elevation

Description:

A proper enclosure is required around this pipe. The current situation has created a home for collection of debris and potentially water infiltration.

Architectural & Structural Survey Photographs



19. Location:

East Elevation

Description:

Concrete sill finish is falling off. The door and frame are rusted.



20. Location:

East Elevation

Description:

Canopy over entrance is composed of wood. The finish needs to be scraped and repainted.



21. Location:

East Elevation

Description:

The door frame needs to be refinished. The joint between the frame and soffit needs sealant.

Architectural & Structural Survey Photographs



22. Location:

East Elevation

Description:

Gasketing broken at window seal



23. Location:

East Elevation

Description:

Concrete ramp is needs to be redone - cracking, uneven surface and vegetation are potential hazards.



24. Location:

East Elevation - Connector

Description:

Brick goes almost completely to grade.

Architectural & Structural Survey Photographs



25. Location:

East Elevation

Description:

Damage to the edge of concrete foundation and brick.



26. Location:

East Elevation

Description:

Steel lintel visible with steel covering, possibly wood, below.



27. Location:

South Elevation

Description:

Exterior of window frames are vinyl while interior are wood. This window shows water damage at the edge.

Architectural & Structural Survey Photographs



28. Location:

South Elevation

Description:

Another example where sealant is needed between the cementitious facade and window frame.

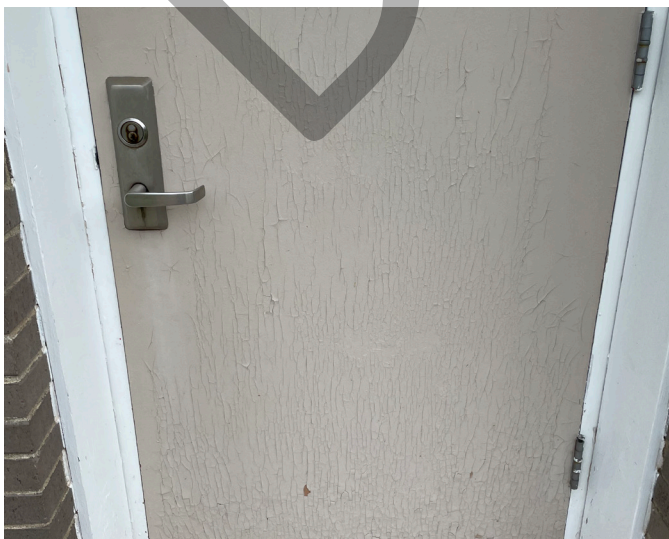


29. Location:

South Elevation

Description:

Another example of gasketing broken at window seal



30. Location:

South Elevation

Description:

Paint on door is cracking and beginning to peel away - Typical condition throughout building.

Architectural & Structural Survey Photographs



31. Location:

South Elevation

Description:

Unit easily accessible by students. Water dripping from pipe onto brick facade



32. Location:

South Elevation

Description:

Damaged glazing in window

Architectural & Structural Survey Photographs



33. Location:

Corridor Area 1

Description:

VCT is bubbling and cracking at corners.
Indication of potential water damage.



34. Location:

Corridor Area 1

Description:

VCT is stained and finish is worn away.
Tile should be replaced.



35. Location:

Corridor Area 1

Description:

Broken acrylic sign holder. Needs to be replaced.

Architectural & Structural Survey Photographs



36. Location:

Corridor Area 1

Description:

Wood sill/trim needs to be touched up with paint and cleaned.



37. Location:

Connector between Area 1 and Area 2

Description:

Wood window frames are faded and gouged in areas. They could be refinished.



38. Location:

Conference Room in Area 2

Description:

Damage to gypsum wall. Repair is needed.

Architectural & Structural Survey Photographs



39. Location:

Corridor Area 2

Description:

Wall tiles missing and stained. Wood trim and corner is damaged and needs to be repaired.



40. Location:

Vestibule Area 2

Description:

Finish on door is fading



41. Location:

Vestibule Area 2

Description:

Water damage seen on tile adjacent to ceiling grid.

Architectural & Structural Survey Photographs



42. Location:

Gymnasium / Cafeteria

Description:

Transition strip is ripped up between the Gym and the Cafeteria.



43. Location:

Gymnasium / Cafeteria

Description:

Hole in folding partition needs repair.



44. Location:

Gymnasium

Description:

Wood trim is chipped and needs to be repainted/refinished.

Architectural & Structural Survey Photographs



45. Location:

Gymnasium

Description:

Stripping is fading and needs to be touched up.



46. Location:

Gymnasium

Description:

CMU cracking and needs repair.



47. Location:

Gymnasium / Cafeteria

Description:

Transition is ripped up and VCT is crumbling.

Architectural & Structural Survey Photographs



48. Location:

Cafeteria

Description:

Water damage on ceiling tiles adjacent to windows.



49. Location:

Cafeteria

Description:

Flooring is popping up which is an indication there may be high levels of moisture in the existing slab.



50. Location:

Cafeteria

Description:

VCT is damaged and stained.

Architectural & Structural Survey Photographs



51. Location:

Nurse's Office

Description:

VCT is stained and cracking



52. Location:

Toilet Room

Description:

Tile finish is faded and cracked.



53. Location:

Teacher's Lounge

Description:

Damaged wood frame at interior window/door system. Wood frame has general wear and tear which is a typical condition throughout the building.

Architectural & Structural Survey Photographs



54. Location:

Toilet Room

Description:

Damaged wall tile.



55. Location:

Corridor - South Wing

Description:

Missing wall base and base of gypsum wall damaged.



56. Location:

Corridor/Vestibule - South Wing

Description:

Paint touch up needed on base trim.

Architectural & Structural Photograph Key Plans

The following plan shows the actual building plan as verified during field surveys. Photographs from the previous pages are keyed into the building plans with numbered arrows at the approximate photograph site and direction from which the photographs were taken.

DRAFT

DRAFT

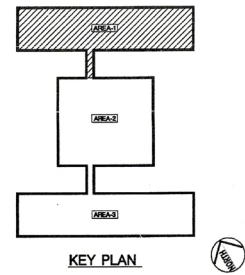
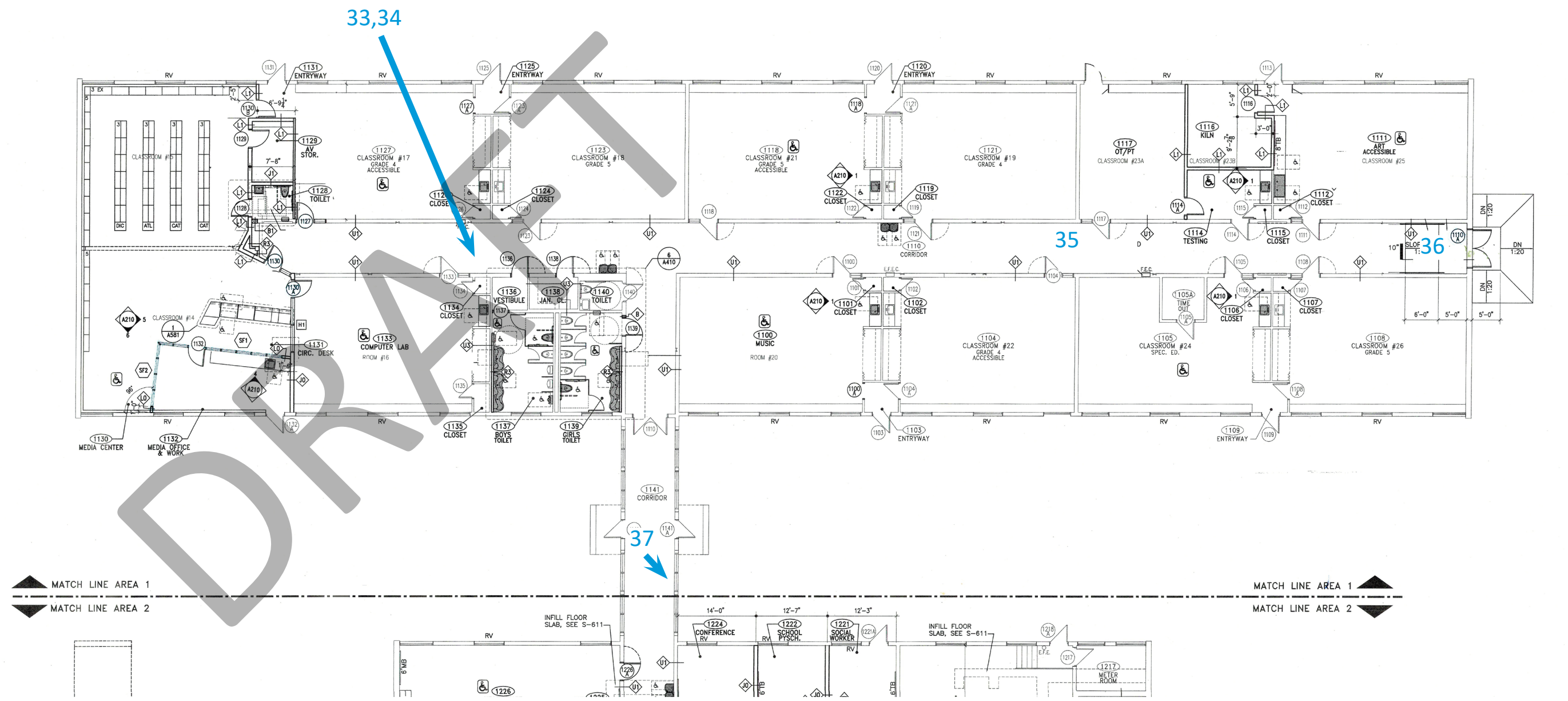


DRAFT



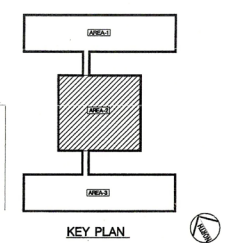
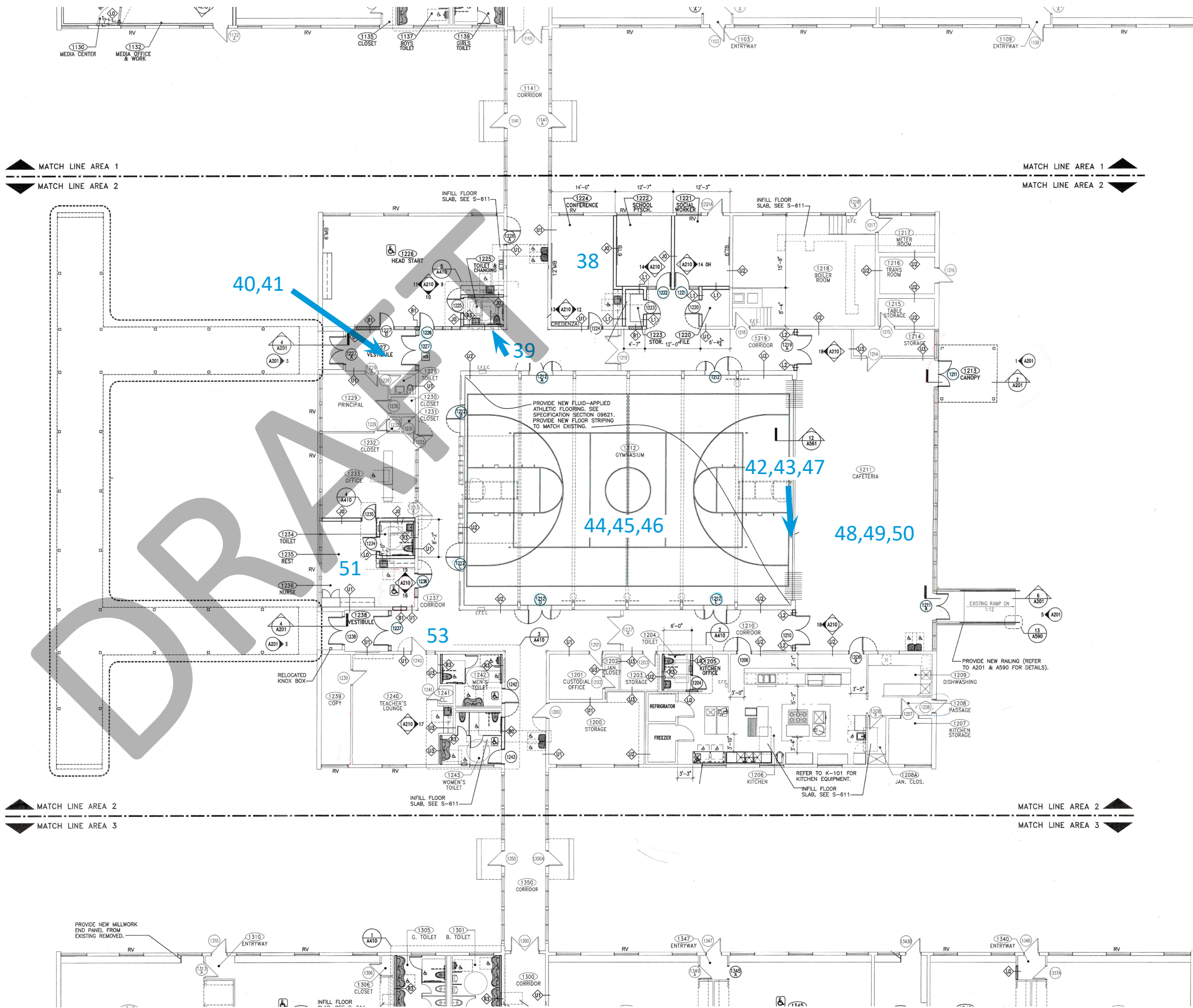
Skinner Road School

Floor Plan - Area 1



KEY PLAN

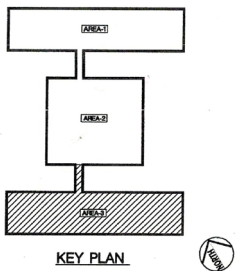
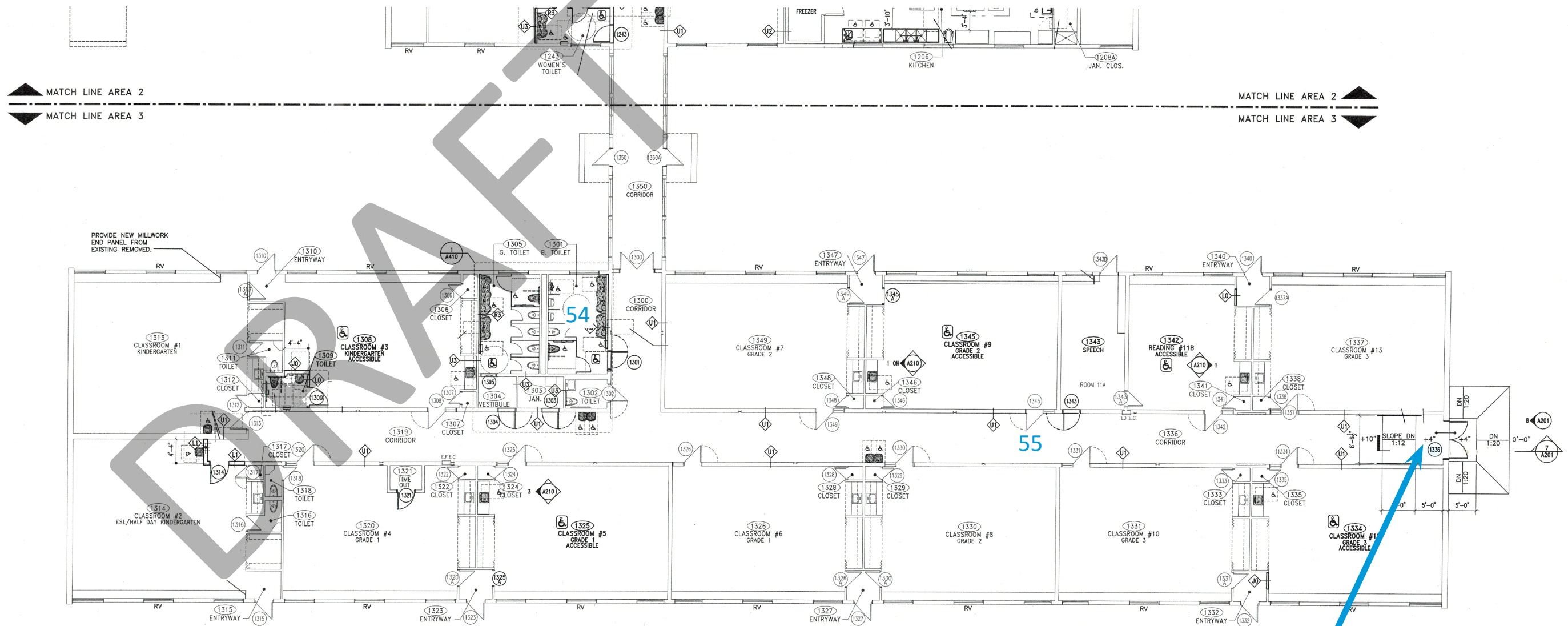
DRAFT



Skinner Road School

Floor Plan - Area 2

DRAFT



Skinner Road School

Floor Plan - Area 3

Arch/Struc Survey



DRAFT

Architectural & Structural Recommendations

The architectural and structural components of Skinner Road School are in fair to good condition.

The following represents areas of necessary architectural improvements and / or required work.

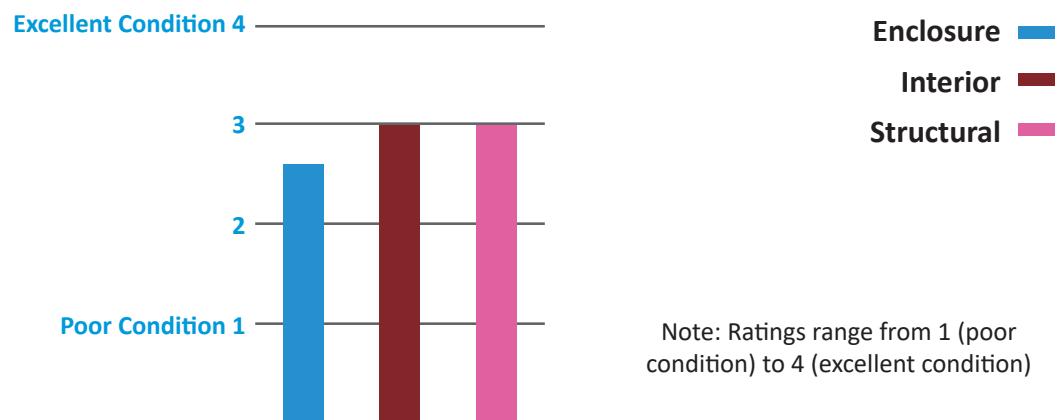
- Exterior Windows:
 - Replace broken open/closing devices
 - Provide new sealant at window frames
 - Replace loose gasketing
 - Replace damaged glazing
- Exterior Doors:
 - Refinish or replace doors where the paint is cracking and peeling
 - Provide new sealant at door frames
 - Replace or refinish wood frames
 - Replace wood at door headers
- Repair cracks and refinish concrete at exterior ramp
- Provide fencing at exposed mechanical equipment
- Provide sealant between cementitious and brick facades
- Redirect pipes that are leaking water directly onto the masonry facades
- Replace damaged or broken interior signage
- Replace stained, damaged or peeling VCT flooring. Further investigation into the moisture content of the slab should be performed prior to replacing the flooring.
- Replace transition strip between Gymnasium and Cafeteria to avoid tripping hazard
- Repaint Gymnasium striping
- Provide thorough cleaning of all wall and floor tile and associated grout. Replace missing or damaged tiles.
- Replace or refinish the interior wood doors, frames, and window systems.
- Walls can use a coat of fresh paint in a few areas.

The following represents areas of necessary structural improvements and / or required work.

- Repair concrete cracks at bus canopy
- Repoint brick in areas of deterioration

Existing Conditions Evaluation:

The elements reviewed under this assessment were ranked on a scale of 1-4, with a 4 rating equating to excellent conditions. Components that received a ranking of 3 are considered to be in good condition, while rankings of 2 and 1 are considered to be in fair and poor condition, respectively. The following chart graphically presents the results and their expected life spans.



DRAFT

Protection of

DRAFT

M/E/P/FP Existing Conditions

The mechanical / electrical / plumbing / fire protection survey results are presented within this section. Included are a chart of existing components and their conditions, summary descriptions, photographs, plans, and recommendations.

Mechanical

The following is a data summary of the Mechanical system's existing conditions that were observed and noted during the survey. This information was gathered by a field survey, reviewing the existing drawings and discussions with various building personnel.

Condition Codes	
Excellent	16-20 years useful life
Good	Good at present (11-15 years)
Fair	Minor / cosmetic repairs needed to maintain condition (6-10 years)
Poor	Immediate repairs needed to prevent deterioration (0-5 years)

Mechanical Conditions

System	Condition	Comments
Boilers	Fair	Boilers were observed to be in good working condition however are nearing the end of their life span.
Heating System	Fair	Heating system was observed to be well insulated and in fair operating condition. Piping and some heat emitters are original to building.
Heating System Pumps	Good	Heating pumps were observed to be in good working condition.
A/C Roof-Top Units	Poor	Roof top units were observed to be in poor condition.
Air Distribution / Ductwork	Good	Ductwork was observed to be in good condition.
Condensate Piping (A/C)	Good	Condensate piping was observed to be clean and in good condition.
Exhaust Fans	Good	Exhaust fans were observed to clean and in good condition.
Controls	Good	Controls were observed to be newer and in good working condition.

Heating system is served by cast iron mid-efficiency hot water boilers. The system is in fair condition and appears to be from 2009 (14 years old). Cast iron boiler system have an approximately 25 year life expectancy and while not near end of life we would recommend replacing with high efficiency condensing boilers for increased energy savings.

Classroom ventilation is provided by (2) Make-up Air Units (MAU) located on roof above. (1) unit serves the North class wing the other serves the South class wing. (10) rooftop down blast exhaust air fans provide exhaust air. (5) units serve the North class wing (5) units serve the south class wing

Mechanical (continued...)

Make-up Air units are comprised of air inlet, supply fan, and indirect gas fired heater. Outside air is ducted from unit to corridors and transferred into room through grille over doors.

Gym and Cafeteria are served by (4) heating and ventilation units located in mechanical penthouse on roof. Units provide ventilation air through ducted louver to outside and mix with return air as a percentage of overall supply. Units include MERV-7 filters. Units are pneumatic controls.

Rooftop up blast exhaust air fan provides exhaust for kitchen. Make-up air is provided by transfer air from adjacent spaces.

Media Center is served by RTU-1 located on roof above. Unit provides outside air along with heating and cooling supply air. System has a ducted supply and return with ceiling supply diffusers. Unit has MERV-7 filters.

Conference Room and Psych Office Area is served by RTU-2 located on roof above. Unit provides cooling only and has no ventilation air or economizer. System has a ducted supply and return with ceiling supply diffusers. Unit has MERV-7 filters.

Administration Office Area is served by split fan coil AHU with condenser located on roof above. Unit provides cooling only and has no ventilation air or economizer. System has a ducted supply and return with ceiling supply diffusers. Unit has MERV-7 filters.

Controls are a mix of pneumatic and direct digital controls. Make-up Air Units, Roof Top Units, and Boilers have been integrated into the BMS with direct digital controls. Gym and Cafeteria units are original pneumatic controls. Classroom thermostats have been upgraded to digital controls and integrated into the BMS.

Electrical

The following is a data summary of the electrical system's existing conditions that were observed and noted during the survey. This information was gathered by a field survey, reviewing the existing drawings and discussions with various building personnel.

Condition Codes	
Excellent	16-20 years useful life
Good	Good at present (11-15 years)
Fair	Minor / cosmetic repairs needed to maintain condition (6-10 years)
Poor	Immediate repairs needed to prevent deterioration (0-5 years)

Electrical Distribution Conditions

System	Condition	Comments
Main Service	Poor	Switchboard is Original to the Building and Past its Serviceable Lifespan.
Power Distribution	Fair	Older Equipment that is Original to the Building is Past its Serviceable Lifespan.
Life Safety Power	N/A	There is No Life Safety Power to the Building.
Emergency Power	N/A	There is No Emergency Power to the Building.
Transformers	N/A	There are No Distribution Transformers in the Building.
Grounding	Fair	Service Equipment Grounding, Where Observed, Appeared Undamaged and in Fair Condition.
Lightning Protection	N/A	There is No Lightning Protection System for the Building.

Power originates at a utility pole located at the southeast end of the facility, near the children's playscape area. The utility primary runs underground from the pole to a utility company owned 208Y/120V, 3-phase, 4-wire transformer located in a vault above grade next to the Main Electrical Room. Secondary feeders run from the utility transformer to the Main Distribution Switchboard in the Main Electrical Room, at the northeast corner of building Area 2.

The switchboard is manufactured by Federal Pacific Electric Company and consists of a main switch and CT compartment rated for 1200A at 208Y/120V, 3-phase. The metering cubicle is arranged cold sequence with the meter mounted on a wall adjacent to the switchboard. The main switch and CT section feeds a 1200A, 208Y/120V, 3-phase, 4-wire distribution section, which contains branch circuit breakers that feed panels and equipment located throughout the facility.

Branch circuit panelboards vary in age between those original to the building, which date from the late 1960's, to those installed as part of later renovations. Branch circuit wiring is in EMT/armored cable, where observed.

There is no Life Safety or Emergency/Optional Standby power to the building.

There is no evidence of a lightning protection system for the building.

Plumbing

The following is a data summary of the plumbing system's existing conditions that were observed and noted during the survey. This information was gathered by a field survey, reviewing the existing drawings and discussions with various building personnel.

Condition Codes	
Excellent	16-20 years useful life
Good	Good at present (11-15 years)
Fair	Minor / cosmetic repairs needed to maintain condition (6-10 years)
Poor	Immediate repairs needed to prevent deterioration (0-5 years)

Plumbing Conditions

System	Condition	Comments
Water Service	Fair	2" Service Size, Insulation Beginning to Fall Off and Showing Signs of Rust Forming
Fixtures	Fair	Floor Mounted Fixtures, Manual Flush Valves, Manual and Sensor Type Faucets
Domestic Cold Water Pipe	Fair	Steel and Copper Piping
Domestic Hot Water Pipe	Good	Gas Fired Storage Tank Type Water Heater Appears Newer and is in Good Condition, Corrosion Starting to Form on Copper Piping
Sanitary & Vent Piping	Fair	Rust and Corrosion Beginning to Form
Storm Piping	Fair	Piping and Insulation Appear to be in Fair Condition, Roof Drains are in Fair Condition, and Below Grade Piping is Believed to be Original to the Building
Natural Gas Piping	Fair	Natural Gas Service Size is 2", Rust Starting to Form
Irrigation	N/A	N/A

The water service originates and enters the building in the mechanical room. This piping appears to be in fair condition with rust and corrosion beginning to form on the piping.

The water closets in all of the restrooms are all made of vitreous china and are all floor mounted fixtures. All water closets have manual flush valves. The urinals in all of the restrooms are all the wall hung type made of vitreous china with manual flush valves. The lavatories used in this building include 2-bay and 3-bay pre-fabricated solid surface lavatory systems with sensor type faucets. In addition to the pre-fabricated systems there are also wall hung vitreous china lavatories which use manual faucets. Each classroom has a counter top drop-in sink made of stainless steel equipped with manual faucets. All fixtures are in good condition and do not show any signs of damage.

The domestic water in this building is heated by a gas fired water heater. This water heater is almost brand new as it was built earlier this year on 03/14/2023. The heater is still in like new condition and is showing no signs of any damage. However, at time of renovation the water heater would be at the end of its useful life and will require replacement. All of the domestic water piping throughout the building that was seen appeared to be in fair condition with most place showing no signs of any damage, however there were places where corrosion has begun and will spread. This building does not have any kind of irrigation system or any irrigation piping.

Fire Protection

The following is a data summary of the fire protection system's existing conditions that were observed and noted during the survey. This information was gathered by a field survey, reviewing the existing drawings and discussions with various building personnel.

Condition Codes	
Excellent	16-20 years useful life
Good	Good at present (11-15 years)
Fair	Minor / cosmetic repairs needed to maintain condition (6-10 years)
Poor	Immediate repairs needed to prevent deterioration (0-5 years)

Fire Protection Conditions

System	Condition	Comments
Fire Service	Fair	Service Size 4", Corrosion Seen on Piping
Backflow Preventer	Fair	Service and Testing Seem Up to Date, Corrosion Beginning
Standpipe System	N/A	N/A
Sprinkler System	Fair	Wet and Dry System
Fire Department Connection	Fair	Wall-Mounted Siamese Connection
Heads	Fair	Uprights in Hallways, Exposed Pendants in Classrooms
Piping	Good	Black Steel Piping
Fire Pump	N/A	N/A
Booster Pumps	N/A	N/A

This building is served with a 4" fire protection service that originates and enters the building in the boiler room.

The backflow preventer and all of the fire protection risers appear older but in fair condition and have up to date service and testing records, with testing records showing the system was tested every year since 2016.

This building does not have any standpipes in the fire protection system.

This system has both a wet and a dry fire protection system with both of these risers on in the system appear to be in fair condition with signs of corrosion beginning to form on the piping.

Black steel piping propagates the water from the fire service risers in the boiler room throughout the building and all the piping appears to be in good condition. This piping connects to exposed upright type sprinklers in the main corridors of the building and exposed pendant type sprinklers in the classrooms.

This building's fire protection system does not include any fire or booster pumps to help push water throughout the system.

Lighting

The following is a data summary of the lighting system's existing conditions that were observed and noted during the survey. This information was gathered by a field survey, reviewing the existing drawings and discussions with various building personnel.

Condition Codes	
Excellent	16-20 years useful life
Good	Good at present (11-15 years)
Fair	Minor / cosmetic repairs needed to maintain condition (6-10 years)
Poor	Immediate repairs needed to prevent deterioration (0-5 years)

Lighting Conditions

System	Condition	Comments
General Lighting	Fair	Fluorescent Fixtures Retrofitted with LED Lamps. Lighting Levels Adequate.
Emergency Lighting	Fair	Battery Powered Emergency Light Fixtures in Utility Areas and Along Paths of Egress.
Exit Signs	Good	Battery Powered LED Fixtures at all Exits and Along Paths of Egress.
Exterior Lighting	Good	LED and HID Exterior Building Mounted Fixtures and Pole Arm Mounted LED Luminaires in Parking Areas.
Lighting Control	Fair	Occupancy Sensors with manual Override.
Theatrical Lighting	N/A	N/A

Interior lighting fixtures consist mostly of 2'x4' recessed lay-in troffers with prismatic lenses in offices, corridors and public spaces. Fixtures in classrooms are 1'x4' surface mounted with wraparound style lenses. Fixtures in the Gymnasium are pendant mounted LED high-bays with wire-guards. Fixtures in the Administration Office are a combination of 2'x4' recessed lay-in troffers with prismatic lenses and pendant mounted LED direct/indirect. All interior fixtures have been retrofitted with LED lamps and drivers and are in fair to good condition. Light levels throughout the facility appeared adequate.

Battery operated emergency lights and remote emergency light heads are used to light egress paths in corridors, stairwells and above exit doors. Emergency fixtures were not tested for operation, but appear correctly installed and maintained.

Exit signs are LED with battery backup. Exit signage in all areas appears in compliance with current codes. All signage appears to be in good condition and operating properly.

A combination of HID wall packs and LED floods light the building exterior. Pole mounted HID cobra head style luminaires light roadways and parking areas.

Lights in corridors and public spaces are controlled with toggle switches and ceiling mounted occupancy sensors. Lights in classrooms are controlled with toggle switches and wall mounted occupancy/vacancy sensors. Offices utilize wall occupancy sensors with manual override. Exterior lights are controlled via timeclock and photocell. No daylighting was observed.

No system of theatrical lighting was observed.

Fire Alarm

The following is a data summary of the fire alarm system's existing conditions that were observed and noted during the survey. This information was gathered by a field survey, reviewing the existing drawings and discussions with various building personnel.

Condition Codes	
Excellent	16-20 years useful life
Good	Good at present (11-15 years)
Fair	Minor / cosmetic repairs needed to maintain condition (6-10 years)
Poor	Immediate repairs needed to prevent deterioration (0-5 years)

Fire Alarm System Conditions

System	Condition	Comments
Fire Alarm Control Panel	Good	Panel Appears Well Maintained and in Good Working Condition.
Initiating Devices	Good	Devices are Installed Properly and Appear in Good Working Condition.
Indicating Devices	Good	Devices Appear Sufficient and in Good Working Condition.
Area of Rescue	N/A	N/A
Voice Evacuation	Good	System Appears Well Maintained and in Good Working Condition.
Elevator Recall	N/A	N/A

The building is equipped with a Siemens FireFinder XLS series addressable fire alarm system control panel with voice evacuation. The control panel is located in the Building Area 2 Boiler Room with an annunciator panel in the Main Entry Vestibule. Separate Wheelock Safepath4 voice control panels allow annunciation over the building's speaker/horn-strobe devices.

Locations of manual pull stations appear compliant. Fire alarm speaker/strobe coverage throughout the building appears sufficient. All fire alarm devices appeared in good working condition and mounted at the correct ADA height. Monitor and control modules for duct smoke detectors were not observed.

The building is equipped with a sprinkler system with supplemental smoke and heat detection devices installed throughout the facility, tamper and flow alarm switches at the service entrance. All systems appear operational and in compliance.

There is no Area of Rescue call system in the building.

The building is one floor, slab on grade - there is no elevator.

Telecommunications

The following is a data summary of the telecommunications system's existing conditions that were observed and noted during the survey. This information was gathered by a field survey, reviewing the existing drawings and discussions with various building personnel.

Condition Codes	
Excellent	16-20 years useful life
Good	Good at present (11-15 years)
Fair	Minor / cosmetic repairs needed to maintain condition (6-10 years)
Poor	Immediate repairs needed to prevent deterioration (0-5 years)

Telecommunications System Conditions

System	Condition	Comments
Backbone Cabling	Good	Well Maintained with No Visible Damage.
Rack System	Good	Well Maintained with No Visible Damage.
Telecommunication Ground	Fair	Minimal – Observed at Telephone Equipment Backboard Only.
Telephone Service Entrance	Fair	Fairly Well Maintained with No Visible Damage.
Data Horizontal Cabling	Good	Well Maintained with No Visible Damage.
MDFs / IDFs	Good	Well Maintained with No Visible Damage.
Pathways	Good	Well Maintained with No Visible Damage.
Coaxial Cable	N/A	None Observed

Telecommunications services originate at a utility pole located at the southeast end of the facility, near the children's playscape area. Cabling runs underground and enters the building in a storage room off the Cafeteria, where the telephone systems equipment backboard is located. This equipment appears in fair condition and has seen some recent upgrades.

The main data systems rack is located in a storage room off the main hallway in the southern portion of building Area 2. Service cabling runs from this location to a wall mounted systems rack located in the Administration area. Data communications consists of a fiber backbone and a combination of wired outlets and wireless access points located throughout the facility. Typical classrooms contain a hardwired data drop approximate to the Teacher's desk and convenience drops that vary in quantity depending on room type. Wireless Access Point (WAP) devices are distributed throughout the facility – one per classroom or office suite and throughout corridors and common areas. All equipment and cabling appeared well maintained and in good condition.

General telephone utilization for the building is VoIP. This system operates through speaker handsets in classrooms and offices, and is tied into the building paging/public address system via ceiling and wall mounted speakers located throughout the facility. Combination analogue clock/ paging speakers are installed in classrooms. All systems appeared operational with no reported issues.

The building appears to contain elements of TV infrastructure at the data systems rack. This could not be confirmed as Video IPTV streaming provisions for the building.

Security System

The following is a data summary of the security system's existing conditions that were observed and noted during the survey. This information was gathered by a field survey, reviewing the existing drawings and discussions with various building personnel.

Condition Codes	
Excellent	16-20 years useful life
Good	Good at present (11-15 years)
Fair	Minor / cosmetic repairs needed to maintain condition (6-10 years)
Poor	Immediate repairs needed to prevent deterioration (0-5years)

Security System Conditions

System	Condition	Comments
Intrusion Alarm System	N/A	N/A
Video Monitoring	Good	Well Maintained and Functioning with NO Apparent Issues.
Access Control	Good	Functioning with No Apparent Issues.
Intercom System for Entrance	Fair	Functioning with No Apparent Issues.

The building uses an access control system made up of card readers located at the main points of entry and at some interior doors. Surveillance cameras are located at various points around the interior and exterior of the building. The video system is networked with a dedicated HD display located in the Administration Office. All systems appear in good condition and functioning properly.

An intercom system manufactured by Aiphone allows communication between the main entry vestibule and Administration desk. The system was not tested for operation, but appears functional and in fair condition.

There was no evidence of an intrusion detection alarm system for the building.

Low Voltage Systems

The following is a data summary of the low voltage system's existing conditions that were observed and noted during the survey. This information was gathered by a field survey, reviewing the existing drawings and discussions with various building personnel.

Condition Codes	
Excellent	16-20 years useful life
Good	Good at present (11-15 years)
Fair	Minor / cosmetic repairs needed to maintain condition (6-10 years)
Poor	Immediate repairs needed to prevent deterioration (0-5 years)

Low Voltage System Conditions

System	Condition	Comments
Clock System	Fair	Working Condition with No Issues Reported.
Public Address System	Fair	Working Condition with No Issues Reported.
Stand-Alone Sound System(s)	Good	Well Maintained and in Good Working Condition.
Assisted Listening	Good	Well Maintained and in Good Working Condition.

The building uses program bells for class scheduling, controlled via a Standard Master Time Programmer 1400 programmable timer located in the Administration Office. Combination analogue clock/speakers are installed in classrooms. This system also functions for public address announcements. All systems appear to be in good condition and fully operational.

A sound system equipment rack with assisted listening system is located in a storage closet in the Cafeteria. This System serves both the Cafeteria and Auditorium/Gymnasium. These systems were installed as part of renovations done in 2008 and are in good condition.

M/E/P/FP Survey Photographs



1. Location:

Mechanical Room

Description:

Domestic Water Service



2. Location:

Mechanical Room

Description:

Fire Service and Riser

M/E/P/FP Survey Photographs



4. Location:

Mechanical Room

Description:

Water Heater



5. Location:

Group Toilet Room

Description:

Toilet Room Fixtures

M/E/P/FP Survey Photographs



6. Location:

Classroom

Description:

Classroom Sink



8. Location:

Roof

Description:

Roof Top Unit

M/E/P/FP Survey Photographs



9. Location:

Storage Room

Description:

Leaking Chilled Water Pump



10. Location:

Classroom Closet

Description:

Classroom Air Handling Unit Providing Heating, Cooling, and Ventilation

M/E/P/FP Survey Photographs



11. Location:

Gymnasium

Description:

Ceiling Hung Heating and Ventilation Units



12. Location:

Mechanical Room

Description:

Hydronic Pumps

M/E/P/FP Survey Photographs



13. Location:

Mechanical Room

Description:

Gas Fired Boilers



14. Location:

Main Electrical Room

Description:

Main Switch, CT and Distribution Section

M/E/P/FP Survey Photographs



15. Location:

Main Electrical Room

Description:

Utility Meter Socket



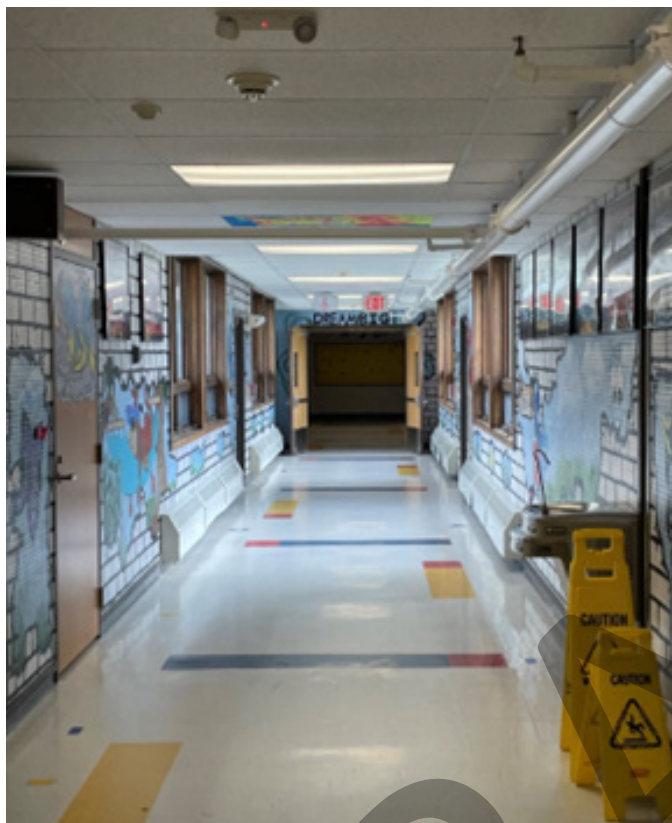
16. Location:

Main Level

Description:

Typical Branch Panelboards

M/E/P/FP Survey Photographs



17. Location:

Main Level

Description:

Typical Corridor Lighting



18. Location:

Main Level

Description:

Typical Classroom Lighting

M/E/P/FP Survey Photographs



19. Location:

Main Level

Description:

Exit Signage and Emergency Fixture



20. Location:

Boiler Room

Description:

Fire Alarm Control Panel

M/E/P/FP Survey Photographs



21. Location:

Main Level

Description:

Fire Alarm Voice Control Panel



22. Location:

Main Level

Description:

Data Systems Rack

M/E/P/FP Survey Photographs



23. Location:

Main Level

Description:

Access Control Equipment



24. Location:

Administration

Description:

Networked HD Displays

M/E/P/FP Survey Photographs



25. Location:

Building Exterior

Description:

Typical Surveillance Cameras and HID
Wall pack

M/E/P/FP Recommendations

Recommendations for the existing building systems are listed below by trade.

The following represents areas of necessary **mechanical** improvements and / or required work.

- Heating System: The existing building is served from cast iron mid-efficiency hot water boilers. The boilers are 14 years old. Boilers are not near their end of life however we recommend replacing the existing boilers with high efficiency condensing boilers for increased energy savings.
- Ventilation: Classroom make-up air units are nearing their end of useful life and do not include energy recovery. Recommend an energy efficient, code compliant ventilation system that meets present day ASHRAE and building code requirements including energy recovery to maximize ventilation and energy efficiency.
- Exhaust: Upblast and down blast exhaust fans require no changes at this time.
- Controls: Recommend replacement of all pneumatic controls with updated digital controls integrated to centralized building management system.
- Gymnasium/Cafeteria air handling units are past their useful life and should be replaced. Recommend replacement with single zone variable air volume heating, cooling and ventilation roof top unit with outside air.
- Library roof top unit is nearing its end of useful life. Recommend replacement with single zone variable air volume heating, cooling and ventilation roof top unit with outside air.
- Admin Office Area unit is past its useful life and does not provide ventilation. Recommend replacement with multi zone heating variable air volume cooling and ventilation roof top unit with outside air.
- Conference Room and Psych Office Area unit is past its useful life and does not provide ventilation. Recommend replacement with multi zone heating variable air volume cooling and ventilation roof top unit with outside air.

The following represents areas of necessary **electrical** improvements and / or required work.

- Switchboard is original to the building and past its serviceable lifespan. Immediate replacement is recommended.
- Older branch panelboards are original to the building and in need of immediate replacement. Branch panelboards that were installed as part of more recent renovations and / or upgrades, should provide service for another 15-20 years before replacement is necessary
- There is no evidence of a lightning protection system for the building. Recommend installing a lightning protection system in the immediate future, to safeguard people and property from fire risk and related hazards associated with lightning exposure.

The following represents areas of necessary **plumbing** improvements and / or required work.

- Domestic water service and piping is nearing the end of its useful life and we recommend it be replaced in its entirety.
- Domestic Water heater is nearing the end of its useful life and we recommend it be replaced with a high-efficiency gas-fired water heater.
- Sanitary system (above and below grade) is nearing the end of its useful life and we recommend it be replaced in its entirety.
- Natural Gas service and system is nearing the end of its useful life and we recommend it be replaced in its entirety.
- Sanitary system (above and below grade) is nearing the end of its useful life and we recommend it be replaced in its entirety.
- Storm water system (above and below grade) is nearing the end of its useful life and we recommend it be replaced in its entirety.

92 Mechanical, Electrical, Plumbing & Fire Protection Survey

The following represents areas of necessary **fire protection** improvements and / or required work.

- Fire service and associated piping is nearing the end of its useful life and we recommend it be replaced in its entirety.

The following represents areas of necessary **lighting** improvements and / or required work.

- Lighting systems are old technology fluorescents retrofitted with LED lamps and drivers with wall toggle switches and occupancy sensor controls. As capital funding becomes available, recommend replacing existing lighting and control systems throughout the building with new technology LED fixtures, along with new low voltage controls, for improved efficiency and to comply with current energy code requirements.

No improvements or repairs for the **fire alarm** are required at this time. Average life expectancy for fire alarm systems is 15 years. System equipment should be updated or replaced in the next 5-7 years to ensure system reliability.

No improvements or repairs for the **telecommunication system** are required at this time. Upgrades to these systems (i.e. backbone cabling, workstation outlets, etc.) should be anticipated to accommodate new program requirements as they occur

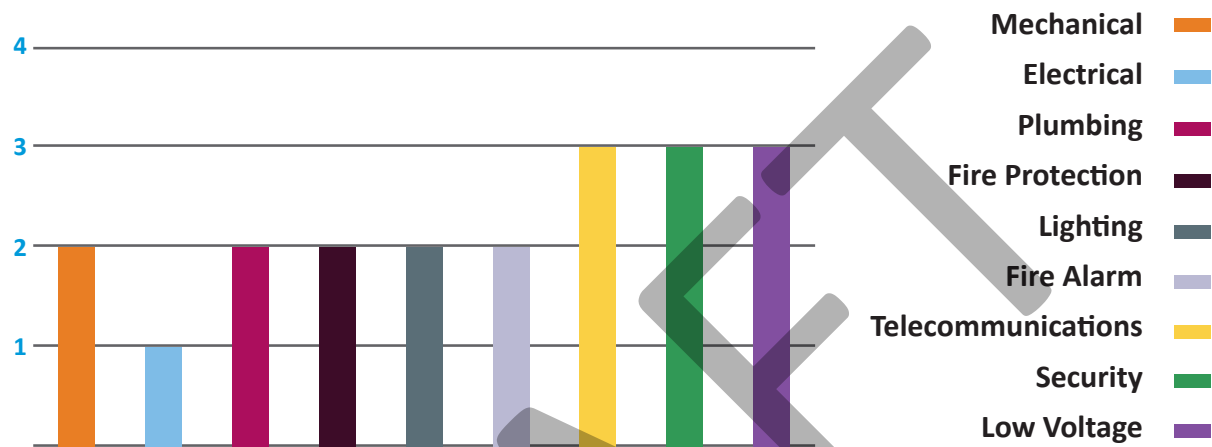
The following represents areas of necessary **security system** improvements and / or required work.

- Recommend a review of all access controlled doors and end-user operations be performed in the next 1-2 years, or as program needs dictate.
- Recommend a full system assessment be performed to verify all devices are connected and tested for proper operation in the next 1-2 years, or as program needs dictate.
- Recommend additional high definition cameras be added inside the school and any remaining analog cameras replaced with new HD units in the next 1-2 years, or as improvements in technology dictate.
- Recommend installation and implementation of an intrusion detection or silent alarm system within the next year.

No improvements or repairs for the **low voltage systems** are required at this time. Improvement and / or replacement of these systems is recommended in the next 7-10 years, or as program needs dictate.

Existing Conditions Evaluation:

The elements reviewed under this assessment were ranked on a scale of 1-4, with a 4 rating equating to excellent conditions. Components that received a ranking of 3 are considered to be in good condition, while rankings of 2 and 1 are considered to be in fair and poor condition, respectively. The following chart graphically presents the results and their expected life spans.



Note: Ratings range from 1 (poor condition) to 4 (excellent condition)

DRAFT

Section 5 : Code Survey

DRAFT

5

DRAFT

IBC Code Survey

This section outlines the results of the code evaluation survey, listing the building's compliance with the IBC code regulations.

Skinner Road School has been evaluated for compliance with the 2022 Connecticut State Building Code, including the 2021 IBC with Connecticut Supplements and Amendments, for Use Group E (Education). Since the scope of a potential alteration project is not yet defined, this report does not address code compliance with regard to future alterations. A change of use would require code compliance upgrades. Other required code upgrades are contingent upon the nature and extent of a specific alteration and are determined on a case-by-case basis.

Corrective work is required for compliance with IBC, under it's existing use and conditions. The majority of the IBC defines new construction requirements and is not a retroactive code.

IBC Summary Sheet	
Existing Use	Education
Year Constructed	1963
Type of Construction	IIIB
% Open Perimeter	100%
Fire Suppression	Complete NFPA 13 System
Compartmentalization	< 30,000 sf
Fire Resistance Rating of Vertical Opening Enclosures	N/A
Automatic Alarms	Installed
Automatic Alarms Type	Smoke Detectors
Smoke Control	None
Smoke Control Type	N/A
Mixed Use	Separated Uses (Business, Assembly, Storage)
Dead End	<20'
Maximum Exit Access Travel Distance	<200'
Number of Stories	1
Floor Area(s)	45,350 sf
Reduction of Area Limitations	None
Corridor Wall Rating	1 Hour
Door Closers	Exit Doors
Adequate Exit Routes	Yes
Elevator Controls	N/A
Emergency Lights	Battery powered emergency light fixtures in utility areas and along paths of egress

IBC Code Survey (continued...)

Plan Conditions Verified for:	Yes / No
Fire Safety	Yes
Means of Egress	Yes
General Safety	Yes
Handicapped Accessibility	Yes

DRAFT

NFPA Code Survey

This section outlines the results of the code evaluation survey, listing the building's compliance with the NFPA code regulations. Skinner Road School was evaluated for compliance with NFPA 101 Life Safety Code, 2021. Chapter 13, Existing Assembly Occupancies and Chapter 15, Existing Educational Occupancies, of the NFPA Code apply to this building.

NFPA Code Compliance

A listing of required elements per NFPA 101 code follows:

Classification of Occupancy	Description
Date of Original Construction	1963
Date of Addition(s)	2007 Alterations
Primary Occupancy	Existing Education
Secondary Occupancy	Existing Business, Assembly, Storage
Mixed Use	Separated Uses

Fire Regulations	Description	Conforms (Y/N)
Stair Separation	N/A	N/A
Corridor Separation	1 Hour Fire and Smoke Rated	Yes
High Hazard Occupancy	N/A	
Doors		
Width	32" Minimum Clear Width	No
Swing Direction	In direction of egress unless serving < 50 persons	Yes
Locks / Latches	Operable from direction of egress	Yes
Exit Hardware	Panic hardware at Exit Doors and Fire Doors	Yes
Closers	Exit doors, not provided at classrooms	No
Stairs		
Classification	N/A	N/A
Width	N/A	N/A
Riser	N/A	N/A
Tread	N/A	N/A
Guards	N/A	N/A
Handrails	N/A	N/A
Enclosure	N/A	N/A
Horizontal Exits	N/A	N/A
Ramps	Internal at exits for classroom wings, external at exit for cafeteria	No
Fire Escapes	N/A	N/A

NFPA Code Survey (continued...)

Means of Egress		
Occupant Load	1,617	
Factor	20 Classrooms, 7/15 Assembly	
Area per Floor	45,350 sf	
Occupants per Floor	Main Level - 1,617	Yes
Exit Unit Widths	32" minimum clear width	Yes
Number of Exits	~29	Yes
Exit Location	Classrooms, Library, Cafeteria, Corridors, Select Utility Rooms	Yes
Exits through Spaces	Exit signage indicates exit routes through classroom	No
Dead Ends/Common Travel	Dead End < 50' Common Path of Travel < 100'	Yes
Travel Exit	< 200'	Yes
Discharge	Directly to grade in > 50% of cases	Yes
Illumination of Exits	Exterior lighting at all exit routes	Yes
Emergency Lighting	Battery powered emergency light fixtures in utility areas and along paths of egress	Yes
Exit Marking	Battery powered LED fixtures at all exits and along paths of egress	Yes
Fire Protection Features	Description	Conforms (Y/N)
Construction & Compartmentalization		
Construction - Minimum	III(200)	
Requirements	2 hour rated exterior walls	Yes
Compartmentalization	< 30,000 sf	Yes
Flooring Openings Enclosed	N/A	N/A
Floor Openings Unenclosed	N/A	N/A
Concealed Spaces	N/A	N/A
Smoke Protection		
Smoke Barriers	1 hour smoke rated corridors	Yes
Smoke Doors	At classroom/corridor separation	Yes
Smoke Dampers	Not observed	N/A
Penetrations Sealed	Not observed	N/A
Special Protection	Not observed	N/A

NFPA Code Survey (continued...)

Fire Rated Enclosure		
Trash	N/A	N/A
Mixed Use	1 Hour Separation between Business and Educational Uses	Yes
Corridors	1 Hour Separation	Yes
Sprinklers - Entire Building	Complete NFPA 13 System	Yes
Selected Hazards	N/A	N/A
Other		
Interior Finish	-	Yes
Corridors & Stairwells	-	Yes
Non-Conforming Locations	N/A	N/A
Sprinkler Protection	Description	Conforms (Y/N)
Sprinkler Service	Wet sprinkler system	Yes
Area Serviced	Whole Building	Yes
Pressure	155 PSI Static 90 PSI Residual	Yes
Alarm Valve Size	4"	Yes
Service Size	4" fire service	Yes
Fire Department Connection	Wall-Mounted Siamese Connection	Yes
Sprinkler Spacing	Standard	Yes

Discharge from Exits		Conforms (Y/N)
50% required directly to exterior		Yes
Other through areas on level of discharge with protection		N/A
Building Service & Fire Protection Equipment		Conforms (Y/N)
Utilities		Yes
Smoke Control		N/A
Elevators, Dumbwaiters & Vertical Conveyors		N/A
Rubbish Chutes, Incinerators & Laundry Chutes		N/A
Detection, Alarm & Communication Systems		Yes
Automatic Sprinklers		Yes

Code Survey Recommendations

The code components of Skinner Road School are in Good to Fair condition. Additional items, that pertain to life safety and ADA accessibility, are addressed under other sections of this report. Some issues are covered by more than one code. Estimates for required work are provided in the Opinion of Probable Costs section of this report.

The following represents areas of necessary improvements and / or required work to meet IBC regulations.

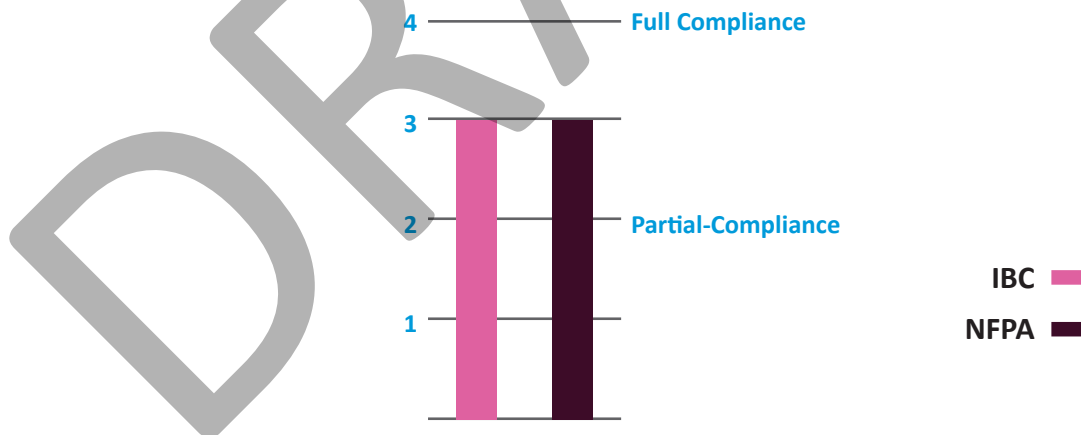
- Provide closers on all classroom doors.
- Modify ramp at exits of classroom wings to provide adequate landings at the bottom of the ramp.
- Modify exit doors at connecting corridors 1350 and 1141 to provide required clear space for accessible exits.

The following represents areas of necessary improvements and / or required work to meet NFPA regulations.

- Modify exit signage so that egress paths do not cross from corridors into classrooms.

Existing Conditions Evaluation:

The graph below represents the building's overall conformity with IBC and NFPA requirements. Compliance was rated on a scale of 1-4, with a 4 rating equating to full compliance. A rating of 2 or under indicates that the building requires moderate to substantial code compliance updates in order to protect the safety of the building's occupants.



Section 6 : ADA Compliance Survey

DRAFT

6

DRAFT

ADA Compliance Survey Introduction

This section contains an ADA compliance report, consisting of a list of conditions which fail to meet code requirements, and brief descriptions.

The ADA compliance survey for Skinner Road School was completed after data gathering and fieldwork. The Americans with Disabilities Act is a far-reaching civil rights law comprised of four parts. Title I affects employment practices. Title II addresses government-owned buildings and facilities. Title III is similar to Title II except that it addresses privately owned properties. Title IV addresses federally-regulated telecommunication.

This report solely addresses ADA Title II, and the report may serve as a basis for Vernon Public Schools Barrier Reduction Plan. However, this report does not propose specific design solutions for each ADA violation.

A survey checklist was also prepared during the on-site data collection process. Each survey element contains detailed items that reference specific ADA - Title II requirements from the Federal Register. The survey checklist consists of the following elements:

Item	Section
01	Site Access Route
02	Accessible Parking
03	Curb Ramps
04	Entrances
05	Accessible Route - Interior
06	Ramps
07	Stairs - Exterior
08	Stairs - Interior
09	Elevators
10	Platform Lifts
11	Doors
12	Drinking Fountains
13	Bathroom / Toilets
14	Telephones
15	Signage
16	Storage
17	Alarms
18	Seating & Tables
19	Libraries / Assembly Areas / Cafeteria

ADA Survey Failures

To complete this report the survey team walked through the building to evaluate and record the ADA elements. During this process, the team assessed whether the building “Passed” or “Failed” accessibility requirements. An item may have occurred several times within the building; however, if the item failed in one location only, the element was recorded as a “Fail”. For example, “Handrails” are an item in the ADA checklist under the element “Stairs”. A building may have two or three stairs. Handrails on one stair may fail to meet ADA Guidelines, where the others may meet such guidelines. In this instance, the item “Handrails” would be deemed to have failed to meet ADA Guidelines.

Another critical purpose of the survey is to determine if items that fail are “Readily Achievable.” Although the Americans with Disabilities Act places both an architectural and legal definition to the term, this report focuses only on the architectural issues. The category “Readily Achievable” applies to existing building alterations / renovations and does not apply to new construction. The term “Readily Achievable” may also be defined as technically feasible. For example, a specific item may not be “Readily Achievable” due to existing structural or site conditions.

Finally, the survey team reviewed each ADA – Title II “Failed” item and assessed the extent of failures.

The following report documents the ADA requirements that Skinner Road School failed to meet. Plan and photograph references, notes and whether or not the item is readily achievable are noted.

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
5	0	403.5	Site Access Route	Walking Surfaces: Changes in Level: Clear Width	Except as provided in 403.5.1 and 403.5.2, the clear width of walking surfaces shall be 36 inches minimum. EXCEPTION: The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.	Y	F	32			
9	0	302.1	Site Access Route	Floor Surfaces	Floor surfaces shall be stable, firm, and slip resistant and shall comply with 302. Changes in level in floor surfaces shall comply with Section 303.	Y	F	27			
11	0	403.3	Site Access Route	Walking Surfaces: Slope	The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48	Y	F	30		Access to the Public Way	
12	0	303.2	Site Access Route	Changes in Level: Vertical	Changes in level of ¼ inch high maximum shall be permitted to be vertical.	Y	F	28			
13	0	303.3	Site Access Route	Changes in Level: Beveled	Changes in level greater than ¼ inch (6.4 mm) in height and not more than ½ inch (13 mm) maximum height shall be beveled with a slope not steeper than 1:2	Y	F	30			
14		303.4	Site Access Route	Changes in Level: Ramps	Changes in level greater than ½ inch (13 mm) in height shall be ramped, and shall comply with 405 or 406	Y	F	9, 28, 29			
21	0	503.3	Accessible Parking	Passenger Loading Zones: Access Aisle	Passenger loading zones shall have an adjacent access aisle complying with Section 503.3. 503.3.1 Location: Access aisles shall adjoin an accessible route. Access aisles shall not overlap the vehicular way. 503.3.2 Width: Access aisles serving vehicle pull-up spaces shall be 60 inches (1525mm) minimum in width. 503.3.3 Length: Access aisles shall be 20 feet (6095mm) minimum in length. 503.3.4 Marking: Access aisles shall be marked so as to discourage parking in them.	Y	F	26			

Date Prepared: 8/3/2023

ADA Compliance Survey

Skinner Road School

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
22	0	402.2	Curb Ramps	Components	Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable portion of the standard.	Y	F	29, 33			
24		405.4	Ramps	Floor Surfaces	Floor surfaces of ramp runs shall comply with 302.	Y	F	14, 27			
27		406.7	Curb Ramps	Landings	Landings shall be provided at the tops of curb ramps. The clear length of the landing shall be 36 inches (915mm) minimum. The clear width of the landing shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing. EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.	Y	F	18			
29		406.10	Curb Ramps	Diagonal Curb Ramps	Diagonal or corner type curb ramps with returned curbs or other well-defined edges shall have the edges parallel to the direction of pedestrian flow. The bottom of diagonal curb ramps shall have a 48 inches (1220mm) minimum clear space outside active traffic lanes of the roadway. Diagonal curb ramps provided at marked crossings shall provide the 48 inches (1220mm) minimum clear space within the markings. Diagonal curb ramps with flared sides shall have a segment of curb 24 inches (610mm) minimum in length on each side of the curb ramp and within the marked crossing.	Y	F	33			

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
32		404.1	Entrances	Doors, Doorways	Doors and doorways that are part of an accessible route shall comply with Section 404.			2, 3, 4, 9, 10, 15, 16, 20, 21, 24, 25, 28			
33		302.1	Access Route Interior	Floor Surfaces: General	Floor surfaces shall be stable, firm, and slip resistant and shall comply with 302.	Y	F				
36		303.3	Access Route Interior	Changes in Level: Beveled	Changes in level greater than ¼ inch (6.4 mm) in height and not more than ½ inch (13 mm) maximum in height shall be beveled with a slope not steeper than 1:2.	Y	F	14			
37		304.4	Access Route Interior	Turning Space: Door Swing	Unless otherwise specified, doors shall be permitted to swing into turning spaces	Y	F	9			
38		305.3	Access Route Interior	Clear Floor Space	The clear floor space shall be 48 inches (1220 mm) minimum in length and 30 inches (760 mm) minimum in width.	Y	F	2			
39		307.2	Access Route Interior	Protruding Objects: Protrusion Limits	Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor shall protrude 4 inches (100 mm) maximum horizontally into the circulation path. EXCEPTION: Handrails shall be permitted to protrude 4½ inches (115 mm) maximum.	Y	F	7			
41		308.2.1	Access Route Interior	Forward Reach: Unobstructed	Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor.	Y	F	5			
						Y	F	13			

Date Prepared: 8/3/2023

ADA Compliance Survey

Skinner Road School

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
42		308.2.2	Access Route Interior	Forward Reach: Obstructed High Reach	Where a high forward reach is over an obstruction, the clear floor space complying with Section 305 shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (1220 mm) maximum above the floor where the reach depth is 20 inches (510 mm) maximum. Where the reach depth exceeds 20 inches (510 mm), the high forward reach shall be 44 inches (1120 mm) maximum above the floor and the reach depth shall be 25 inches (635 mm) maximum.	Y	F	6			
43		309.4	Access Route Interior	Operable Parts: Operation	Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. EXCEPTION: Gas pump nozzles shall not be required to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.	Y	F	3			
49		402.2	Ramps	Components	Accessible routes shall consist of one or more of the following components: walking surfaces with a slope not steeper than 1:20, doors and doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable portions of this standard.	Y	F	14, 21, 22, 28			
51		405.7	Ramps	Landings	Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.	Y	F	22,27			
54		405.7.3	Ramps	Landings: Length	Landings shall have a clear length of 60 inches (1525mm) minimum.	Y	F	22,27			

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
56		405.7.5	Ramps	Landings: Doorways	Where doorways are located adjacent to a ramp landing, maneuvering clearances required by 404.2.3 and 404.3.2 shall be permitted to overlap the required landing area. Where a door that is subject to locking is located adjacent to a ramp landing, the landing shall be sized to provide a turning space complying with Section 304.3	Y	F	22			
117		404.1	Doors	General	Doors, doorways, and gates that are part of an accessible route shall comply with 404. EXCEPTION: Doors, doorways, and gates designed to be operated only by security personnel shall not be required to comply with 404.2.6, 404.2.7, and 404.2.8.	Y	F	2, 3, 4, 9, 10, 15, 16, 20, 21, 24, 25, 28			
119		404.2.2	Doors	Clear Width	Doorways shall provide a clear width of 32 inches (815 mm) minimum. Clear opening width of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) in depth at doors and doorways without doors shall provide a clear opening width of 36 inches (915 mm) minimum. There shall be no projections into the clear opening width lower than 34 inches (865 mm) above the floor. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the floor shall not exceed 4 inches (100 mm). EXCEPTIONS: 1. Door closers and door stops shall be permitted to be 78 inches (1980 mm) minimum above the floor. 2. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear opening width shall be permitted for the latch side stop.	Y	F	2			

112 ADA Compliance Survey

Date Prepared: 8/3/2023

ADA Compliance Survey

Skinner Road School

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
120		404.2.3	Doors	Maneuvering Clearances	Minimum maneuvering clearances at doors shall comply with 404.2.3 and shall include the full clear opening width of the doorway. Required door maneuvering clearance shall not include knee and toe clearance.	Y	F	4			
121		404.2.4	Doors	Thresholds	If provided, thresholds at doorways shall be ½ inch (13 mm) maximum in height. Raised thresholds and changes in level at doorways shall comply with 302 and 303. EXCEPTION: An existing or altered thresholds shall be permitted to be ¾ inch maximum in height provided that the threshold has a beveled edge on each side with a maximum slope of 1:2 for the height exceeding 1/4inch.	Y	F	9			
123		404.2.6	Doors	Door Hardware	Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the floor. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. EXCEPTION: Locks used only for security purposes and not used for normal operation shall not be required to comply with Section 404.2.6.	Y	F	3			
128		602.1	Drinking Fountains	General	Accessible drinking fountains shall comply with 307 and 602	Y	F	5			
130		602.4	Drinking Fountains	Spout Height	Spout outlets of wheelchair accessible drinking fountains shall be 36 inches maximum above the floor. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the floor.	Y	F	5			

Prepared by: Friar Architecture, Inc.

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
132		604.1	Water Closets	General	Accessible water closets and toilet compartments shall comply with 604. Compartments containing more than one plumbing fixture shall comply with Section 603. Wheelchair accessible compartments shall comply with Section 604.9. Ambulatory accessible compartments shall comply with Section 604.10. EXCEPTION: Water closets and toilet compartments primarily for children's use shall be permitted to comply with 604.11 as applicable.	Y	F	25			
133		604.2	Water Closets	Location	The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall or partition. Water closets located in ambulatory accessible compartments specified in Section 604.10 shall have the centerline of the water closet 17 inches minimum and 19 inches maximum from the side wall or partition.	Y	F	8			
134		604.4	Water Closets	Seat Height	The seat height of a water closet shall be 17 inches minimum and 19 inches maximum above the floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position. EXCEPTION: A water closet in a toilet room for a single occupant, accessed only through a private office and not for common use or public use, shall not be required to comply with Section 604.4.	Y	F	8			
135		604.6, 309	Water Closets	Flush Controls	Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet. EXCEPTION: In ambulatory accessible compartments complying with 604.10, flush controls shall be permitted to be located on either side of the water closets.	Y	F	2			

Date Prepared: 8/3/2023

ADA Compliance Survey

Skinner Road School

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
136		604.7	Water Closets	Dispensers	Toilet paper dispensers shall comply with 309.4. Where the dispenser is located above the grab bar, the outlet of the dispenser shall be located within an area 24 inches minimum and 36 inches maximum from the rear wall. Where the dispenser is located below the grab bar, the outlet of the dispenser shall be located within an area 24 inches minimum and 42 inches maximum from the rear wall. The outlet of the dispenser shall be located 18 inches minimum and 48 inches maximum above the floor. Dispensers shall comply with Section 609.3. Dispensers shall not be of a type that control delivery, or do not allow continuous paper flow.	Y	F	6			
139		604.8.1.2	Toilet Compartments	Wheelchair Accessible Compartments: Doors	Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the stall and any obstruction shall be 42 inches minimum. The door shall be self-closing. A door pull complying with Section 404.2.6 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the required minimum area of the compartment.	Y	F				
145		605.3	Urinals	Clear Floor Space	A clear floor space complying with 305, positioned for forward approach shall be provided.	Y	F				
148		308	Mirrors / Accessories	Reach Ranges	Reach ranges shall comply with 308.	Y	F	23	6		

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
151		606.2, 305, 306	Lavatories / Sinks	Clear Floor Space	A clear floor space complying with 305.3, positioned for a forward approach, shall be provided. Knee and toe clearance complying with 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearances. EXCEPTIONS: 1. A parallel approach complying with 305 and centered on the sink, shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided. 2. The requirement for knee and toe clearance shall not apply to a lavatory in a toilet or bathing facility for a single occupant, accessed only through a private office and not for common use or public use. 3. A knee clearance of 24 inches minimum above the floor shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31 inches maximum above the floor. 4. A parallel approach complying with 305 and centered on the sink, shall be permitted at lavatories and sinks used primarily by children 5 years and younger. 5. The requirement for the knee and toe clearance shall not apply to more than one bowl of a multibowl sink. 6. A parallel approach complying with Section 305 and centered on the sink, shall be permitted at wet bars.	Y	F	7, 25			
152		606.3	Lavatories / Sinks	Height	The front of lavatories and sinks shall be 34 inches maximum above the floor, measured to the higher of the rim or counter surface. EXCEPTIONS: 1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply with 606.3.2.	Y	F	25			
153		606.4, 309	Lavatories / Sinks	Faucets	Faucets shall comply with Section 309. Hand operated metering faucets shall remain open for 10 seconds minimum.	Y	F	8			

Date Prepared: 8/3/2023

ADA Compliance Survey

Skinner Road School

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
154		606.6	Lavatories / Sinks	Exposed Pipes and Surfaces	Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks	Y	F	8			
172		609.4	Grab Bars	Position of Grab Bars	Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the floor measured to the top of the gripping surface or shall be installed as required by Items 1 through 3. 1. The lower grab bar on the back wall of a bathtub shall comply with Section 607.4.1.1 or 607.4.2.1. 2. Vertical grab bars shall comply with Sections 604.5.1, 607.4.1.2.2, 607.4.2.2 and 608.3.1.2. 3. Grab bars at water closets primarily for children's use shall comply with Section 609.4.2.	Y	F	11			
184		704.2.2	Telephones	Wheelchair Accessible Telephones: Operable Parts	Operable parts shall comply with Section 309. Telephones shall have push-button controls where such service is available.	Y	F	13			
186		704.2.4	Telephones	Wheelchair Accessible Telephones: Cord Length	The telephone handset cord shall be 29 inches minimum in length.	Y	F	13			
191		703.1	Signage	General	Accessible signs shall comply with Section 703. Tactile signs shall contain both raised characters and braille. Where signs with both visual and raised characters are required, either one sign with both visual and raised characters, or two separate signs, one with visual, and one with raised characters, shall be provided.	Y	F	1, 2, 4, 12, 20, 21, 25, 31		Principal	

Prepared by: Friar Architecture, Inc.

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
192		703.1.1	Signage	Designations	Interior and exterior signs identifying permanent rooms and spaces shall comply with sections 703.1, 703.2, and 703.3. EXCEPTION: Exterior signs that are not located at the door to the space they serve shall not be required to comply with 703.3.	Y	F	1, 2, 4, 12, 20, 21, 25, 31			
200		308	Storage	Reach Ranges	Reach ranges shall comply with Section 308.	Y	F	25		Classroom	
201		309	Storage	Operable Parts	Operable parts required to be accessible shall comply with Section 309.	Y	F	21		Coolers	
202		702.1	Alarms	General	Accessible audible and visible alarms and notification appliances shall be installed in accordance with NFPA 72 listed in Section 105.2.2, be powered by a commercial light and power source, be permanently connected to the wiring of the premises electric system, and be permanently installed.	Y	F	11			
203		902.1	Dining Surfaces and Work Surfaces	General	Accessible dining surfaces and work surfaces shall comply with Section 902. EXCEPTIONS: Dining surfaces and work surfaces primarily for children's use shall be permitted to comply with Section 902.5.	Y	F	25		Classroom	
204		902.2	Dining Surfaces and Work Surfaces	Clear Floor Space	A clear floor space complying with Section 305, positioned for a forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. EXCEPTIONS: 1. At drink surfaces 12 inches or less in depth, knee and toe space shall not be required to extend beneath the surface beyond the depth of the drink surface provided. 2. Dining surfaces that are 15 inches minimum and 24 maximum in height are permitted to have a clear floor space complying with Section 305 positioned for a parallel approach.	Y	F	25		Classroom	
205		902.4	Dining Surfaces and Work Surfaces	Height	The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum in height above the floor.	Y	F	25		Classroom	

Date Prepared: 8/3/2023

ADA Compliance Survey

Skinner Road School

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
206		902.5	Dining Surfaces and Work Surfaces	Dining Surfaces and Work Surfaces for Children's Use	Accessible dining surfaces and work surfaces primarily for children's use shall comply with 902.5. EXCEPTION: Dining surfaces and work surfaces that are used primarily by children ages 5 and younger shall not be required to comply with Section 902.5 where a clear floor space complying with Section 305 is provided for a parallel approach. 902.5.1 Clear Floor Space: A clear floor space complying with Section 305, positioned for forward approach, shall be provided. Knee and toe clearance complying with Section 306 shall be provided. EXCEPTION: A knee clearance 24 inches minimum above the floor shall be permitted. 902.4.2 Height: The tops of tables and counters shall be 26 inches minimum and 30 inches maximum above the floor.	Y	F	25		Classroom	

ADA Survey Photographs



1. Location:

Main Entrance

Description:

Main entrance should have signage indicating that entrance is accessible. Signage exists within the vestibule.

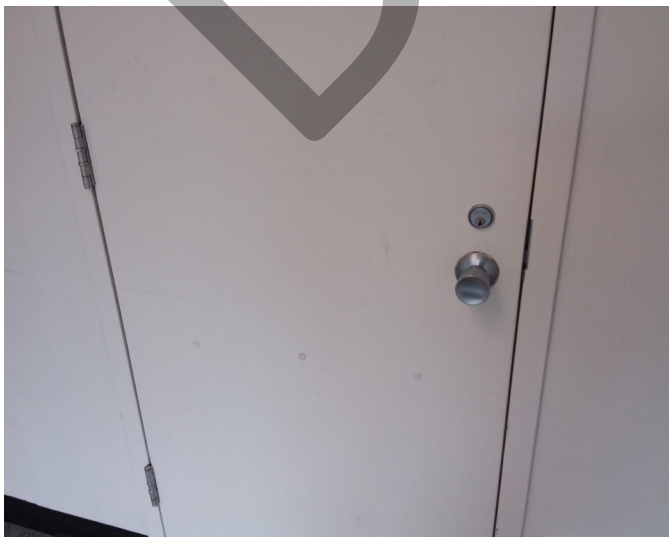


2. Location:

Nurse's Office Restroom

Description:

Marked accessible restroom does not satisfy clear width requirement of 32" when fully opened.



3. Location:

Nurse's Office

Description:

Non-compliant door hardware requires tight gripping to operate.

ADA Survey Photographs



4. Location:

Teachers Lounge

Description:

Does not meet requirements for 18" of clearance on pull side of door with automatic closer.

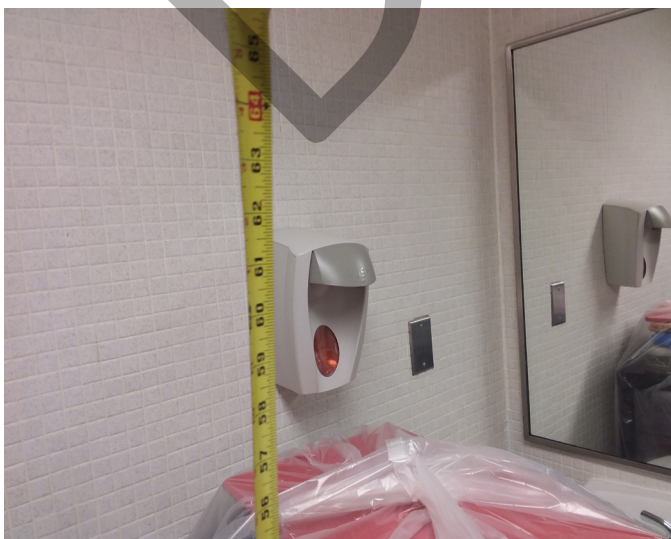


5. Location:

Corridor

Description:

Water fountains have leading edge that is greater than 27" off the floor and protrudes greater than 4".



6. Location:

Toilet Room

Description:

Operable components of wall mounted accessories are located above 48".
Typical at multiple restroom locations.

ADA Survey Photographs



7. Location:

Kitchen

Description:

Sink designed to be accessible option within kitchen does not meet required clear width to access.



8. Location:

Classroom Toilet Room

Description:

The existing toilet room is not provided with an accessible sink, toilet, accessories, grab bars, floor area, and door opening.



9. Location:

Corridor Exit Route

Description:

Threshold is greater than 1/2" above grade on the exterior. Threshold is sloped greater than 1:2 pitch in order to minimize this distance. Typical at emergency exits from connecting corridors.

ADA Survey Photographs



10. Location:

Corridor Exit Route

Description:

Swing of egress door obstructs the egress path. Clear width is not achieved.

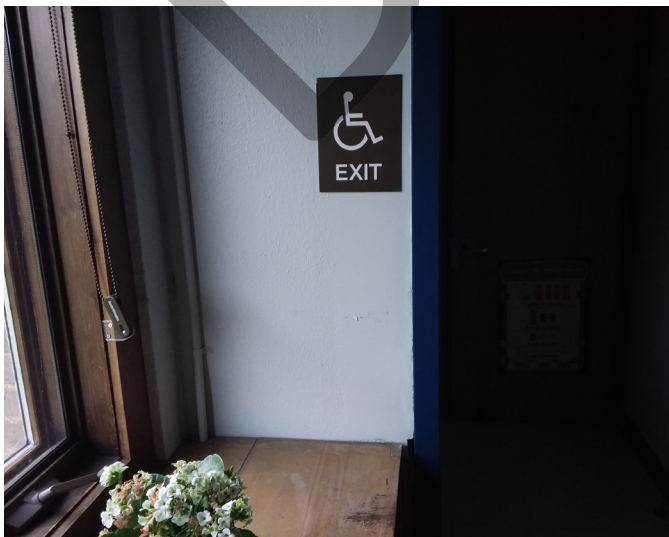


11. Location:

Toilet Room

Description:

No vertical grab bar present. Typical in most toilet rooms throughout the facility.



12. Location:

Classroom

Description:

Exit signage with braille lettering does not have 18" clear space in front of it to approach. Typical at most emergency exits from classrooms.

ADA Survey Photographs



13. Location:

Classroom

Description:

Operable components of phone are located above the maximum 48". Typical in most locations with a wall mounted phone.



14. Location:

Corridor Exit

Description:

Ramp should have slip resistant material. Typical at corridor exits in classroom wings.



15. Location:

Classroom Exit

Description:

Basketball hoop mounted on exit door limits opening angle.

ADA Survey Photographs



16. Location:

Classroom Exit

Description:

Door swings from adjacent classrooms interfere with each other. Typical at most classroom egress doors. A critical piece of the emergency egress plan of the facility.



17. Location:

Classroom Exit

Description:

Sidewalk does not extend the required 18" for the latch side pull of a door with automatic closer.



18. Location:

Sidewalk Egress Path

Description:

Curb ramp does not have required 60"x60" landing at change in direction.

ADA Survey Photographs



19. Location:

Library

Description:

A 36" wide counter space should be allocated for an accessible checkout. A 30"x40" clear space must be available along this counter to approach.



20. Location:

Addition of Time Out Room

Description:

The entrance to the door does not allow the proper clear width due to the angled wall installation.



21. Location:

Cooler / Freezer Doors.

Description:

Compliant door hardware and access is required.

ADA Survey Photographs



22. Location:

Interior Exit Ramp Landing

Description:

The Landing at the door is not long enough.



23. Location:

Boys Toilet Room

Description:

Urinal screens need to be installed to allow 30 inches clear at the accessible urinal



24. Location:

Reading Room

Description:

The exit door does not provide the proper push clearance at the door.

ADA Survey Photographs



25. Location:

Bathroom off of Classroom

Description:

The storage door is too narrow, The bathroom located off the classroom is non-compliant.



26. Location:

Passenger Loading Zone

Description:

The parking lot striping needs to be added to designate the area.



27. Location:

Exit Ramp from the Cafeteria

Description:

The transition from the concrete to pavement will create an issue.

ADA Survey Photographs



28. Location:

Exit from Kitchen Area

Description:

This exit is not at grade.



29. Location:

X

Description:

The curb creates an impediment, A curb ramp or cut should be provided.



30. Location:

Handicap Accessible Parking Area

Description:

The spaces need to be provided with wheel stops, the aisles should connect to the crosswalk, and tactile warning should be added at the walk way from the public way. Access to the public way should be accessible.

ADA Survey Photographs



31. Location:

Corridor Exit Doors

Description:

The landing needs to be maintained to make sure it is accessible.



32. Location:

Entrance to Playground Fields

Description:

The gate is off set from the sidewalk reducing the required clear width at the entrance gate



33. Location:

Southwest Parking / Walkway

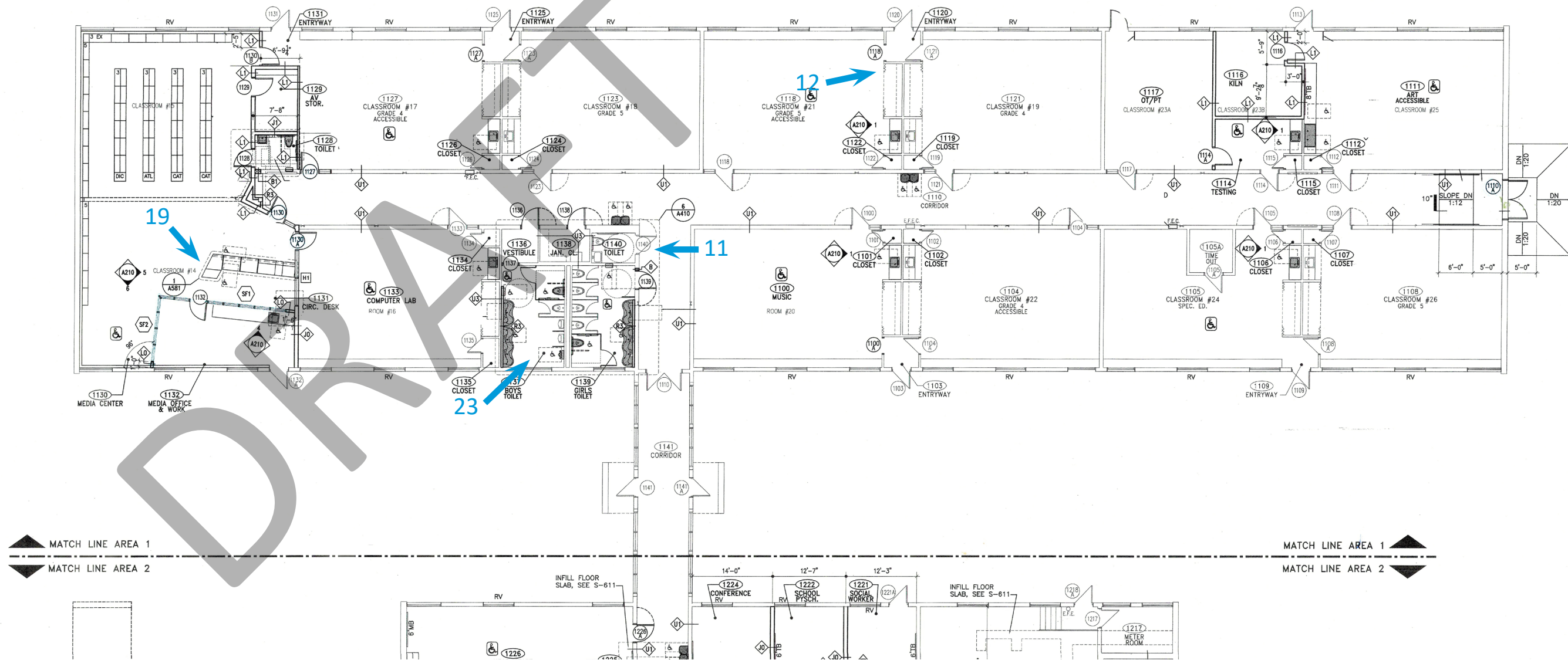
Description:

The curb ramp needs tactile warning.

ADA Survey Photograph Key Plans

The following plan shows the actual building plan as verified during field surveys. Photographs from the previous pages are keyed into the building plans with numbered arrows at the approximate photograph site and direction from which the photographs were taken.

DRAFT

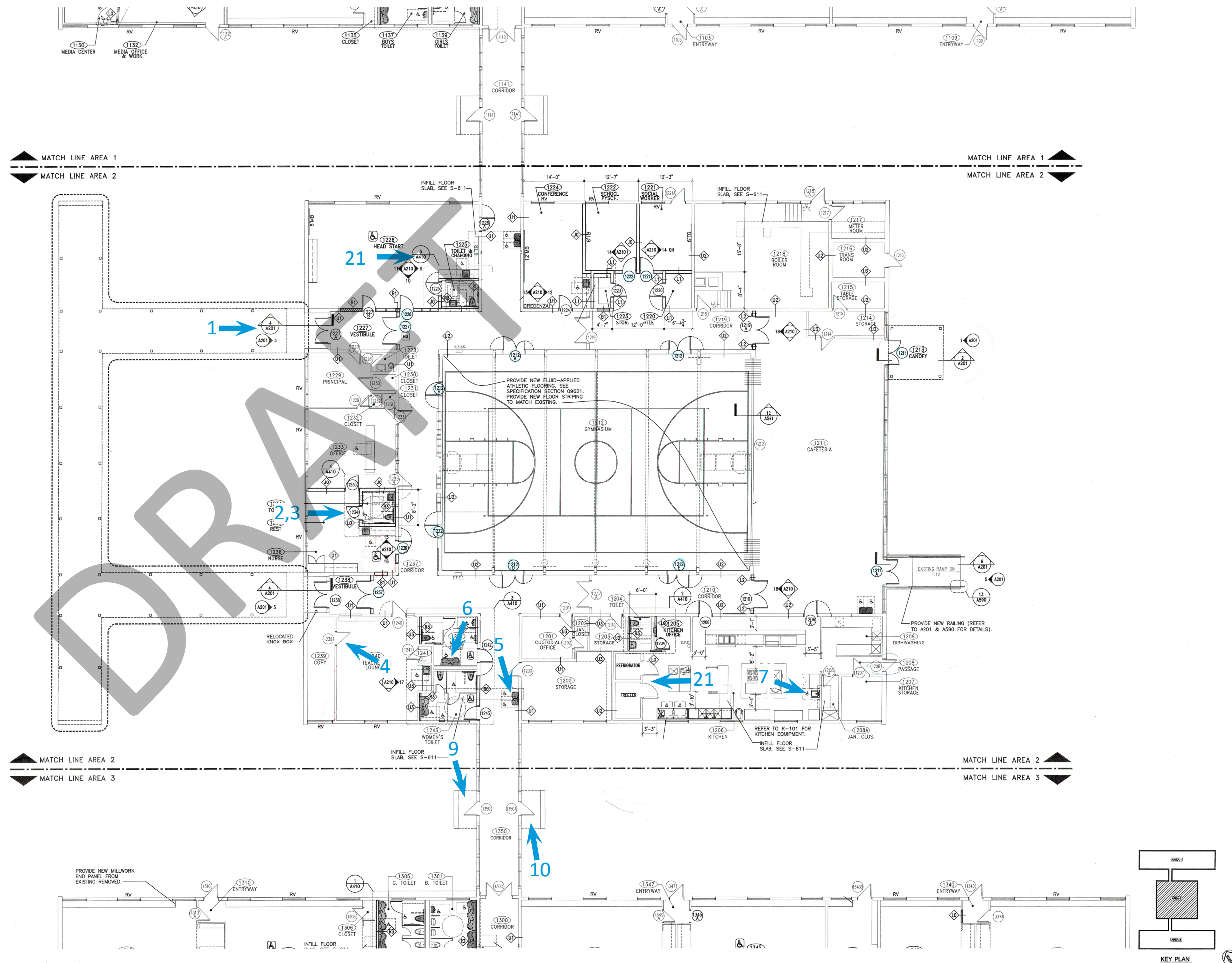


Skinner Road School

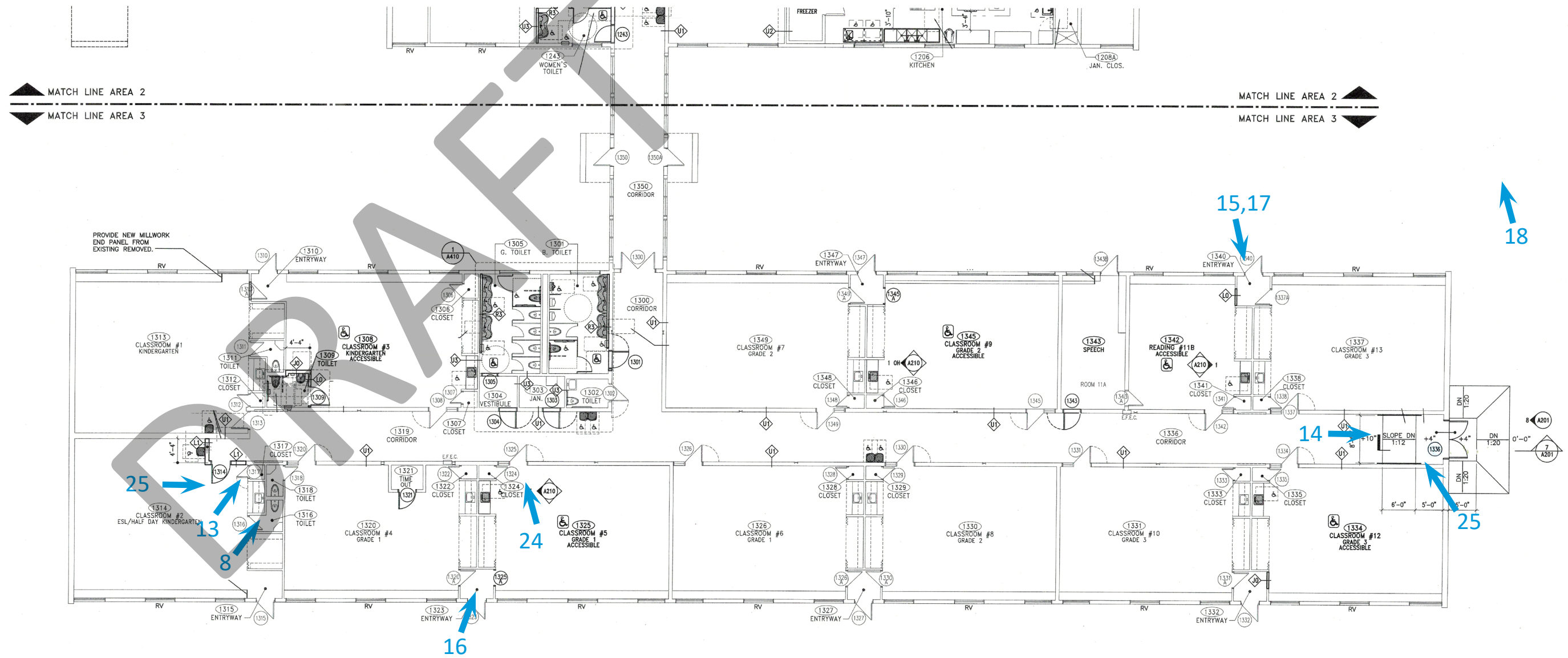
Floor Plan - Area 1

DRAFT

Floor Plan - Area 2



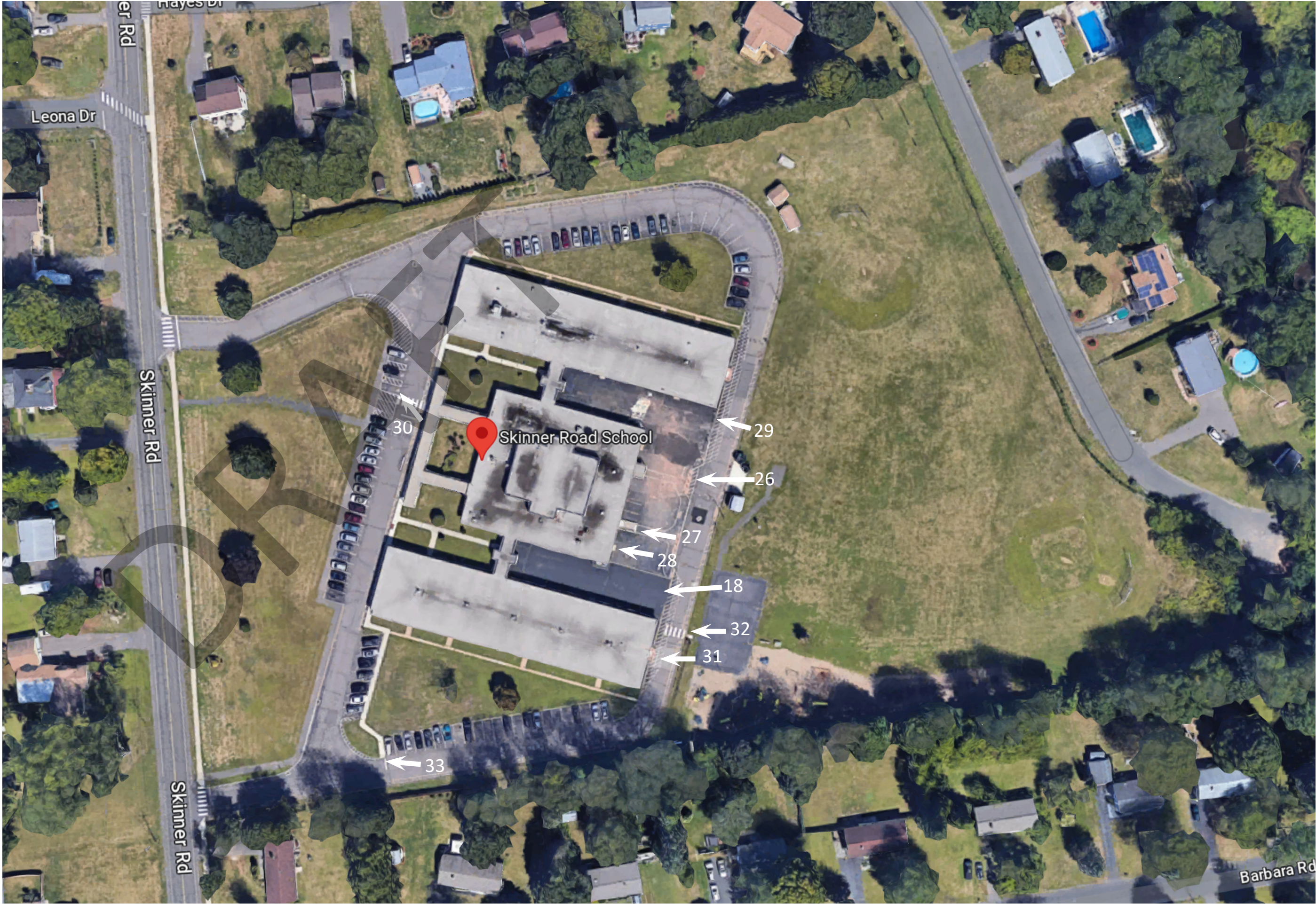
DRAFT



Skinner Road School

Floor Plan - Area 3

DRAFT



Skinner Road School

Site Plan

ADA Survey



DRAFT

ADA Survey Recommendations

Skinner Road School was also evaluated based on the Americans with Disabilities Act (ADA), Title II, for public building accessibility. ADA is an act of Congress mandating certain standards for accessibility that are enforceable through the civil courts. Skinner Road School fails to meet some of these requirements, evident in the “ADA Compliance Survey”.

The building was evaluated based on a review of existing documentation, field verification of existing space usage and discussions with building staff to confirm existing space allocation and usage.

The work recommended to address ADA compliance issues includes providing:

- Unless every entrance is classified as accessible, signage at the exterior of the main entrance should indicate the accessible entrance. Currently signage only exists once you enter the vestibule.
- Modify existing doors along all accessible routes to provide 32” clear space min.
- Modify existing door closers to extend the amount of time doors will stay open. Currently many doors in the facility close very quickly and do not meet the requirement of 5 seconds to transition from completely open to completely closed.
- Modify existing door hardware that requires tight gripping to operate, specifically knob based hardware that is located at remote door locations.
- Modify casework and/or doors to provide required clear space for opening doors. Specifically many of the marked accessible exits from classrooms do not meet these requirements.
- Build out wing walls at drinking fountains in corridors that are considered protruding objects.
- Replace bathroom accessories to locations where operable components are located below 48” high.
- Replace telephones to locations where operable components are located below 48” high.
- Replace exit doors that block egress path with their swing.
- Provide vertical grab bars in all accessible bathrooms and accessible stalls.
- Ensure signage with braille characters have 18” clear distance in front of the signage. Can require moving of signage or removal of existing casework.
- Provide slip resistant material at all interior ramps.
- Provide a 36” wide clear counter space in library for accessible checkout. Provide a 30”x40” clear space in front of this counter space.

Existing Conditions Evaluation:

The graph below represents the building’s overall conformity with ADA requirements. Compliance was rated on a scale of 1-4, with a 4 rating equating to full compliance. A rating of 2 or under indicates that the building requires moderate to substantial code compliance updates in order to protect the safety of the building’s occupants.



DRAFT

Section 7 : Site Survey

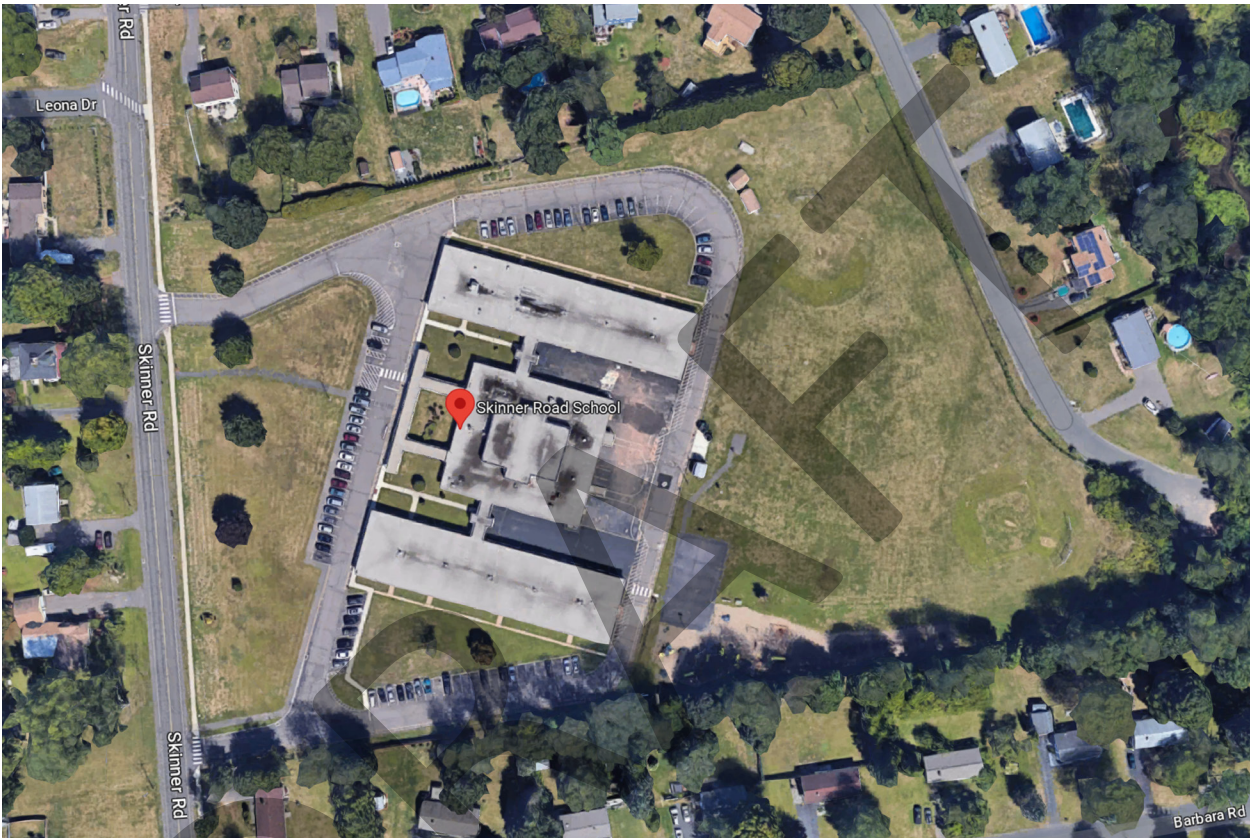


7

DRAFT

Existing Site Conditions

This section provides a listing of existing conditions followed by summary descriptions for the site components. A site plan is provided along with photographs of existing conditions that identify areas requiring attention. Existing site utilities are also identified. Recommendations for site improvements are discussed to provide Vernon Public Schools with an overview of the required work.



Map Data: Google

Skinner Road School

Plan Drawings	2007 Alterations
Photos	2023 Survey
Date Built	1963
Site / Civil & Landscape Architect	Diversified Technology Consultants & Ferrero Hixon Associates (2007 Renovation)
Date(s) Additions	2007 Alterations
Zone	R-22
Gross Area (site)	20.4 Acres

The following is a data summary of the site conditions that were observed and noted during the survey. This information was gathered by a field survey, reviewing the existing drawings and discussions with various building personnel.

Site Conditions

The following codes are used throughout this report to identify the condition of various elements.

Condition Codes	
Excellent	16-20 years useful life
Good	Good at present (11-15 years)
Fair	Minor / cosmetic repairs needed to maintain condition (6-10 years)
Poor	Immediate repairs needed to prevent deterioration (0-5 years)

	Material	Condition
Entry Drive		
Primary Surface	Bituminous	Good
Curbs	Concrete, Bituminous	Good
Striping	Yes	Fair to Good
Signage	Yes	Good
Walkways		
Primary Surface	Concrete, Bituminous	Fair to Good
Curbs	Concrete	Fair to Good
Handicap Access	Yes	Poor to Fair
Parking		
Total Spaces	117	Good
Designated Handicap Spaces	4	Good
Primary Surface	Bituminous	Good
Curbs	Concrete, Bituminous	Fair to Good
Striping	Yes	Good
Signage	Yes	Good
Fields/Play Areas		
Field(s)	Grass	Good
Play Area(s)	Bituminous	Good
Play Scape(s)	Metal and Plastic	Good
Planting/Features		
Plant Beds	Yes, Mulched	Good
Trees/Shrubs	Yes, Various Species	Good
Special Features	School Sign	Good

Service Drive/ Loading Area		
Primary Surface	Bituminous	Good
Curbs	Concrete	Fair
Striping	No	N/A
Signage	Minimal	Fair

The following is a summary of the site survey of this building.

Item	Summary
Site Lighting	Wall mounted light fixtures at each exterior door and minimal pole lighting at parking areas were seen at the time of the survey. See MEP Survey for additional utility information.
Driveways/Walkways	The entry drive are bituminous with a mix of concrete and bituminous curbs. The striping at the parent drop off entry is faded. The walkways are also a mix of concrete and bituminous. Areas where tactile warning pads are present in general are in poor to fair condition.
Parking	Parking in general is in good condition.
Topography	The site slopes from the entry points down to the school and is generally flat from there.
Drainage	Various drains were visible throughout the parking and driveways.
Field/Play Areas	The are baseball play areas, soccer fields and a basketball court with no striping. The playscapes are a combination of metal and plastic. There is a playscape for younger children with a rubberized flooring and separated by a metal fence. The older children playscape area is surfaced with mulch.
Plantings	The school sign at Skinner Road is surrounded by bushes and mulch. There are other various plantings mostly in the front area of the site.
Service Area	There is one sign indicating to call for service access but no directional signage for service areas. Bollards block off an assumed service area.
Special Features	Picnic tables and wooden benches are spread throughout the grass and concrete walkway areas in front of the building. Additionally, there are several sheds on the site - typically composed of wood siding and asphalt shingle roofs. One metal container crate was present on site and another structure that appears to be a temporary greenhouse.

Site Survey Photographs



1. Location:

West Elevation

Description:

Signage faded



2. Location:

West Elevation

Description:

Crosswalk near main entrance from parking - the concrete is deteriorating in front of and around the tactile warning pad creating a hazardous condition.



3. Location:

Northwest Corner

Description:

The concrete has been patched and vegetation is growing in front of and around the tactile warning pad creating a hazardous condition. No crosswalk indication leading to tactile warning pad. See ADA report for additional information.

Site Survey Photographs



4. Location:

North Elevation Walkway

Description:

Concrete walkway has been patched in a few locations. Gaps between walkway sections and areas of uneven surface pose a hazard.



5. Location:

Northeast Elevation

Description:

Signage for deliveries and barrier for service areas.

Site Survey Photographs



6. Location:

East Elevation

Description:

Bollards protecting service area and building.



7. Location:

East Site

Description:

View of basketball court and playscapes.



8. Location:

East Site

Description:

View of existing metal fence and gate from walkway to playscape area. Grass area needs to be reseeding and gaps between walkways where vegetation is growing infilled.

Site Survey Photographs



9. Location:

East Elevation

Description:

View of bituminous walkway, classroom exits and assumed service area. Provide additional signage to indicate service areas.



10. Location:

Southeast Elevation

Description:

Water pooling at entrance. Tactile warning pads in poor condition. Concrete and warning pads need to be removed and reinstalled with slope away from entrance to avoid water infiltration.



11. Location:

South Parking Area

Description:

Overgrowth at concrete sidewalk. No ADA access to this walkway from parking but curb appears to be sloped.

Site Survey Photographs



12. Location:

Southeast Parking / Driveway

Description:

Cracking in pavement at drainage.

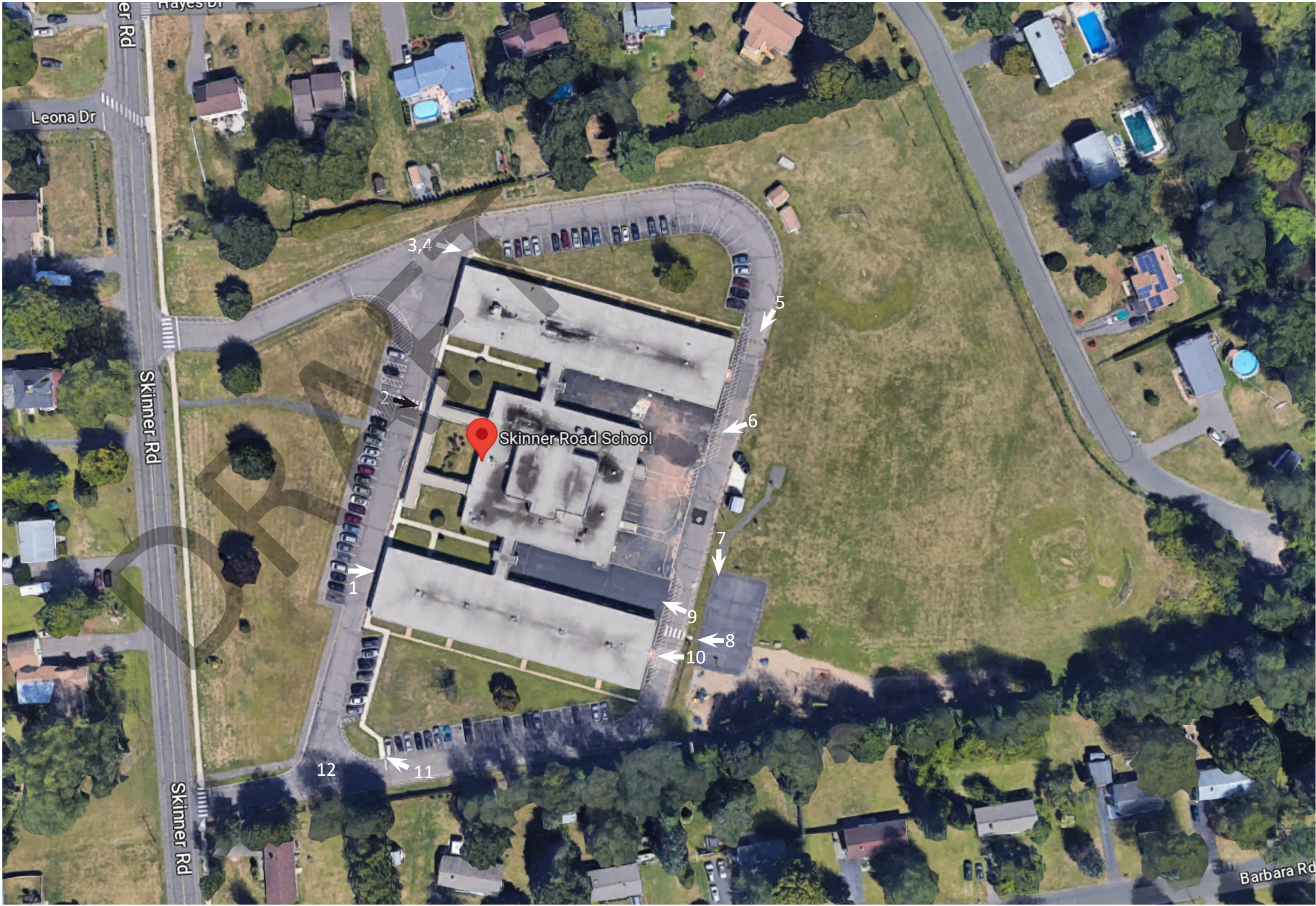
DRAFT

Site Photograph Key Plan

The following plan shows the actual building plan as verified during field surveys. Photographs from the previous pages are keyed into the building plans with numbered arrows at the approximate photograph site and direction from which the photographs were taken.

DRAFT

DRAFT



Skinner Road School

Site Plan

Site Survey



DRAFT

Site Recommendations

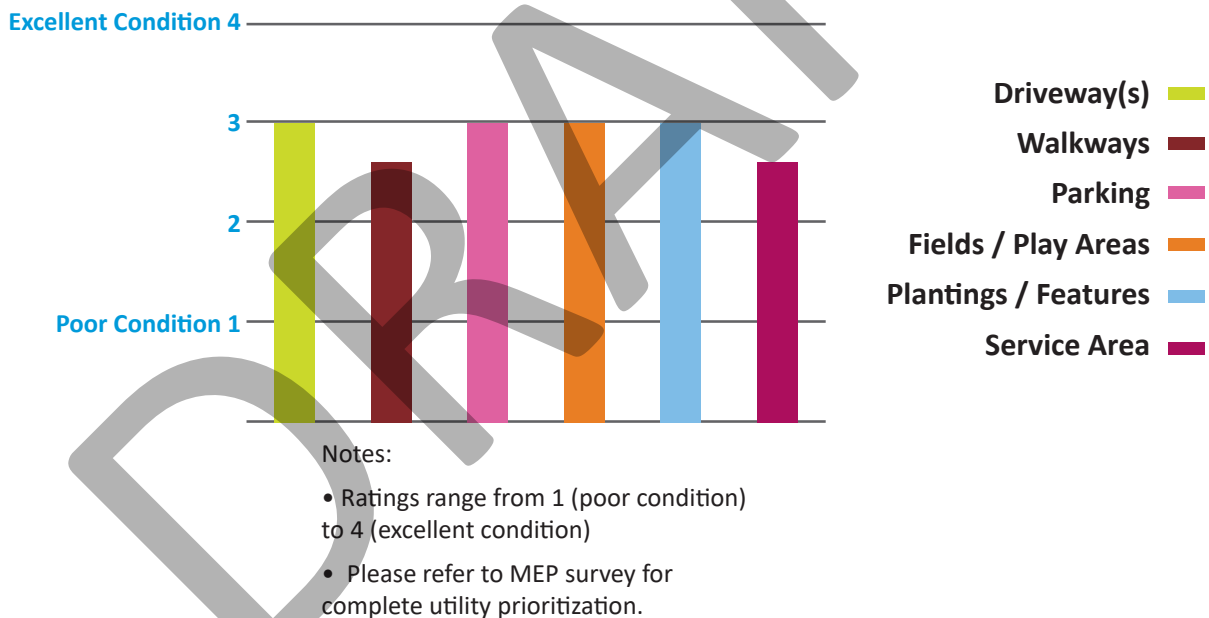
The site components of Skinner Road School are in good condition.

The following represents areas of necessary site improvements and / or required work.

- Remove and replace all damaged tactile warning pads. Remove and replace concrete around these pads to create a smooth surface.
- Provide signage at service entrance for clarity.
- Replace faded signage.
- Replace deteriorating and cracked walkways to create smooth surface.

Existing Conditions Evaluation:

The elements reviewed under this assessment were ranked on a scale of 1-4, with a 4 rating equating to excellent conditions. Components that received a ranking of 3 are considered to be in good condition, while rankings of 2 and 1 are considered to be in fair and poor condition, respectively. The following chart graphically presents the results and their expected life spans.



DRAFT

Section 8 : Opinion of Probable Costs

DRAFT

8

DRAFT

Opinion of Probable Costs

This section provides an estimate of probable costs for the work required to bring the building into compliance with applicable codes and meet safety requirements. Non-code related items are also included to identify the costs associated with meeting suitable architectural, structural and site standards. The estimates for this work are compared to the cost of replacing the existing structure.

The following opinion of probable costs was developed utilizing data obtained by conducting a survey of the existing building as well as knowledge of upgrades required at similar facilities and industry standards. The estimate was generated on the basis of a 20-year life expectancy for all building elements. The need for the building to be provided with the same features and upgrades as a typical building was taken into account. This estimate can be used as a tool to help facilitate prudent fiscal decisions relating to future projects at Skinner Road School.

The estimate of work required at Skinner Road School is based on meeting current applicable code and safety requirements. Non-code related items necessary to meet suitable architectural standards for occupancy are also included. Both unit and square-footage prices were utilized to prepare the estimate, based on Means Building Construction Cost Data and recent bid data. The itemized ADA Compliance Survey Information estimates were used as a basis in determining the costs related to ADA compliance. Items were reviewed for duplicity.

The estimate includes the following modifications:

- XXXX
- XXXX
- XXXX
- XXXX
- XXXX
- XXXX
- XXXX

DRAFT

Section 9 : Appendix

DRAFT

9

DRAFT

Appendix

This section contains miscellaneous items that support information provided within this report and is included for reference.

This appendix includes the following items:

- Roof Survey Report - Garland
- AHERA Six Month Periodic Surveillance

DRAFT



Facility Summary

Client: Vernon Public School District

Facility: Skinner Road School



Facility Data	
Address 1	90 Skinner Road
City	Vernon
State	Connecticut
ZIP	06066
Type of Facility	School
Square Footage	53,000
Contact Person	Mr. Mark Rizzo

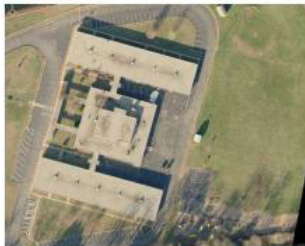
Asset Information			
Name	Date Installed	Square Footage	Roof Access
Low Slope Section's	2015	52,969	Internal Roof Hatch



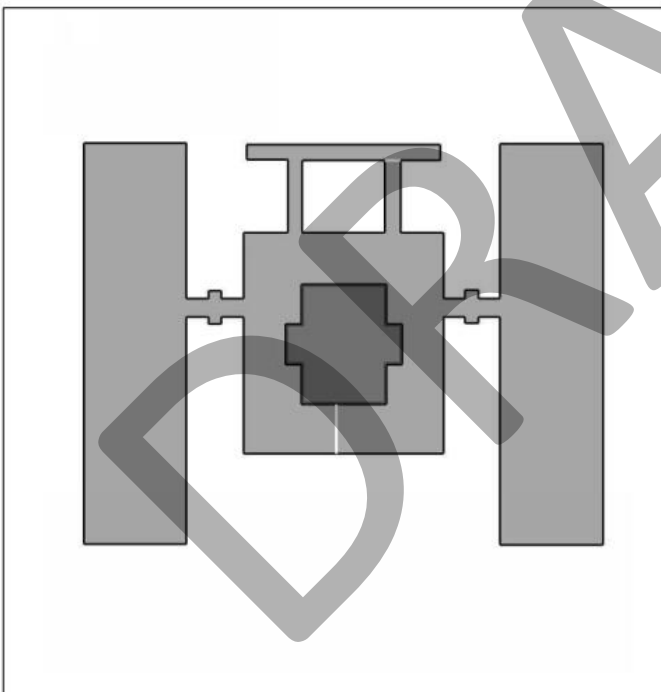
ROOF MEASUREMENT REPORT

SKINNER RD. SCHOOL - 90 Skinner Rd, Vernon, CT 06066

Report Contents



Images	1
Length Diagram.....	4
Pitch Diagram.....	5
Area Diagram	6
Penetrations Diagram	7
Notes Diagram	8
Property Info.....	9
Report Summary.....	10



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Report Details

Date:	4/27/2023
Report:	5464581

Roof Details

Total Area:	52,969 sq ft
Total Roof Facets:	2
Predominant Pitch:	0/12
Number of Stories:	Unknown
Total Ridges/Hips:	0 ft
Total Valleys:	0 ft
Total Rakes:	0 ft
Total Eaves:	0 ft
Total Penetrations:	28
Total Penetrations Perimeter:	397 ft
Total Penetrations Area:	378 sq ft

Report Run By:

Contact:	Jeremy Cogdill
Company:	The Garland Company, Inc.
Address:	3800 East 91St Cleveland OH 44105
Phone:	802-598-2974

Contact Us:



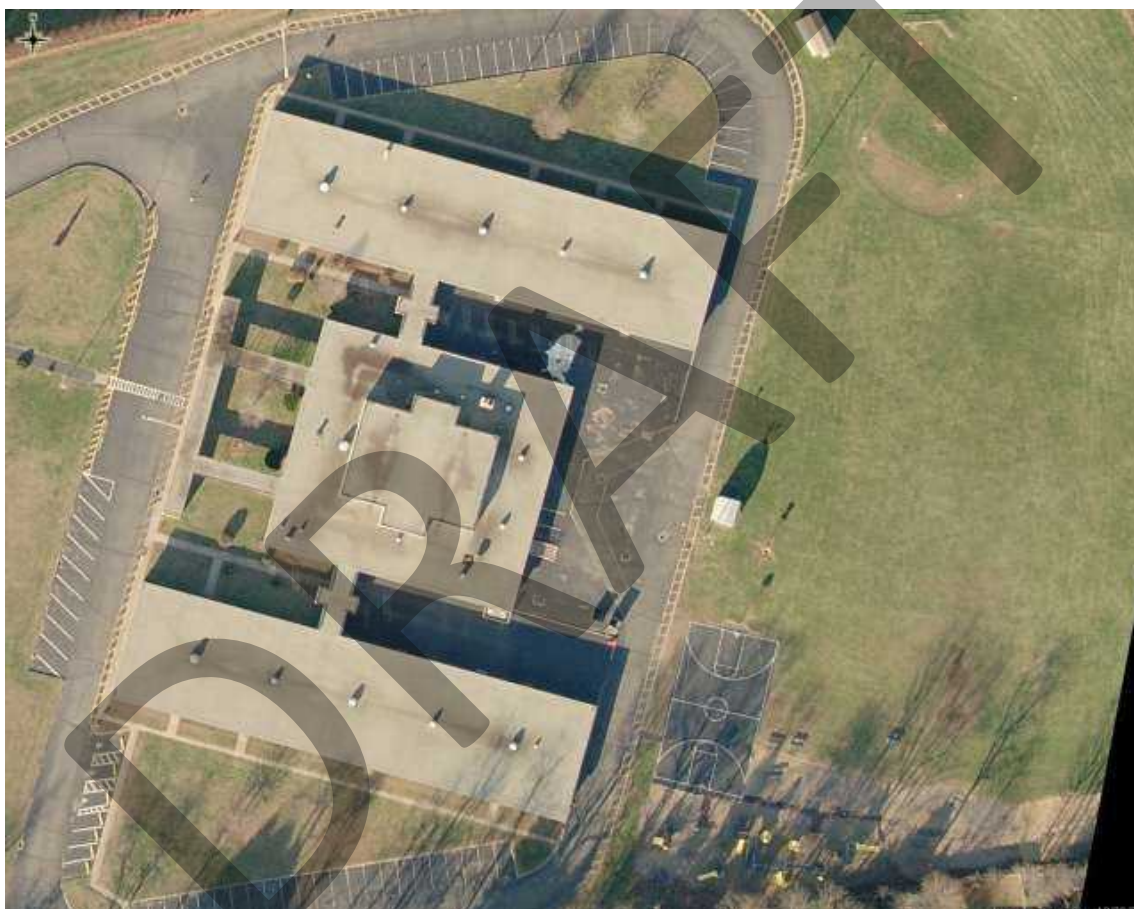
Jeremy Cogdill
Territory Manager - Southern & Eastern CT
The Garland Company, Inc.
m: (802) 598-2974
p: (860) 204-1006
e: Jcogdill@garlandind.com
s: www.garlandco.com



ROOF MEASUREMENT REPORT

REPORT IMAGES

The following aerial images show different angles of this structure for your reference.



Top View

This document is provided under License by EagleView Technologies to the requestor for their Internal Use Only subject to the terms and conditions previously agreed to by the requestor when they registered for use of EagleView Technologies Services. It remains the property of EagleView Technologies and may be reproduced and distributed only within the requestor's company. Any reproduction or distribution to anyone outside of the requestor's company without EagleView's prior written permission is strictly prohibited. All aspects and handling of this report are subject to the Terms and Conditions previously agreed to by the requestor.

Copyright ©2008-2012 EagleView Technologies, Inc. – All Rights Reserved – Covered by U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840 and 8,209,152. Other Patents Pending.



ROOF MEASUREMENT REPORT

REPORT IMAGES



North View



East View

This document is provided under License by EagleView Technologies to the requestor for their Internal Use Only subject to the terms and conditions previously agreed to by the requestor when they registered for use of EagleView Technologies Services. It remains the property of EagleView Technologies and may be reproduced and distributed only within the requestor's company. Any reproduction or distribution to anyone outside of the requestor's company without EagleView's prior written permission is strictly prohibited. All aspects and handling of this report are subject to the Terms and Conditions previously agreed to by the requestor.

Copyright ©2008-2012 EagleView Technologies, Inc. – All Rights Reserved – Covered by U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840 and 8,209,152. Other Patents Pending.



ROOF MEASUREMENT REPORT

REPORT IMAGES



South View



West View

This document is provided under License by EagleView Technologies to the requestor for their Internal Use Only subject to the terms and conditions previously agreed to by the requestor when they registered for use of EagleView Technologies Services. It remains the property of EagleView Technologies and may be reproduced and distributed only within the requestor's company. Any reproduction or distribution to anyone outside of the requestor's company without EagleView's prior written permission is strictly prohibited. All aspects and handling of this report are subject to the Terms and Conditions previously agreed to by the requestor.

Copyright ©2008-2012 EagleView Technologies, Inc. – All Rights Reserved – Covered by U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840 and 8,209,152. Other Patents Pending.

LENGTH DIAGRAM

Lengths: Ridges = 0 ft
Hips = 0 ft

Valleys = 0 ft
Rakes = 0 ft

Flashing = 298 ft
Step flashing = 0 ft

Eaves Parapet

© 2012 EagleView Technologies, Inc.

This document is provided under License by EagleView Technologies to the requestor for their Internal Use Only subject to the terms and conditions previously agreed to by the requestor when they registered for use of EagleView Technologies Services. It remains the property of EagleView Technologies and may be reproduced and distributed only within the requestor's company. Any reproduction or distribution to anyone outside of the requestor's company without EagleView's prior written permission is strictly prohibited. All aspects and handling of this report are subject to the Terms and Conditions previously agreed to by the requestor.

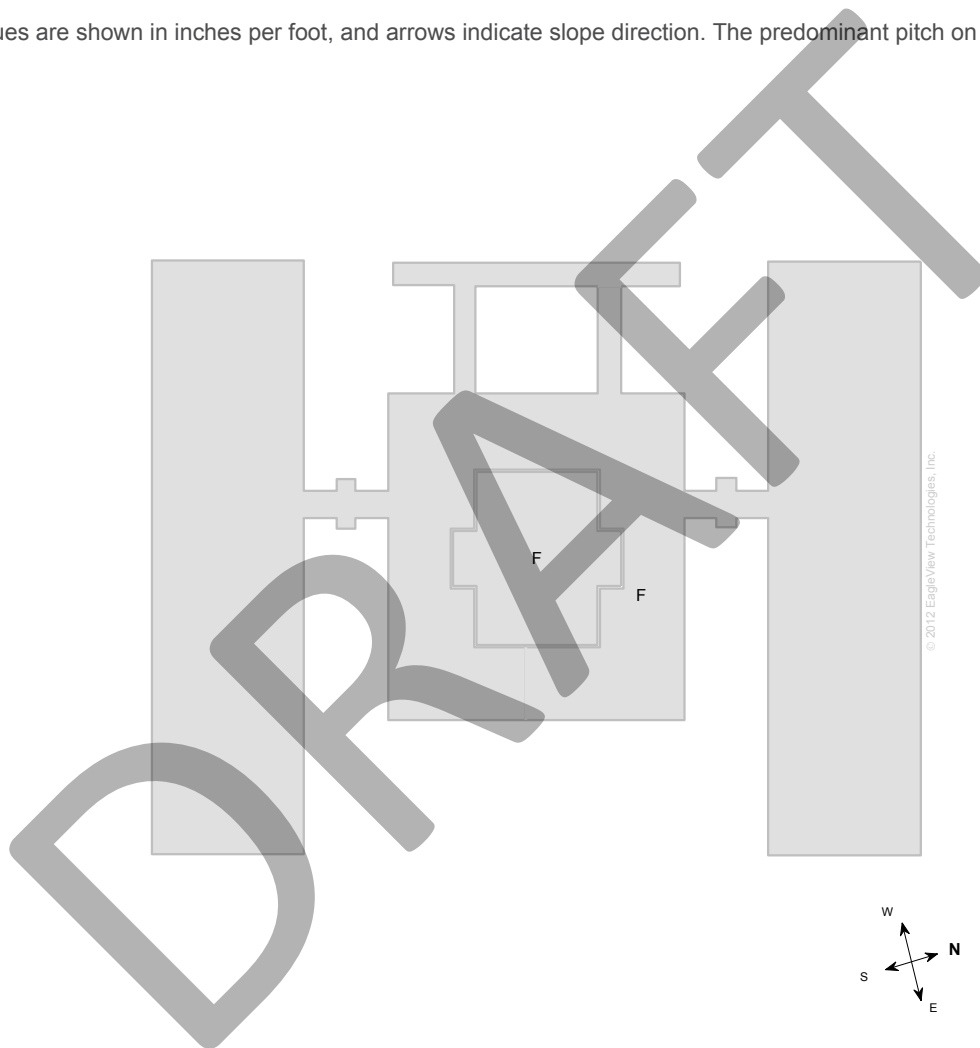
4



ROOF MEASUREMENT REPORT

PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 0/12.



Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Gray shading indicates flat, 1/12 or 2/12 pitches. If present, a value of "F" indicates a flat facet (no pitch).

This document is provided under License by EagleView Technologies to the requestor for their Internal Use Only subject to the terms and conditions previously agreed to by the requestor when they registered for use of EagleView Technologies Services. It remains the property of EagleView Technologies and may be reproduced and distributed only within the requestor's company. Any reproduction or distribution to anyone outside of the requestor's company without EagleView's prior written permission is strictly prohibited. All aspects and handling of this report are subject to the Terms and Conditions previously agreed to by the requestor.

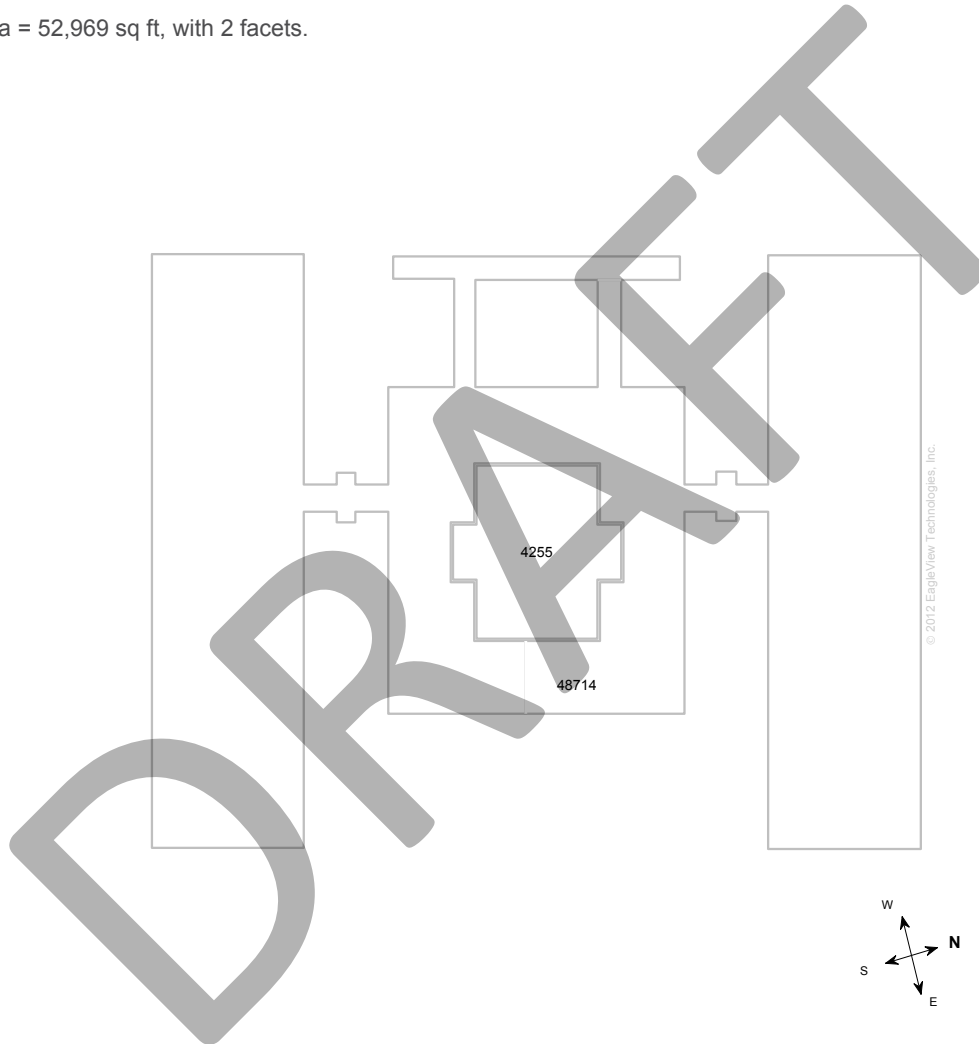
Copyright ©2008-2012 EagleView Technologies, Inc. – All Rights Reserved – Covered by U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840 and 8,209,152. Other Patents Pending.



ROOF MEASUREMENT REPORT

AREA DIAGRAM

Total Area = 52,969 sq ft, with 2 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

This document is provided under License by EagleView Technologies to the requestor for their Internal Use Only subject to the terms and conditions previously agreed to by the requestor when they registered for use of EagleView Technologies Services. It remains the property of EagleView Technologies and may be reproduced and distributed only within the requestor's company. Any reproduction or distribution to anyone outside of the requestor's company without EagleView's prior written permission is strictly prohibited. All aspects and handling of this report are subject to the Terms and Conditions previously agreed to by the requestor.

Copyright ©2008-2012 EagleView Technologies, Inc. – All Rights Reserved – Covered by U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840 and 8,209,152. Other Patents Pending.



ROOF MEASUREMENT REPORT

PENETRATIONS

Penetrations Notes Diagram

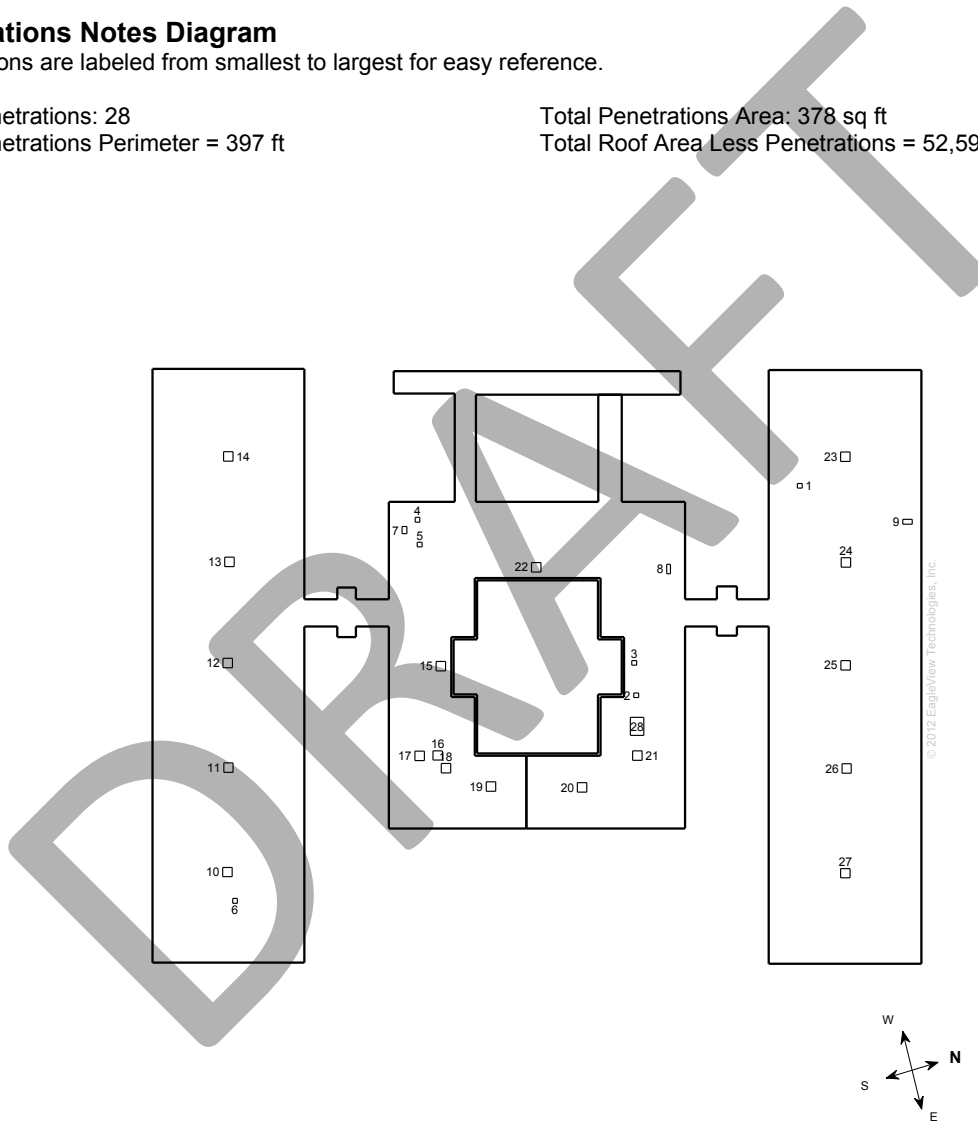
Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations: 28

Total Penetrations Perimeter = 397 ft

Total Penetrations Area: 378 sq ft

Total Roof Area Less Penetrations = 52,592 sq ft



Note: Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

This document is provided under License by EagleView Technologies to the requestor for their Internal Use Only subject to the terms and conditions previously agreed to by the requestor when they registered for use of EagleView Technologies Services. It remains the property of EagleView Technologies and may be reproduced and distributed only within the requestor's company. Any reproduction or distribution to anyone outside of the requestor's company without EagleView's prior written permission is strictly prohibited. All aspects and handling of this report are subject to the Terms and Conditions previously agreed to by the requestor.

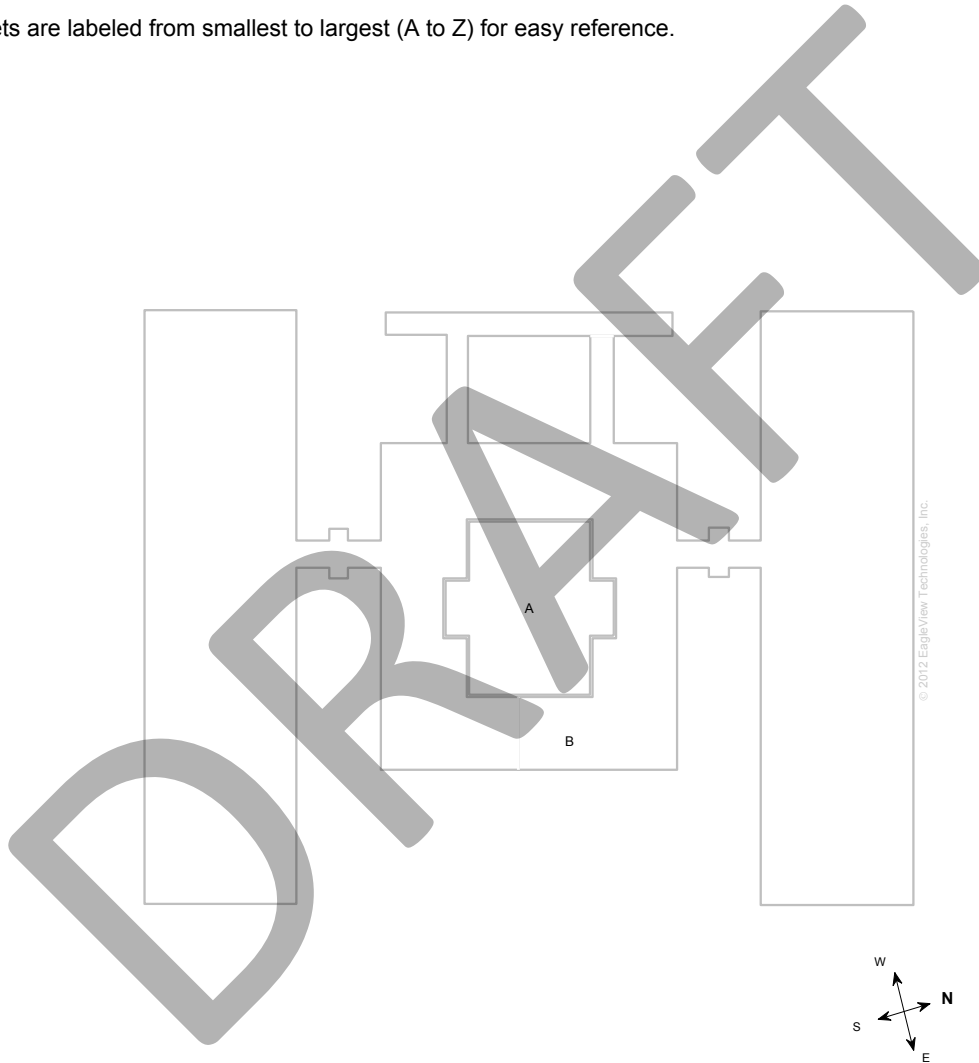
Copyright ©2008-2012 EagleView Technologies, Inc. – All Rights Reserved – Covered by U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840 and 8,209,152. Other Patents Pending.



ROOF MEASUREMENT REPORT

NOTES DIAGRAM

Roof facets are labeled from smallest to largest (A to Z) for easy reference.



This document is provided under License by EagleView Technologies to the requestor for their Internal Use Only subject to the terms and conditions previously agreed to by the requestor when they registered for use of EagleView Technologies Services. It remains the property of EagleView Technologies and may be reproduced and distributed only within the requestor's company. Any reproduction or distribution to anyone outside of the requestor's company without EagleView's prior written permission is strictly prohibited. All aspects and handling of this report are subject to the Terms and Conditions previously agreed to by the requestor.

Copyright ©2008-2012 EagleView Technologies, Inc. – All Rights Reserved – Covered by U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840 and 8,209,152. Other Patents Pending.



ROOF MEASUREMENT REPORT

Property Info



Property Location

Longitude = -72.4911420

Latitude = 41.8559270

Online map of property:

http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=90+Skinner+Rd,Vernon,CT,06066

Property Info

Year Built: N/A

Effective Year Built: N/A *

Last Known Roof Permit: N/A

**Effective Year Built is when the property's major components were revised to meet that year's code..*



Weather Data

Last Hail Event: 7/27/2009

Hail Count: 4 †

†Last hail event is the date of the last recorded hail event (greater than or equal to 3/4") within a one-mile radius. Hail count is the number of recorded hail events (greater than or equal to 3/4") within a one-mile radius in the past three years.



Notes

This was ordered as a commercial property. It was reported to be single structure. There were no changes to the structure in the past four years.

This document is provided under License by EagleView Technologies to the requestor for their Internal Use Only subject to the terms and conditions previously agreed to by the requestor when they registered for use of EagleView Technologies Services. It remains the property of EagleView Technologies and may be reproduced and distributed only within the requestor's company. Any reproduction or distribution to anyone outside of the requestor's company without EagleView's prior written permission is strictly prohibited. All aspects and handling of this report are subject to the Terms and Conditions previously agreed to by the requestor.

Copyright ©2008-2012 EagleView Technologies, Inc. – All Rights Reserved – Covered by U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840 and 8,209,152. Other Patents Pending.



ROOF MEASUREMENT REPORT

REPORT SUMMARY

Below is a measurement summary using the values presented in this report.

Lengths, Areas and Pitches

Ridge	0 ft (0 Ridges)
Hips.....	0 ft (0 Hips)
Valleys	0 ft (0 Valleys)
Rakes*	0 ft (0 Rakes)
Eaves/Starter**.....	0 ft (0 Eaves)
Drip Edge (Eaves + Rakes)	0 ft (0 Lengths)
Parapet Walls.....	2,632 ft (61 Lengths)
Flashing.....	298 ft (13 Lengths)
Step Flashing	0 ft (0 Lengths)
Total Area	52,970 sq ft
Total Penetrations Area.....	378 sq ft
Total Roof Area Less Penetrations	52,592 sq ft
Total Penetrations Perimeter.....	397 ft
Predominant Pitch.....	0 /12

Total Roof Facets = 2

*Rakes are defined as roof edges that are sloped (not level).

** Eaves are defined as roof edges that are not sloped and level.

Areas per Pitch

Roof Pitches	0/12
Area (sq ft)	52969.3
% of Squares	100%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

Waste Calculation Table

Waste %	0%	10%	12%	15%	17%	20%	22%
Area (sq ft)	52,969	58,267	59,326	60,916	61,975	63,564	64,623
Squares	529.7	582.7	593.3	609.2	619.7	635.6	646.2

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Ridge, hip, valley, and starter lengths may require additional material.

Parapet Calculation Table

Wall Height (ft)	1	2	3	4	5	6	7
Vertical Wall Area (sq ft)	2632	5264	7896	10528	13160	15792	18424

This table provides common parapet wall heights to aid you in calculating the total vertical area of these walls. Note that these values assume a 90 degree angle at the base of the wall. Allow for extra materials to cover cant strips and tapered edges.

This document is provided under License by EagleView Technologies to the requestor for their Internal Use Only subject to the terms and conditions previously agreed to by the requestor when they registered for use of EagleView Technologies Services. It remains the property of EagleView Technologies and may be reproduced and distributed only within the requestor's company. Any reproduction or distribution to anyone outside of the requestor's company without EagleView's prior written permission is strictly prohibited. All aspects and handling of this report are subject to the Terms and Conditions previously agreed to by the requestor.

Copyright ©2008-2012 EagleView Technologies, Inc. – All Rights Reserved – Covered by U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840 and 8,209,152. Other Patents Pending.



Construction Details

Client: Vernon Public School District

Facility: Skinner Road School

Roof Section: Low Slope Section's



Information			
Year Installed	2015	Square Footage	52,969
Slope Dimension	1/4:12"	Eave Height	15
Roof Access	Internal Roof Hatch	System Type	Gravel Surface Modified Bitumen



Photo Report

Client: Vernon Public School District

Facility: Skinner Road School

Roof Section: Low Slope Section's

Report Date: 03/21/2023

Title: Visual Inspection



Photo 1

Overview of the center section- Good slope, no ponding and overall great shape



Photo 2

Open condition- Bird damage on eifs facade- Consistent throughout



Photo 3



Photo 4

**Area of poor drainage-
Leader
extension suggested**



Photo 5

No splash block- Lack of sun- Organic growth



Photo 6

Failing CMU chimney- Wall panel system suggested to keep moisture out



Photo 7

**Improper flashing-
Installation of wall panel
system and counter
flashing suggested**



Photo 8

**Overview of the right side
section**



Photo 9

Open condition- Aging and exposed mastic



Photo 10

Open condition- Small fish mouths on perimeter edge



Photo 11

Open condition- Inside corner sealant

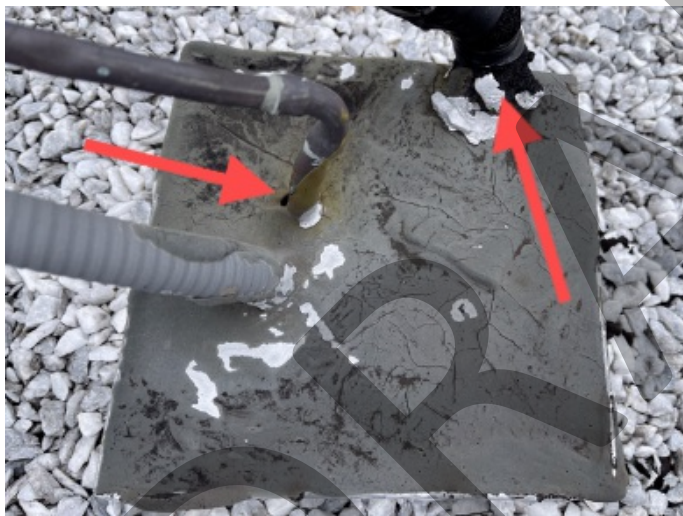


Photo 12

Open conditions- Aging and cracking pitch boxes



Photo 13

**Open condition- Perimeter
edge- Wind scor-
Reinforcement
recommended**



Photo 14

**Overview of the left side
section**



Photo 15

Pitch boxes- Maintenance items



Photo 16

Field seam exposed to UV- High wind area- Sealing and reinforcement suggested



Photo 17

Clogged drain- Maintenance item

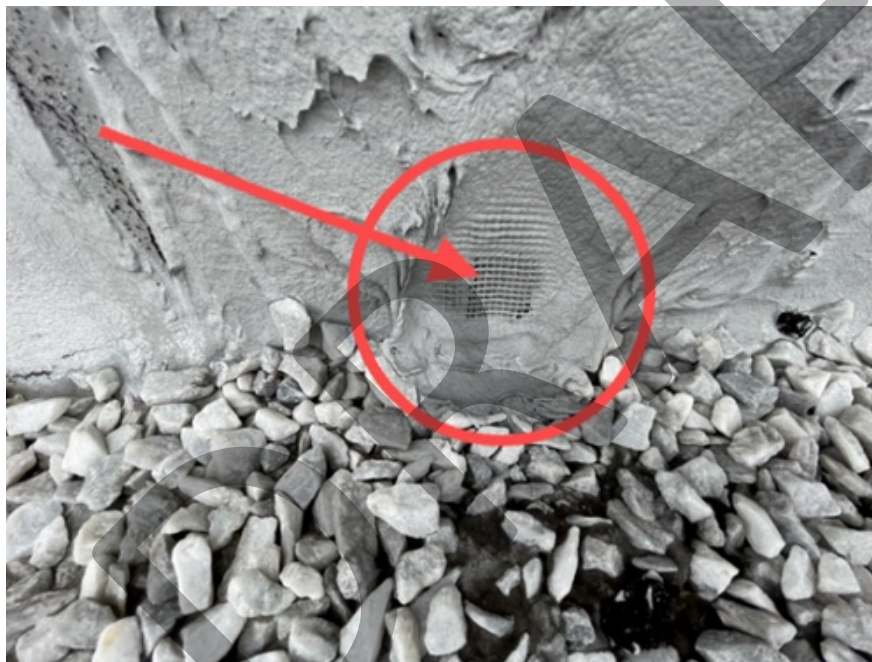


Photo 18

**Aging flashing mastic-
Maintenance item**



Photo 19

**Fan unit- No securement
evident**

AHERA SIX MONTH PERIODIC SURVEILLANCE
Skinner Road School
90 Skinner Road
Vernon, CT 06066

Page 1 of 1

MATERIAL DESCRIPTION	LOCATION(S)	PREVIOUS CONDITION	CHANGE IN CONDITION (Y/N)	COMMENTS
Concealed 9" floor tile and associated mastic	Classrooms 1, 2, 3, 4, 5, 6, 7, 8, 10, 11A, 12, 13, 18, 21, 22, 23A, 24, office areas	No damage	N	Material assumed to be present beneath existing built-in cabinetry. Partially abated during renovations <i>Known ACM</i>
Pipe fitting insulation	Mechanical/Boiler room tunnels, concealed in walls/ceilings throughout building	No damage	N	Material assumed to be present within wall/ceiling cavities. Partially abated during renovations <i>Known ACM</i>
Chalkboard adhesive	Classrooms 1 13, 17, 20	No damage	N	Material assumed to be present behind overlying material. Partially abated during renovations. <i>Known ACM</i>
Sink backsplash adhesive	Classrooms 1, 2, 4, 5, 6, 7, 8, 10, 12, 13, 18, 21, 22, 26	No damage	N	Material assumed to be present behind overlying material. Partially abated during renovations. <i>Presumed</i>
Old Sink Undercoating	Classrooms 1, 2, 4, 5, 6, 7, 8, 10, 12, 13, 18, 21, 22, 26	No damage	N	Material is in good condition <i>Known ACM - ATC 2015</i>

Note: Renovations happened in the Gym and Center Wing. Please obtain an architectural letter for the new materials that are being installed. Any renovations need a NESHAP inspection prior to construction, per State and Federal regulations.

SURVEILLANCE CONDUCTED BY

Brendan McClure

DATE

3-17-23