

Facility Study and Master Plan

# Next Step Building

38 Park Street, Vernon CT 06066



SUMMER 2023



DRAFT

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# Section 1 : Introduction

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## 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 School Central Administration Building
- **Next Step Building**
- Maintenance Building, 166 Union Street

### Purpose of this Study

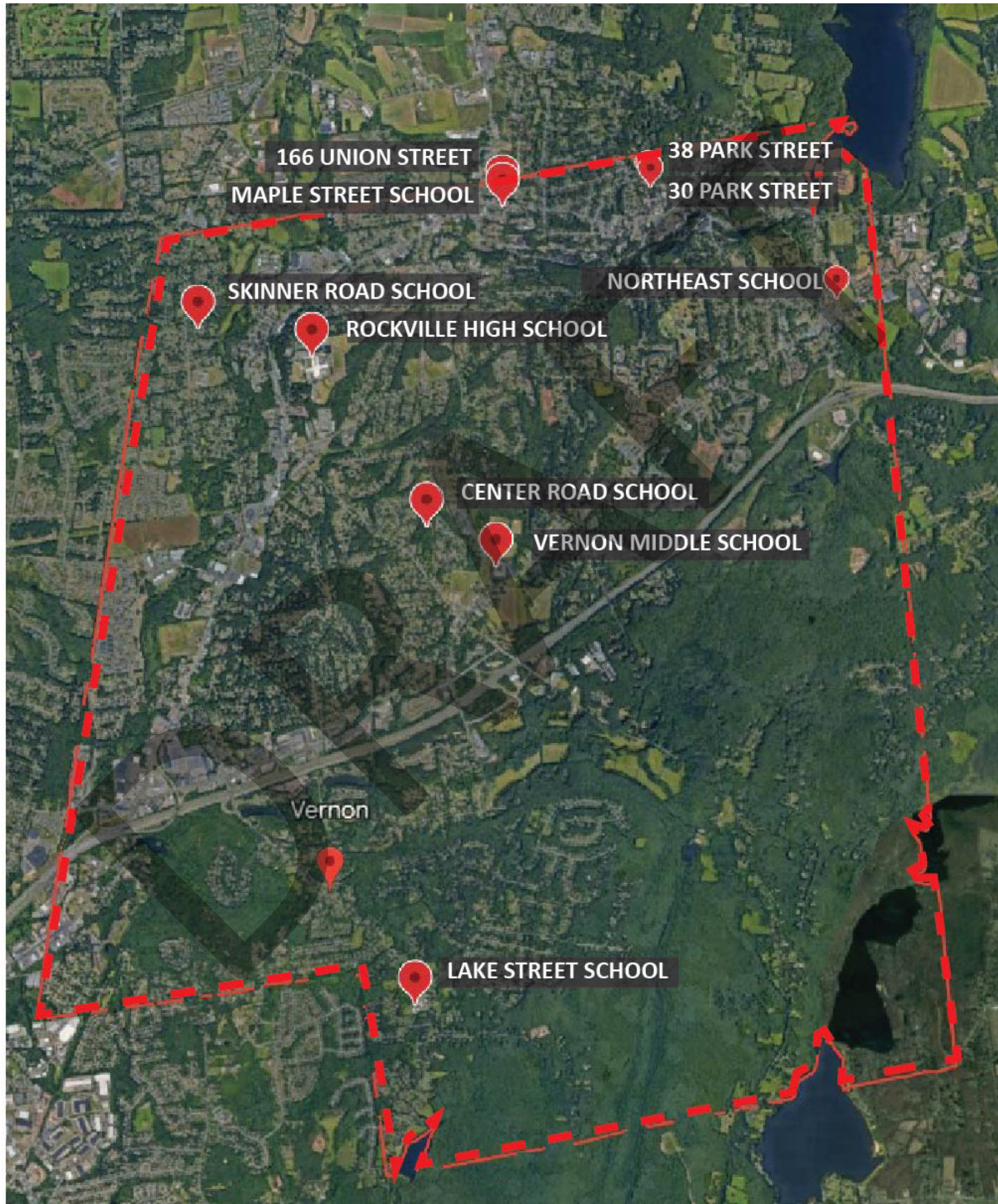
The purpose of this study is to provide the client with an understanding of the current challenges and in the near future, a comprehensive view of the range of possible options with cost implications, and a means to reach consensus on the best possible solution to those challenges.

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

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## 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.

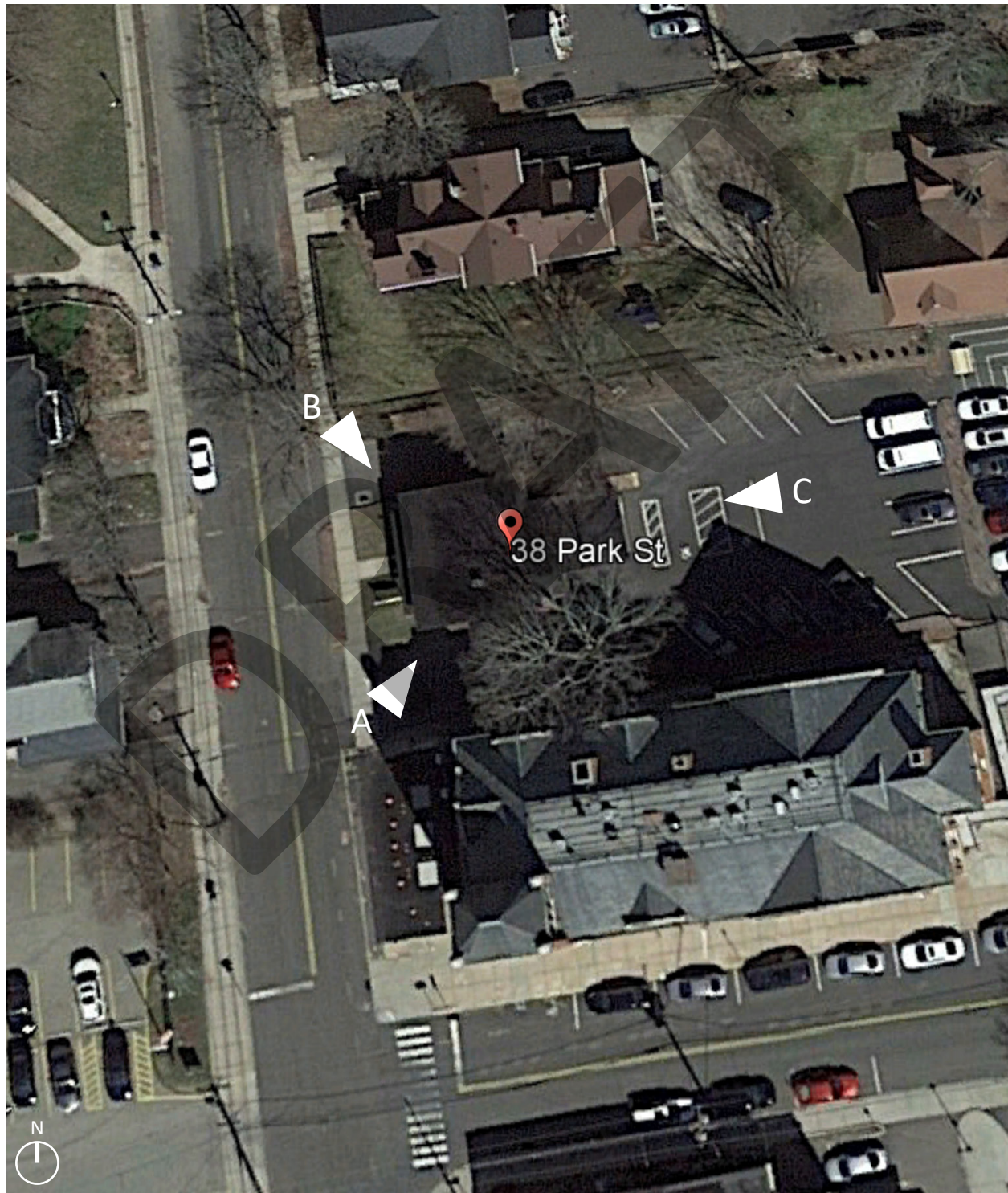
## Next Step Building

<b>Stories</b>	2
<b>Area</b>	3,839 sf
<b>Address</b>	38 Park Street, Vernon, CT 06066
<b>Original Construction</b>	1990
<b>Addition(s) / Renovations</b>	Unknown
<b>Condition</b>	Good
<b>Description</b>	Wood frame residential building converted to learning facility.



## 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 continued...



Southwest Elevation - A



Northwest Elevation - B



## Building Overview - Photographs continued...



East Elevation - C

## Architectural Survey

The exterior skin of Next Step Building is vinyl siding, which is in good to excellent condition. For additional information on roof conditions see Appendix roof survey report by Garland.

Typical windows and exterior doors appear to be a mix of wood and vinyl and are in fair to good condition.

The building interior is in good condition.

The work recommended to address architectural conditions includes:

- Refinish the wood flooring and rails at the porch.
- Refinish the decorative wood protection below the porch or replace with a more durable material.
- Replace the rusted grate at the basement window.
- Provide a new ramp with handrails and accessibility signage.
- Touch up paint on stairs, railings and walls
- Repair interior stairs where wood is damaged/cracking
- Repair ceilings where there is damage - Inspect cause for potential water damage
- Refinish hardwood floors

## Structural Survey

The building is typically constructed of wood frame and concrete foundation that appear to be in good condition.

No areas of necessary structural improvements and / or required work were found at the time of the survey.

## Mechanical Survey

The building is heated by a boiler. The first floor is cooled by an air conditioner and the second floor is cooled by window AC units. The building does not have a centralized control system.

The work recommended to address mechanical systems conditions includes:

- Heating Plant: The existing atmospheric boiler is located in the basement. The existing boiler is nearing the end of its useful life and we recommend it be replaced with a high efficiency condensing boiler.
- Ventilation/Exhaust: The existing building is naturally ventilated through windows. We recommend providing mechanical ventilation and exhaust in line with ASHRAE 62.1/IMC.
- Cooling: The existing building first floor is cooled by an air conditioner in the basement, the second floor by window ac units. The basement air conditioner is beyond its useful life and we recommend it be replaced in kind. Further we would recommend replacing window AC units with centralized split system to serve second floor area.
- Controls: The existing building does not have a centralized control system. Space thermostats to be installed to serve second floor heating and cooling.

## Electrical Survey

The electrical service is served by a main electrical panel containing circuit breakers that feed additional panels, lighting and receptacle loads throughout the building. There is no Life Safety or Emergency/Optional Standby power to the building.

The work recommended to address electrical system conditions includes:

## 16 Executive Summary

- No improvements or repairs to power and distribution systems are required at this time. Service and distribution equipment is residential grade, is in good to excellent condition and should provide reliable service for 20-30 years.
- 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 water service for this building comes into the building in the underground basement. The water closets are floor mounted and sinks are drops with manual faucets. The building has an electric water heater.

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 an electric 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.

### Lighting Survey

Interior lighting consists of fluorescent fixtures retrofitted with LED lamps. Battery powered remote emergency light heads are used for exterior egress above exit doors. No other building mounted exterior lighting was observed.

No improvements or repairs for the lighting systems are required at this time. Lighting and control systems are in good condition and should provide service for 15-20 years.

### Fire Alarm Survey

The building is equipped with a fire alarm control panel located in the side entry vestibule, with a remote annunciator panel at the front entry, that allows annunciation over the building's speaker horn/strobe devices. There is no fire protection system (sprinkler) in the building.

No improvements or repairs for the fire alarm systems 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 7-10 years to ensure system reliability.

### Telecommunications Survey

The telecommunications system is comprised of a data systems rack and telephone systems. 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. There was no evidence of a video monitoring system for the building. There is no intercom system for the building.

The work recommended to address security system conditions includes:

- Recommend installation of high definition surveillance cameras on the exterior, networked with HD video display station(s) for monitoring.
- Recommend installation of an intercommunication system with fixed camera at front and side entry doors.

## International Building Code Survey

Next Step Building 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:

- Modify all opening along egress paths to have a minimum clear width of 32". Currently many of the cased opening in the facility do not meet this requirement.
- Modify existing door assembly locations in order to provide required clear spaces.
- Modify existing stair assemblies to have uniform riser heights and complying guardrail/handrail configurations.

## NFPA Code Survey

A review of Next Step Building'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 existing stair assemblies to have uniform riser heights and complying guardrail/handrail configurations.
- Install an NFPA 13 sprinkler system in order to allow exit access stairway to connect to corridor.
- Provide door closers and panic hardware on front entry door
- Modify existing openings along egress path to provide 32" clear width.
- Modify existing ramp to provide handrails.

## ADA Compliance Survey

Next Step Building 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. Next Step Building 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

## 18 Executive Summary

and discussions with building staff to confirm existing space allocation and usage.

The work recommended to address ADA compliance issues includes providing:

- Modify existing doors and openings to provide at least 32" clear space.
- Modify existing door hardware to not require tight gripping or twisting of the wrist to operate. Level type hardware.
- Modify existing door locations to provide required clear distances for push and pull sides of door.
- Modify existing toilet rooms to provide required clear distance for toilet. Modify toilet locations to be centered 16"-18" from the side wall.
- Modify existing threshold leading into computer lab to reduce the height of the threshold in the computer lab side of the opening.
- Provide signage at the main entry indicating the direction of the closest accessible entrance.
- Modify ramp at existing accessible entrance to provide a minimum 60"x60" landing. Provide handrails that meet accessibility requirements.
- Provide signage with raised lettering and braille character at all rooms off of corridors

### Site Survey

The site at Next Step Building was evaluated. Traffic flow at this facility appears to be sufficient but the building was not occupied at the time of survey so a full review could not be performed. Walkways are in good condition. Available parking accommodates 18 vehicles, with 2 handicap accessible spaces available. The parking appears to be shared with the adjacent Vernon Public Schools Administration building.

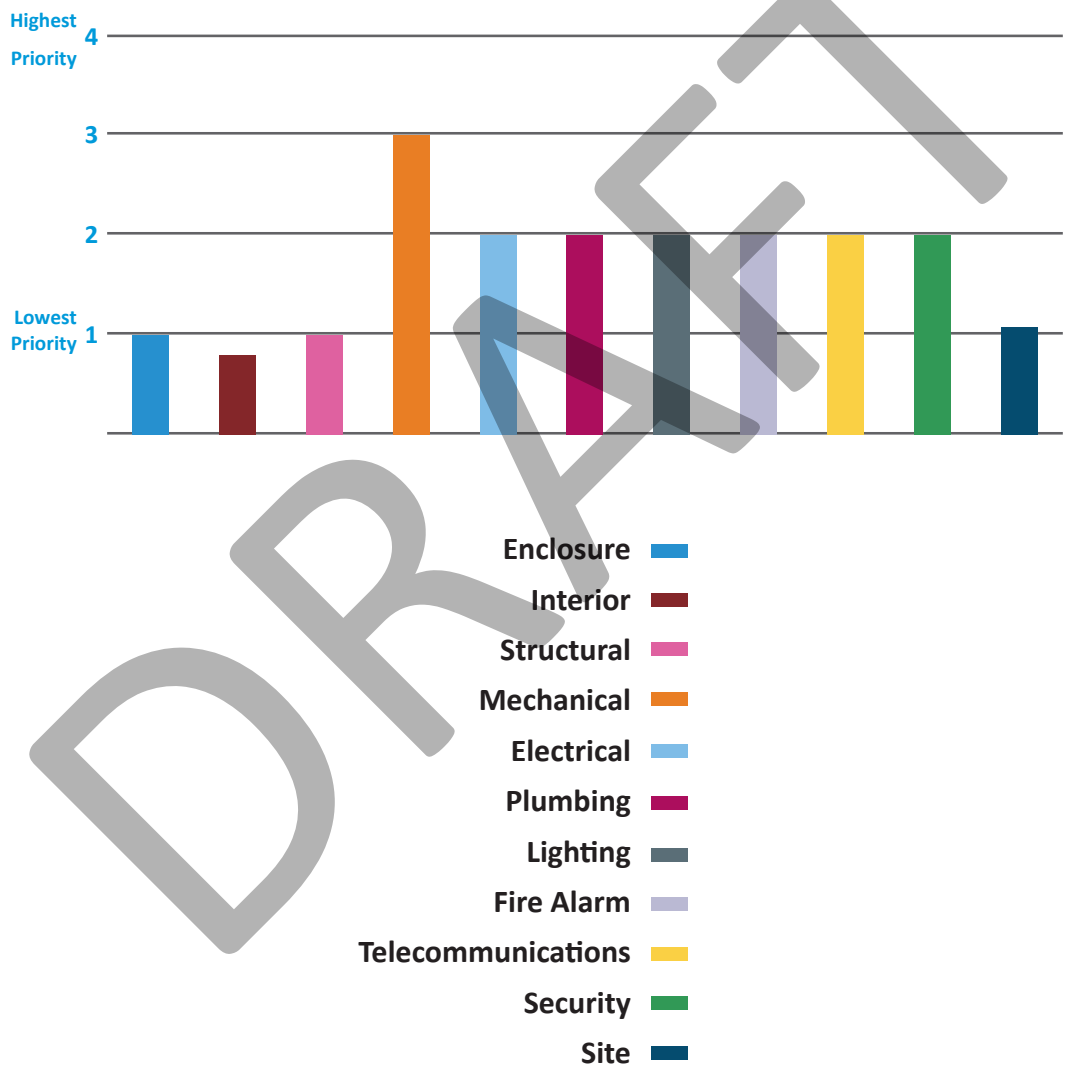
The work recommended to address site conditions includes:

- Replace sewer drainage grate at north driveway
- Provide one way signage if restricting entrance and exit sides of the driveways.

## 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).

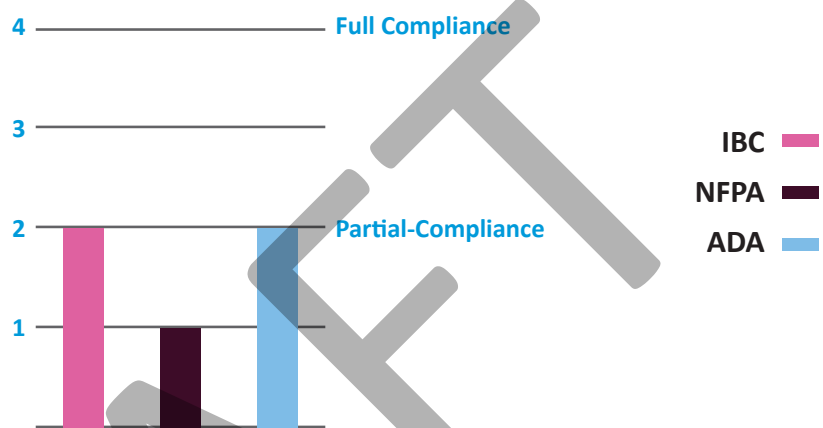
### Prioritization of Required Work



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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

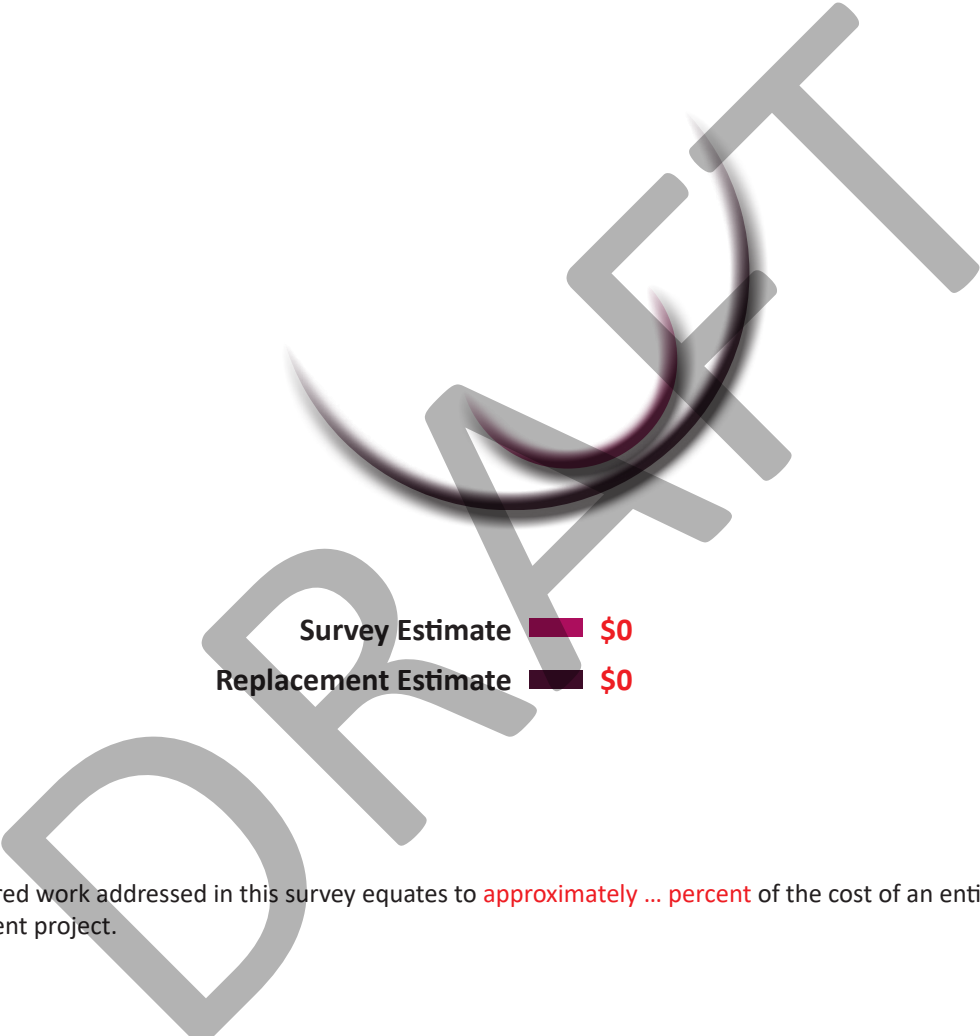





## Summary of Recommendations

<b>Opinion of Probable Costs</b>	The estimate of probable costs included in <b>Section 8</b> of this report is designed as a planning tool for Vernon Public Schools. Estimates do not account for a possible change of use.
<b>Required Work</b>	<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 ... <b>condition</b>.</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 <b>falls / does not fall</b> within industry standards for renovations / upgrades of this nature.</p>
<b>Replacement Cost</b>	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”.
<b>State Reimbursement</b>	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.

# Section 3 : Architectural & Structural Survey

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## 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.

## Next Step Building

<b>Plan Drawings</b>	None
<b>Photos</b>	2023 Survey
<b>Date Built</b>	1990
<b>Architect</b>	Unknown
<b>Date(s) Additions / Renovations</b>	N/A
<b>Construction</b>	Wood frame with concrete foundation
<b>Type of Occupancy</b>	Education
<b>Number of Stories</b>	2
<b>Gross Square Feet*</b>	3,839 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.

## 26 Architectural & Structural Survey

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

### Architectural Conditions - Enclosure

Exterior Skin	Material	Condition
Primary Surface	Vinyl siding	Good to Excellent
Secondary Surface	Wood	Fair
Insulation	Unknown	Assumed Good
Features	N/A	N/A
<b>Windows</b>		
Lintel	Assumed Wood	Assumed Good
Jamb	Assumed Wood	Assumed Good
Sill	Wood / Vinyl	Fair / Good
Frame	Wood / Vinyl	Fair / Good
Glazing	Insulated	Good
Sealant	None visible	N/A
Operable	Yes	Good
Exiting	Yes	N/A
<b>Doors</b>		
Lintel	Assumed Wood	Assumed Good
Jamb	Assumed Wood	Assumed Good
Sill	Wood	Good
Frame	Wood / Vinyl	Fair / Good
Door	Wood / Vinyl	Good
Glazing	Tempered	Good
Flashing	Unknown	Assumed Good
Sealant	No	N/A
Hardware	Bronze / Stainless Steel	Good

**Architectural Conditions - Enclosure (continued)**

<b>Exit Stairs</b>	<b>Material</b>	<b>Condition</b>
Tread	Concrete	Good
Riser	Concrete / Wood	Good / Fair
Landing	Concrete / Wood	Good / Fair
Handrail	Wood	Fair
<b>Exit Ramp</b>		
Ramp	Wood	Fair to Good
Landing	Wood	Fair to Good

The Next Step Building has vinyl siding on the exterior which is in good to excellent condition. The porch has a wood flooring and wood rails. They both need to be refinished to preserve their life expectancy.

The front door is wood with a wood frame. The back door is vinyl with a vinyl frame. Both are in good condition though the wood frame needs to be scraped and refinished.

The windows appear to have been modified overtime so some of the original wood frames remain.

The structure of the building is assumed to be wood frame construction. 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 Conditions - Interior

Corridors	Material	Condition
Walls	Gypsum	Good
Doors & Frames	Wood, wood frames	Fair to Good
Door Hardware	Stainless Steel / Brass - type varies	Good
Flooring	Wood, Luxury Vinyl Tile (LVT)	Good
Ceilings	9x9 Spline	Good
<b>Interior Stairs</b>		
Walls	Gypsum	Good
Treads	Wood	Fair to Good
Risers	Wood	Good
Landing(s)	Wood, LVT	Good
Handrails	Wood	Fair to Good
Ceilings	9x9 Spline	Fair to Good
<b>Offices</b>		
Walls	Gypsum	Good
Doors & Frames	Wood, wood frames	Good
Door Hardware	Stainless Steel / Brass - type varies	Good
Flooring	LVT	Good
Ceilings	9x9 Spline	Fair to Good
<b>Toilet Rooms</b>		
Walls	Gypsum	Good
Doors & Frames	Wood, wood frame	Good
Door Hardware	Stainless Steel, Lever	Good to Excellent
Flooring	Luxury Vinyl Tile (LVT)	Good to Excellent
Ceilings	2x2 ACT	Good to Excellent
<b>Classrooms - Front Living Room Area</b>		
Walls	Gypsum	Good
Doors & Frames	Wood, wood frames	Good
Door Hardware	Stainless Steel / Brass - type varies	Good
Flooring	Wood	Good



Ceilings	9x9 Spline	Fair to Good
<b>Second Level Kitchenette</b>		
Walls	Gypsum	Good
Doors & Frames	N/A	N/A
Door Hardware	N/A	N/A
Flooring	Linoleum	Fair
Ceilings	9x9 Spline	Good
<b>Main Level Kitchen</b>		
Walls	Gypsum	Good
Doors & Frames	Wood, wood frame with glazing	Good
Door Hardware	Stainless and Brass, type varies	Good
Flooring	Wood	Good
Ceilings	9x9 Spline, 2x2 ACT	Good
<b>Other - Back Vestibule</b>		
Walls	Gypsum	Good
Doors & Frames	Hollow Metal, wood frame	Good
Door Hardware	Stainless Steel Lever	Excellent
Flooring	Laminate wood look	Good
Ceilings	2x2 ACT	Good to Excellent

Overall, the interior of the building is in good condition. The casework is in good to excellent condition throughout.

The interior wood stairs and railings need to be repainted and refinished. There were significant amount of chipping. There are also areas where the wood is deteriorating and cracking.

The laminate wood look floor is in good condition with the exception of a square shape cut on the first floor by the wheelchair lift that shows chipping of the laminate product. The solid hardwood floor is in good condition but was faded, worn, and is scratched. The linoleum sheet good flooring is worn from general wear and tear.

The quarter round trim and wood base is in good condition overall, but there is a chipping and damage in a few areas throughout the building.

The walls are in good condition throughout with the exception of some touch up paint needed in a couple areas. The wood window frames are painted and in good condition with the exception of some touch up paint needed in certain spots.

The ceilings are in good condition and need repairs in a few areas.

## Architectural & Structural Survey Photographs



### 1. Location:

West Elevation - Porch

### Description:

Finish on wood decorative barrier below porch is peeling.



### 2. Location:

West Elevation - Stairs to Porch

### Description:

Paint finish on wood railing system is faded and peeling.



### 3. Location:

West Elevation - Front Door

### Description:

Wood porch flooring finish has been scuffed away



## Architectural & Structural Survey Photographs



### 4. Location:

West Elevation - Front Door

### Description:

Door frame finish peeling



### 5. Location:

West Elevation - Porch

### Description:

Wood flooring needs to be refinished.

## Architectural & Structural Survey Photographs



### 6. Location:

West Elevation

### Description:

Various parts of the window frame appears to be made of wood and metal. The frame needs to be refinished.



### 7. Location:

North Elevation

### Description:

Various parts of the window frame appears to be made of vinyl, wood and metal. The frame needs to be refinished.



## Architectural & Structural Survey Photographs



### 8. Location:

North Elevation

### Description:

Metal grate over basement window is rusted.



### 9. Location:

East Elevation

### Description:

Wooden ramp does not have any handrails and the finish has worn away.



### 10. Location:

South Elevation

### Description:

Frame below AC unit is cracked and wearing away.

## Architectural & Structural Survey Photographs



### 11. Location:

First Floor back vestibule

### Description:

Patch in laminate floor near lift.



### 12. Location:

First Floor back vestibule

### Description:

Scuffs and scraped the need touch up.



### 13. Location:

First Floor

### Description:

Ceiling tiles damaged and stained.



## Architectural & Structural Survey Photographs

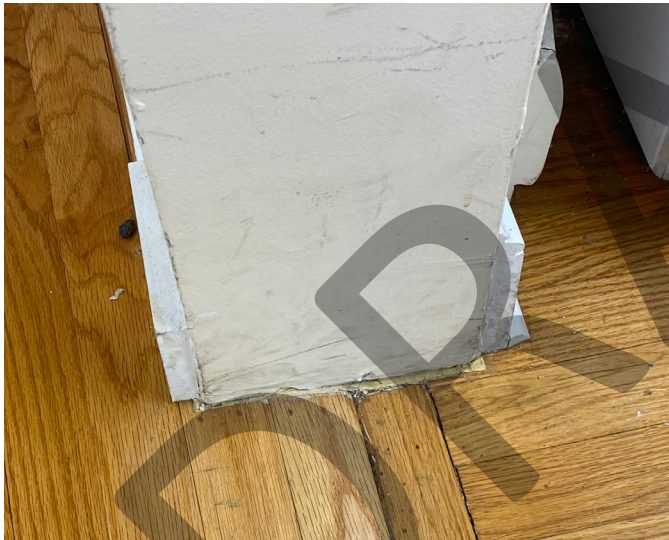


### 14. Location:

First Floor

### Description:

Fading and scratching of hard wood floor.

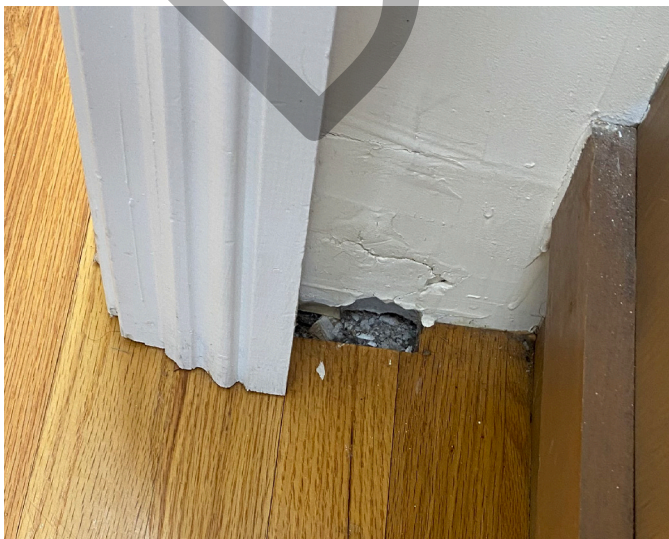


### 15. Location:

First Floor

### Description:

Wall base marked up and missing.



### 16. Location:

First Floor

### Description:

Chunk of wood floor missing.

## Architectural & Structural Survey Photographs



### 17. Location:

First Floor Stairs

### Description:

Paint is chipped and the wood is deteriorating on some parts of the steps.



### 18. Location:

Second Floor

### Description:

Stained ceiling tile due to possible water leak.



### 19. Location:

Second Floor Stairs

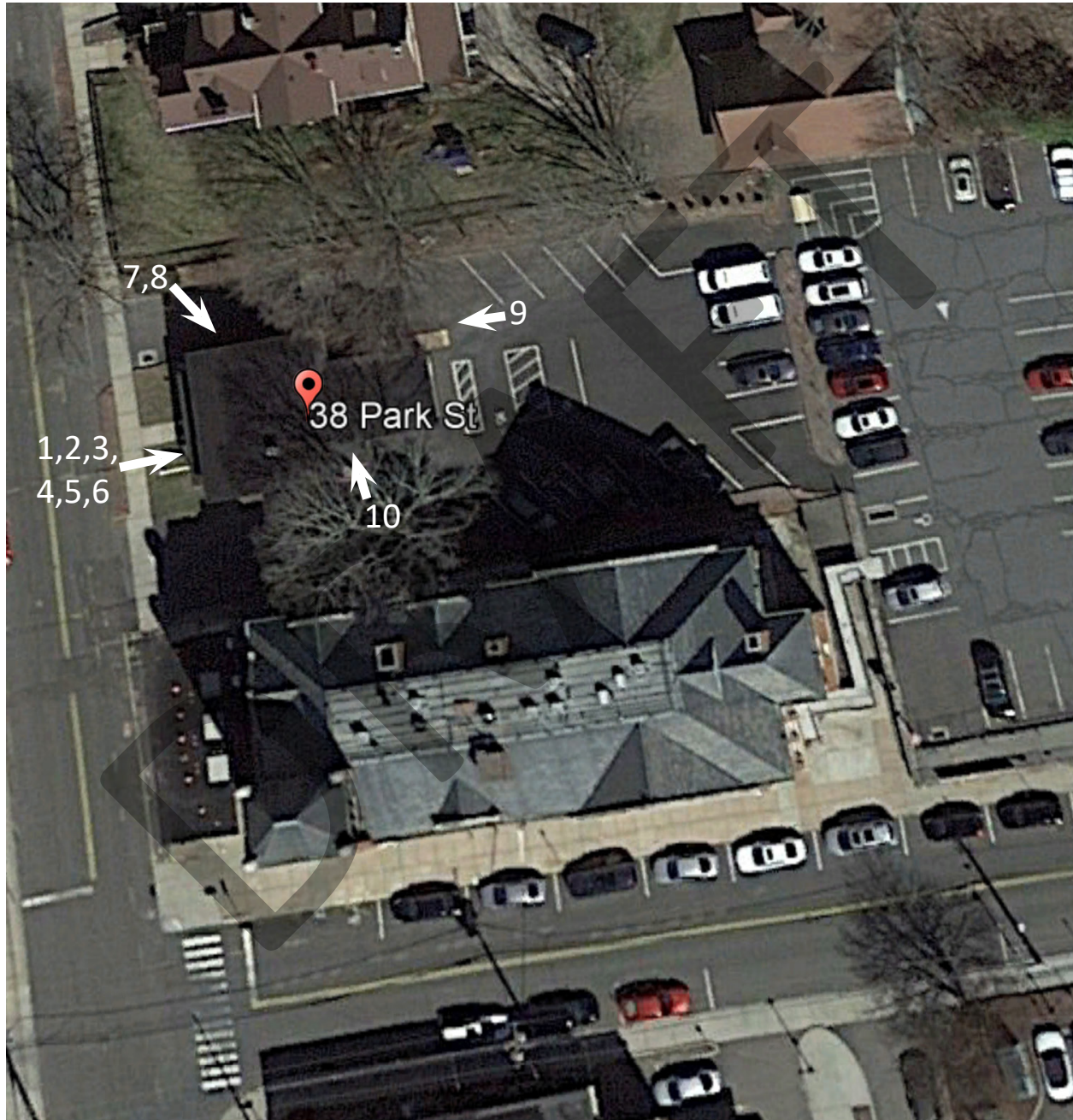
### Description:

Damaged stair tread.



## Architectural 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.



**Next Step Building**

Site Plan

Site Survey



### Architectural & Structural Recommendations

The architectural and structural components of Next Step Building are in good condition.

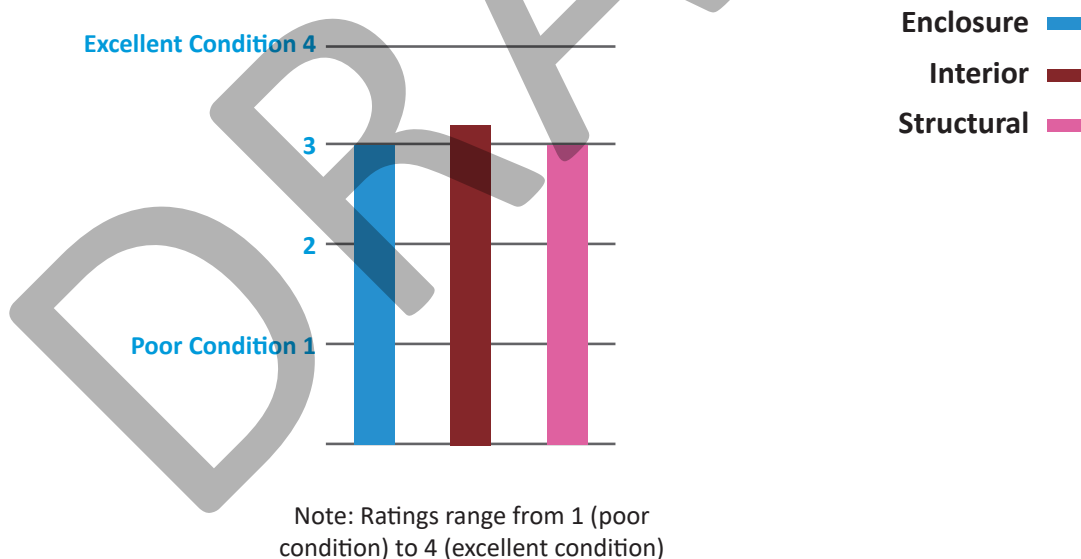
The following represents areas of necessary architectural improvements and / or required work.

- Refinish the wood flooring and rails at the porch.
- Refinish the decorative wood protection below the porch or replace with a more durable material.
- Replace the rusted grate at the basement window.
- Provide a new ramp with handrails and accessibility signage.
- Touch up paint on stairs, railings and walls
- Repair interior stairs where wood is damaged/cracking
- Repair ceilings where there is damage - Inspect cause for potential water damage
- Refinish hardwood floors

No areas of necessary structural improvements and / or required work were found at the time of the survey.

### 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.



# Section 4 : Mechanical, Electrical, Plumbing & Fire Protection Survey

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

### Mechanical Conditions

System	Condition	Comments
Boilers	Fair	Boiler was observed to be in fair working condition.
Heating System	Fair	Heating system was observed to be clean and in fair working condition.
Heating System Pumps	Fair	Heating pump system was observed to be in fair working condition.
A/C Roof-Top Units	N/A	No rooftop units
Air Distribution / Ductwork	Fair	Natural air ventilation through windows, ductwork was observed to be packed tightly and insulated.
Condensate Piping (A/C)	Fair	Condensate was observed to be PCV and in fair condition.
Exhaust Fans	N/A	No exhaust fans
Controls	Good	Controls were observed to be functioning in good condition.

Building is heated by a 164 MBH, atmospheric boiler (approximately 80% efficient) located in the basement. Hot water is distributed by copper piping to cast iron radiators on the first floor and fin tube radiation on the second floor.

First floor is cooled by air conditioner in the basement. It was observed second floor was cooled by window AC units.

Building does not have a centralized control system. The first floor is controlled by space thermostats for heating and cooling along with zone valves. The second floor is controlled by window AC control and zone valves on the heating system.

## 42 Mechanical, Electrical, Plumbing & Fire Protection Survey

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

### Electrical Distribution Conditions

System	Condition	Comments
Main Service	Good	Service Equipment Appeared New and in Good Condition.
Power Distribution	Good	Equipment Appeared New and in Good Condition.
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	Equipment Grounding, Where Observed, Appeared Undamaged and in Fair Condition.
Lightning Protection	N/A	No Lightning Protection System Observed.

Power originates at a utility pole located on Park Street. The utility feeder runs across the street to a weather head, which connects to a meter socket on the side of the building. The secondary feeder runs down into the basement where it enters a 200A MCB, 208/120V, 3-phase, 4-wire panelboard, labeled "A". Panel "A" contains circuit breakers that feed additional panels, lighting and receptacle loads throughout the building.

Branch circuit panelboards appear new and are in good condition. 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	
<b>Excellent</b>	16-20 years useful life
<b>Good</b>	Good at present (11-15 years)
<b>Fair</b>	Minor / cosmetic repairs needed to maintain condition (6-10 years)
<b>Poor</b>	Immediate repairs needed to prevent deterioration (0-5 years)

## Plumbing Conditions

System	Condition	Comments
Water Service	Fair	Service Size 1"
Fixtures	Fair	Floor Mount Tank Toilets, Manuals Faucets
Domestic Cold Water Pipe	Fair	Copper Piping
Domestic Hot Water Pipe	Fair	Electric Water Heater Appears to be in Fair Condition
Sanitary & Vent Piping	Fair	Main Building Sanitary Piping Showing Signs of Rust
Storm Piping	N/A	N/A
Natural Gas Piping	N/A	N/A
Irrigation	N/A	N/A

The water service for this building comes into the building in the underground basement.

The plumbing fixtures are in fair condition with the water closets being floor mounted tank type. The sinks are drop in stainless steel type and have manual faucets. The lavatories in the bathroom are wall hung vitreous china type with manual faucets. All fixtures appear to be in fair condition.

Both hot and cold water piping leading to the plumbing fixtures is made of copper and appears to be in fair condition.

The sanitary piping coming from the fixtures appears to be in good condition, although the main sanitary piping in the basement appears to be original to the building and is starting to show signs of corrosion and rust.

This building has an electric storage tank type water heater and while the water heater was replaced in 2019 it appears to be in fair condition.

This building does not have any interior storm piping.

This building does not have a natural gas service going into it.

This building does not have any irrigation systems or piping.



## 44 Mechanical, Electrical, Plumbing & Fire Protection Survey

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

### Lighting Conditions

System	Condition	Comments
General Lighting	Good	Fluorescent Fixtures Retrofitted with LED Lamps. Lighting Levels Good.
Emergency Lighting	Good	Battery Powered Emergency Light Fixtures Throughout.
Exit Signs	Good	Battery Powered LED Fixtures at all Egress Doors.
Exterior Lighting	Fair	Battery Powered Remote Emergency Light Heads Above Egress Doors.
Lighting Control	Good	Occupancy Sensors with Manual Override.
Theatrical Lighting	N/A	N/A

Interior lighting fixtures consist mostly of 1'x4' ceiling surface mount with wraparound prismatic lenses in offices, corridors and community spaces. All interior fixtures have been retrofitted with LED lamps and drivers and are in good condition. Light levels throughout the building appear good.

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.

Battery powered remote emergency light heads are used for exterior egress above exit doors. No other building mounted exterior lighting was observed..

Lights in corridors and community spaces are controlled with toggle switches and ceiling mounted occupancy sensors. Offices utilize wall occupancy sensors with manual override.



## 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	
<b>Excellent</b>	16-20 years useful life
<b>Good</b>	Good at present (11-15 years)
<b>Fair</b>	Minor / cosmetic repairs needed to maintain condition (6-10 years)
<b>Poor</b>	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. Non-Addressable.
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	N/A	N/A
Elevator Recall	N/A	N/A

The building is equipped with a Honeywell Model 6700 fire alarm control panel located in the side entry vestibule, with a remote annunciator panel at the front entry, that allows 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. Smoke detectors are located throughout the building, heat detectors in the basement utility room. All systems appear operational and in compliance.

There is no Area of Rescue system for the building. There is no fire protection system within this building.

## 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	
<b>Excellent</b>	16-20 years useful life
<b>Good</b>	Good at present (11-15 years)
<b>Fair</b>	Minor / cosmetic repairs needed to maintain condition (6-10 years)
<b>Poor</b>	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	N/A	None Observed.
Telephone Service Entrance	Good	Well Maintained with No Visible Damage.
Data Horizontal Cabling	Good	Well Maintained with No Visible Damage.
MDFs / IDFs	Good	Well Maintained and Functioning 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 on Park Street. Cabling runs overhead and enters the building in the Main Telecommunications Demarc in the basement, where the telephone systems equipment backboard and equipment are located. From this location, service cabling runs to a wall mounted data systems on the main level. All equipment appears undamaged and in good condition.

The data systems rack is located in the side entrance vestibule on the main level. Data communications consists of a fiber backbone and a combination of wired outlets and wireless access points located throughout the building. Typical offices contain a hardwired data drop and convenience drops that vary in quantity depending on room function. Wireless Access Point (WAP) devices are distributed throughout the building – one per 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 office areas. The system appeared operational with no apparent issues.

There appeared to be elements of TV infrastructure in 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	
<b>Excellent</b>	16-20 years useful life
<b>Good</b>	Good at present (11-15 years)
<b>Fair</b>	Minor / cosmetic repairs needed to maintain condition (6-10 years)
<b>Poor</b>	Immediate repairs needed to prevent deterioration (0-5years)

## Security System Conditions

System	Condition	Comments
Intrusion Alarm System	Good	Motion Sensors at Main Points of Entry, Corridors and Offices
Video Monitoring	N/A	N/A
Access Control	Good	Functioning with No Apparent Issues
Intercom System for Entrance	N/A	N/A

The building uses an access control system made up of card readers located at the main points of entry. Headend equipment is by Avigilon.

There was no evidence of a video monitoring system for the building.

There is no intercom system for the building.

## M/E/P/FP Survey Photographs



### 1. Location:

Basement

### Description:

Domestic Water Service



### 2. Location:

Basement

### Description:

Sanitary Main Exiting Building

## M/E/P/FP Survey Photographs



### 3. Location:

Basement

### Description:

Water Heater



### 4. Location:

Main Level Toilet Room

### Description:

Toilet Room Fixtures



## M/E/P/FP Survey Photographs



### 5. Location:

Main Level Toilet Room

### Description:

Toilet Room Fixtures



### 6. Location:

Basement

### Description:

Burnham Atmospheric Boiler

## M/E/P/FP Survey Photographs



### 7. Location:

Basement

### Description:

Frigidaire Air Conditioning Unit



### 8. Location:

First Floor

### Description:

Cast Iron Radiator Served by Copper Piping from Boiler



## M/E/P/FP Survey Photographs



### 9. Location:

First Floor

### Description:

Honeywell Space Thermostat Controlling Heating and Cooling



### 10. Location:

Exterior

### Description:

Utility Meter Socket

## M/E/P/FP Survey Photographs



### 11. Location:

Basement

### Description:

Main Service Panel



### 12. Location:

Second Floor

### Description:

Old Load Center Style Panel

## M/E/P/FP Survey Photographs



### 13. Location:

First Floor

### Description:

Office Lighting with Integral Occupancy Sensor



### 14. Location:

Second Floor

### Description:

Recessed Light Fixtures with Occupancy Sensors

## M/E/P/FP Survey Photographs



### 15. Location:

Interior

### Description:

Battery Powered Emergency Light and Exit Sign



### 16. Location:

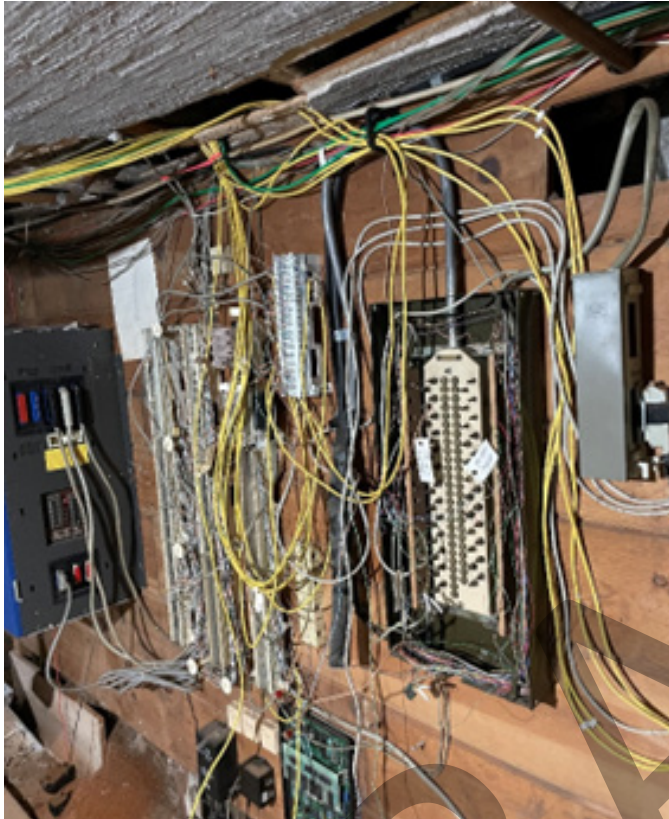
First Floor Entry Vestibule

### Description:

Fire Alarm Control Panel



## M/E/P/FP Survey Photographs



### 17. Location:

Basement

### Description:

Telecommunications Equipment  
Backboard



### 18. Location:

First Floor

### Description:

Data Equipment Rack

## M/E/P/FP Survey Photographs

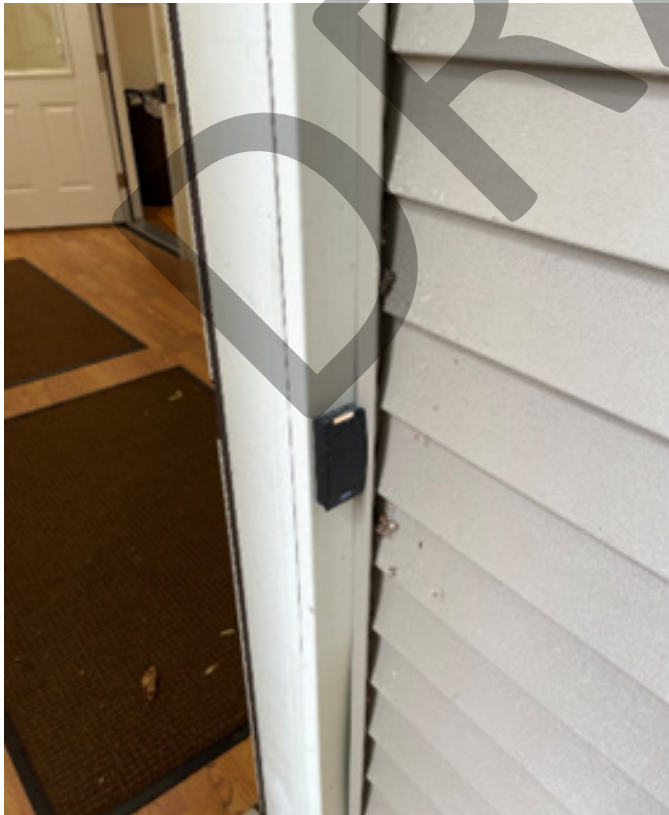


### 19. Location:

Basement

### Description:

Access Control Equipment Panel



### 20. Location:

Exterior

### Description:

Card Reader at Side Entry Door

## 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 Plant: The existing atmospheric boiler is located in the basement. The existing boiler is nearing the end of its useful life and we recommend it be replaced with a high efficiency condensing boiler.
- Ventilation/Exhaust: The existing building is naturally ventilated through windows. We recommend providing mechanical ventilation and exhaust in line with ASHRAE 62.1/IMC.
- Cooling: The existing building first floor is cooled by an air conditioner in the basement, the second floor by window ac units. The basement air conditioner is beyond its useful life and we recommend it be replaced in kind. Further we would recommend replacing window AC units with centralized split system to serve second floor area.
- Controls: The existing building does not have a centralized control system. Space thermostats to be installed to serve second floor heating and cooling.

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

- No improvements or repairs to power and distribution systems are required at this time. Service and distribution equipment is residential grade, is in good to excellent condition and should provide reliable service for 20-30 years.
- 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 an electric 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.

No improvements or repairs for the **lighting** systems are required at this time. Lighting and control systems are in good condition and should provide service for 15-20 years.

No improvements or repairs for the **fire alarm** systems 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 7-10 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.

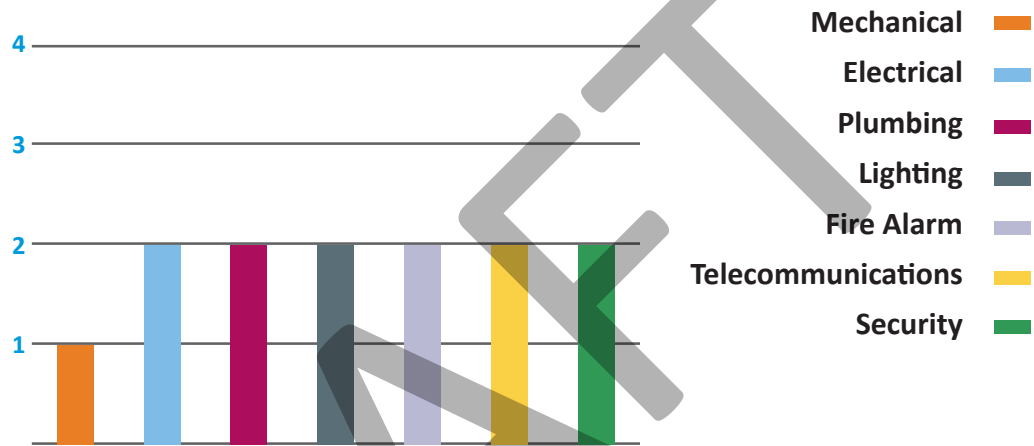
- Recommend installation of high definition surveillance cameras on the exterior, networked with HD video display station(s) for monitoring.
- Recommend installation of an intercommunication system with fixed camera at front and side entry doors.

There is no fire protection or low voltage systems in this building.



### 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)

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# Section 5 : Code Survey

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## IBC Code Survey

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

Next Step Building has been evaluated for compliance with the 2022 Connecticut State Building Code, including the 2021 IBC with Connecticut Supplements and Amendments, for Use Group Education (E). 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	1990, N/A
Type of Construction	VB
% Open Perimeter	100%
Fire Suppression	None
Compartmentalization	< 30,000 sf
Fire Resistance Rating of Vertical Opening Enclosures	None
Automatic Alarms	None
Automatic Alarms Type	N/A
Smoke Control	None
Smoke Control Type	N/A
Mixed Use	No
Dead End	< 20'-0"
Maximum Exit Access Travel Distance	< 200'-0"
Number of Stories	2
Floor Area(s)	First - 1,500 sf    Second - 1,400 sf
Reduction of Area Limitations	None
Corridor Wall Rating	None
Door Closers	Exit Doors Only
Adequate Exit Routes	No
Elevator Controls	N/A
Emergency Lights	Battery powered emergency light fixtures throughout



**IBC Code Survey (continued...)**

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

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## NFPA Code Survey

This section outlines the results of the code evaluation survey, listing the building's compliance with the NFPA code regulations. Next Step Building 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	1990
Date of Addition(s)	N/A
Primary Occupancy	Education
Secondary Occupancy	N/A
Mixed Use	N/A

Fire Regulations	Description	Conforms (Y/N)
Stair Separation	None	No
Corridor Separation	None	No
High Hazard Occupancy	N/A	N/A
<b>Doors</b>		
Width	< 32" minimum clear width	No
Swing Direction	In direction of egress unless serving < 50 persons	Yes
Locks / Latches	Operable in direction of egress	Yes
Exit Hardware	Panic Hardware at exit doors	No
Closers	Rear exit only	No
<b>Stairs</b>		
Classification	Unenclosed	No
Width	< 44" Clear	No
Riser	7" Typical, but inconsistent as bottom riser	No
Tread	11"	Yes
Guards	> 30" Tall, protected openings	Yes
Handrails	Only provided on one side of main stair, does not extend proper amount past bottom of run	No
Enclosure	None	No
Horizontal Exits	N/A	N/A
Ramps	No Handrails with rise > 6"	No
Fire Escapes	N/A	N/A

## NFPA Code Survey (continued...)

<b>Means of Egress</b>		
Occupant Load	~60	
Factor	20 Classrooms, 7/15 Assembly	
Area per Floor	First - 1,500 sf    Second - 1,400 sf	
Occupants per Floor	First Floor - ~40    Second Floor - ~ 20	
Exit Unit Widths	-	No
Number of Exits	2	Yes
Exit Location	-	No
Exits through Spaces	-	Yes
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	-	Yes
Emergency Lighting	Battery powered fixtures located throughout	Yes
Exit Marking	-	Yes
<b>Fire Protection Features</b>	<b>Description</b>	<b>Conforms (Y/N)</b>
<b>Construction &amp; Compartmentalization</b>		
Construction - Minimum	V(000)	Yes
Requirements	N/A	N/A
Compartmentalization	< 30,000 sf	Yes
Flooring Openings Enclosed	N/A	N/A
Floor Openings Unenclosed	2 exit access stairways	No
Concealed Spaces	N/A	N/A
<b>Smoke Protection</b>		
Smoke Barriers	N/A	N/A
Smoke Doors	N/A	N/A
Smoke Dampers	Not observed	N/A
Penetrations Sealed	Not observed	N/A
Special Protection	Not observed	N/A
<b>Fire Rated Enclosure</b>		
Trash	N/A	N/A
Mixed Use	N/A	N/A

## NFPA Code Survey (continued...)

Corridors	None	No
Sprinklers - Entire Building	None	Yes
Selected Hazards	N/A	N/A
<b>Other</b>		
Interior Finish	-	Yes
Corridors & Stairwells	-	No
Non-Conforming Locations	N/A	N/A
<b>Sprinkler Protection</b>	<b>Description</b>	<b>Conforms (Y/N)</b>
Sprinkler Service	N/A	N/A
Area Serviced	N/A	N/A
Pressure	N/A	N/A
Alarm Valve Size	N/A	N/A
Service Size	N/A	N/A
Fire Department Connection	N/A	N/A
Sprinkler Spacing	N/A	N/A

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

## Code Survey Recommendations

The code components of Next Step Building are considered less than partially compliant with IBC and NFPA code requirements. 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.

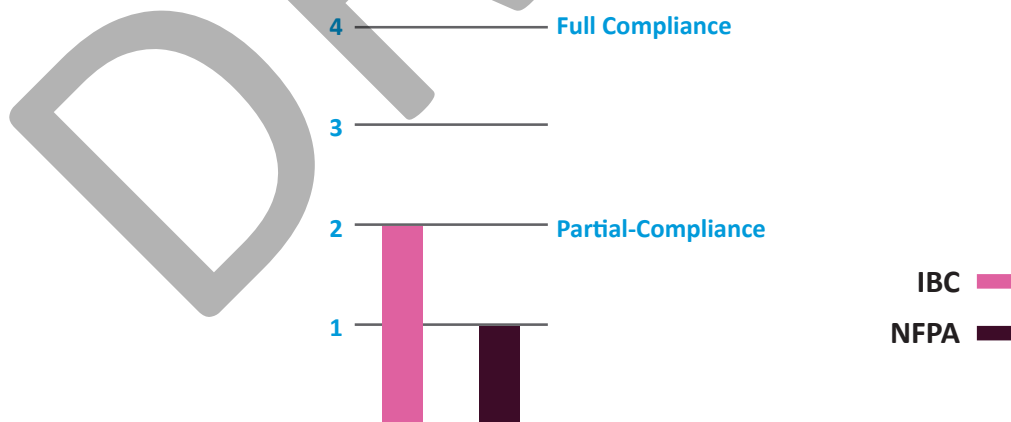
- Modify all opening along egress paths to have a minimum clear width of 32". Currently many of the cased opening in the facility do not meet this requirement.
- Modify existing door assembly locations in order to provide required clear spaces.
- Modify existing stair assemblies to have uniform riser heights and complying guardrail/handrail configurations.

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

- Modify existing stair assemblies to have uniform riser heights and complying guardrail/handrail configurations.
- Install an NFPA 13 sprinkler system in order to allow exit access stairway to connect to corridor.
- Provide door closers and panic hardware on front entry door
- Modify existing openings along egress path to provide 32" clear width.
- Modify existing ramp to provide handrails.

### 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

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## 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 Next Step Building 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 Next Step Building 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
2	0	504.2	Site Access Route	Stairs: Treads & Risers	All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4 inches high minimum and 7 inches high maximum. Treads shall be 11 inches deep minimum.	Y	F	8		Front Stair	
3	0	504.4	Site Access Route	Stairs: Tread Surface	Stair treads shall comply with 302. Changes in level are not permitted. EXCEPTION: Treads shall be permitted to have a slope not steeper than 1:48.	Y	F	8			
4	0	504.5	Site Access Route	Stair: Nosing	The radius of curvature at the leading edge of the tread shall be ½ inch (13 mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1½ inches (38 mm) maximum over the tread below. See Graphic	Y	F	8			
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	9		Ramp	
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	10		Parking Lot	
15		502	Accessible Parking	General	Accessible car and van parking spaces shall comply with Section 502	Y	F	10		Parking Lot	
16	0	502.2	Accessible Parking	Vehicle Spaces	Car parking spaces shall be 96 inches minimum in width. Van parking spaces shall be 132 inches minimum in width. Car and Van parking spaces shall be marked to define the width. EXCEPTION: Van parking spaces shall be permitted to be 96 inches minimum in width where the access aisle is 96 inches minimum in width.	Y	F	10			



# 74 ADA Compliance Survey

Date Prepared: 8/22/2023

## ADA Compliance Survey

Next Step Building

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
18		502.5	Accessible Parking	Floor Surfaces	Parking spaces and access aisles shall comply with 302 and have surface slopes not steeper than 1:48. Access aisles shall be at the same level as the parking spaces they serve.	Y	F	10			
19	0	502.7	Accessible Parking	Identification	Where accessible parking spaces are required to be identified by signs, the signs shall include the International Symbol of Accessibility complying with 703.6.3.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor of the parking space, measured to the bottom of the sign.	Y	F	10			
24		405.4	Ramps	Floor Surfaces	Floor surfaces of ramp runs shall comply with 302.	Y	F				
32		404.1	Entrances	Doors, Doorways	Doors and doorways that are part of an accessible route shall comply with Section 404.	Y	F	1, 2, 4, 12, 15			
35		303.2	Access Route Interior	Changes in Level: Vertical	Changes in level of ¼ inch (6.4 mm) maximum in height shall be permitted to be vertical.	Y	F	7, 14			
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	7, 14			
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	12, 15			
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				
						F		2			

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
45		403.5	Access Route Interior	Walking Surfaces: Clear Width	The clear width of an accessible route shall be 36 inches (915mm) 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 (1220mm) minimum length and 36 inches (915mm) minimum in width.						
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	1, 12			
54		405.7.3	Ramps	Landings: Length	landings shall have a clear length of 60 inches (1525mm) minimum.	Y	F	9			
55		405.7.4	Ramps	Landings: Change in Direction	Ramps that change direction at ramp landings shall be sized to provide a turning space complying with Section 304.3.	Y	F	9			
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	9			
57		405.8	Ramps	Handrails	Ramp runs with a rise greater than 6 inches (150mm) shall have handrails complying with 505.	Y	F	9			
61		405.10	Ramps	Wet Conditions	Landings subject to wet conditions shall be designed to prevent the accumulation of water.	Y	F	9			

Date Prepared: 8/22/2023

## ADA Compliance Survey

Next Step Building

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
62		505.2	Ramps	Handrails: Where Required	Handrails shall be provided on both sides of stairs and ramps. EXCEPTION: In assembly seating areas, handrails shall not be required on both sides of aisle stairs, provided with a handrail either at the side or within the aisle.	Y	F	9, 11			
63		505.3	Ramps	Handrails: Continuity	Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with Section 505.10 and 307.	Y	F	6, 8, 9			
64		505.4	Ramps	Handrails: Height	Top of gripping surfaces of handrails shall be 34 inches (865mm) minimum and 38 inches (965mm) maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.	Y	F	6, 8			

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
66		505.6	Ramps	Handrails: Gripping Surface	Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements, or obstructions. EXCEPTIONS: 1. Handrail brackets or balusters attached to the bottom surface of the handrail shall not be considered obstructions, provided the brackets or balusters comply with the following criteria: a. Not more than 20% of the handrail length is obstructed. b. Horizontal projections beyond the sides of the handrail occur 1 1/2 inches (38mm) minimum below the bottom of the handrail, and provided that for each 1/2 inch (13mm) of additional handrail perimeter dimension above 4 inches (100mm), the vertical clearance dimension of 1 1/2 inch (38mm) can be reduced by 1/8 inch (3.2mm) and c. Edges shall be rounded. 2. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottom of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards.	Y	F	6, 8			
71		505.10	Ramps	Handrails: Handrail Extensions	Handrails shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10. EXCEPTIONS: 1. Continuous handrails at the inside turn of stairs and ramps. 2. Handrail extensions are not required in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles. 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.	Y	F	6, 8, 13			

Date Prepared: 8/22/2023

## ADA Compliance Survey

Next Step Building

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
73		504.2	Stairways	Treads and Risers	All steps on a flight of stairs shall have uniform riser height and uniform tread depth. Risers shall be 4 inches (100mm) minimum and 7 inches (180mm) maximum in height. Treads shall be 11 inches (280mm) minimum in depth.	Y	F	6, 8			
75		504.5	Stairways	Nosings	The radius of curvature at the leading edge of the tread shall be ½ inch (13mm) maximum. Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. Risers shall be permitted to slope under the tread at an angle of 30 degrees maximum from vertical. The permitted projection of the nosing shall extend 1½ inches (38mm) maximum over the tread or floor below.	Y	F	8, 11			
76		504.7	Stairways	Wet Conditions	Stair treads and landings subject to wet conditions shall be designed to prevent the accumulation of water.	Y	F	8			
77		505.2	Handrails	Handrails: Where Required	Handrails shall be provided on both sides of stairs and ramps. EXCEPTION: In assembly seating areas, handrails shall not be required on both sides of aisle stairs, provided with a handrail either at the side or within the aisle.	Y	F	6, 11			
78		505.3	Handrails	Handrails: Continuity	Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. EXCEPTION: Handrails shall not be required to be continuous in aisles serving seating where handrails are discontinuous to provide access to seating and to permit crossovers within the aisles.	Y	F	13			



Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
79		505.4	Handrails	Handrails: Height	Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces.	Y	F	13			
81		505.6	Handrails	Handrails: Gripping Surface	Gripping surfaces shall be continuous, without interruption by newel posts, other construction elements, or obstructions. EXCEPTIONS: 1. Handrail brackets or balusters attached to the bottom surface of the handrail shall not be considered obstructions, provided the brackets or balusters comply with the following criteria: a. Not more than 20% of the handrail length is obstructed, b. Horizontal projections beyond the sides of the handrail occur 1 1/2 inches minimum below the bottom of the handrail, and provided that for each 1/2 inch of additional handrail perimeter dimension above 4 inches, the vertical clearance dimension of 1 1/2 inch can be reduced by 1/8 inch, and c. Edges shall be rounded. 2. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottom of the handrail gripping surfaces shall be permitted to be obstructed along the entire length where they are integral to crash rails or bumper guards.	Y	F	8			

Date Prepared: 8/22/2023

## ADA Compliance Survey

Next Step Building

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
86		505.10	Handrails	Handrails: Extensions	Handrail shall extend beyond and in the same direction of stair flights and ramp runs in accordance with 505.10. EXCEPTIONS: 1. Continuous handrails at the inside turn of stairs and ramps. 2. Handrail extensions are not required in aisles serving seating where the handrails are discontinuous to provide access to seating and to permit crossovers within aisles. 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.	Y	F	6, 8, 13			
87		505.10.2	Handrails	Handrails: Top Extension at Stairs	At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beginning directly above the landing nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.	Y	F	8			
88		505.10.3	Handrails	Handrails: Bottom Extension at Stairs	At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom tread nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.	Y	F	6, 8, 13			
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	1, 2, 4, 12, 15			
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, 12, 15			

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
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	4, 7, 14			
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	2			
128		602.1	Drinking Fountains	General	Accessible drinking fountains shall comply with 307 and 602	Y	F			None	
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	5			

## 82 ADA Compliance Survey

Date Prepared: 8/22/2023

### ADA Compliance Survey

Next Step Building

Entry #	Priority	Code Reference	Element	Item	Compliance Requirement	Readily Achievable	Pass/Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
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	5			
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	5			
149		603.3	Mirrors / Accessories	Mirrors	Where mirrors are located above lavatories, a mirror shall be located over the accessible lavatory and shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor. Where mirrors are located above counters that do not contain lavatories, the mirror shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor.	Y	F	5			

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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	3			
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	9, 14			



## ADA Compliance Survey

Date Prepared: 8/22/2023

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	9, 14			
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	5		Toilet Rooms	

## ADA Survey Photographs



### 1. Location:

Main Entry

### Description:

Typical openings do not meet the required 32" clear width.



### 2. Location:

Kitchen

### Description:

Door hardware requires tight gripping and twisting of the wrist in order to operate. Typical at several doors throughout the facility.



### 3. Location:

Side Kitchen

### Description:

Sink does not provide required clear space or pull under distance required to be accessible.

## ADA Survey Photographs



### 4. Location:

Accessible Entry Foyer

### Description:

Door shown does not have required clear space for a latch approach pull door.



### 5. Location:

Toilet Room

### Description:

Toilet is located less than the required 16" off of side wall. Wall chase interferes with clear distance of 56" x 60" required surrounding toilet. Control is not on the open side of the toilet.



### 6. Location:

Original Main Stair

### Description:

Primary staircase does not have equal riser heights.



## ADA Survey Photographs



### 7. Location:

Computer Lab

### Description:

Threshold leading from accessible lift creates an elevation change greater than 3/4" between floors.



### 8. Location:

Site

### Description:

Front entry is not an accessible entrance. Signage is not provided indicating direction of closest accessible entrance.



### 9. Location:

Site

### Description:

Ramp at highest point is greater than 6" above grade. Handrails are not provided. Landing at top of ramp is less than required 60"x60".

## ADA Survey Photographs

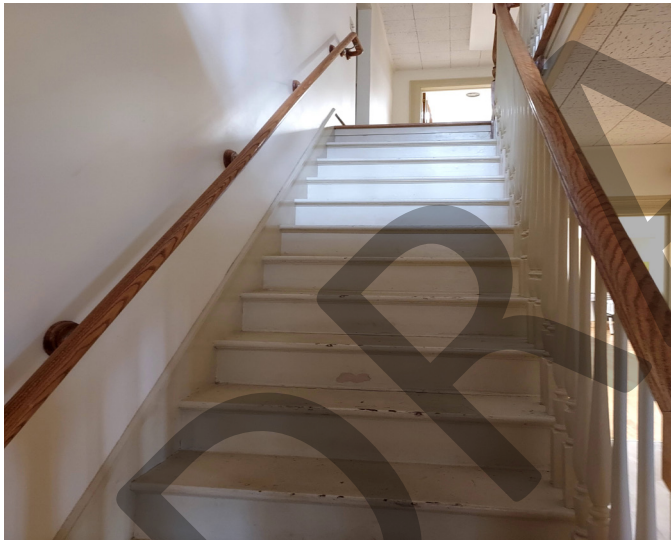


### 10. Location:

Handicap Accessible Parking

### Description:

The proper signage, wheel stops and slope from the access aisles to the ramp entrance is needed. Signage at the accessible entrance is required.



### 11. Location:

Original Main Stair

### Description:

Handrails need to be provided on both sides of the stair.



### 12. Location:

Second Floor Bathroom Access

### Description:

Door shown does not have required clear space for a latch approach. The cased opening does not provide the required clear width.



## ADA Survey Photographs



### 13. Location:

First Floor Entrance Lobby

### Description:

The handrail extension does not comply. The stair landing blocks the door shown in photo 15.



### 14. Location:

Second Floor Entrance Lobby

### Description:

The access to the lift is impeded by the door threshold. The accessible signage throughout the facility is not installed.



### 15. Location:

First Floor Entrance Lobby

### Description:

Accessible signage is not present at the lift. The door access from the accessible route does not provide the depth required at the door opening.

## ADA Survey Recommendations

Next Step Building was 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. Next Step Building fails to meet some of these requirements, evident in the “ADA Compliance Survey”.

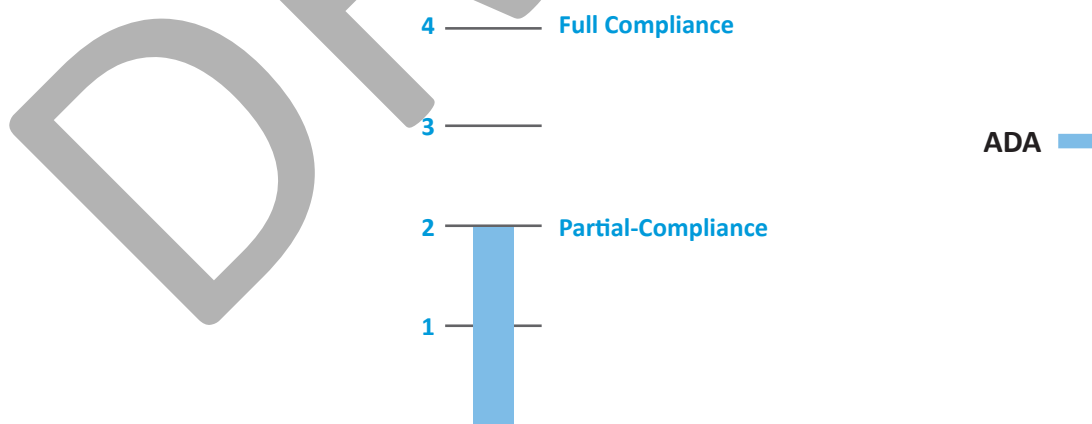
The building was evaluated based on a review of existing documentation, field verification of existing space usage and discussions with building staff to confirm existing space allocation and usage.

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

- Modify existing doors and openings to provide at least 32” clear space.
- Modify existing door hardware to not require tight gripping or twisting of the wrist to operate. Level type hardware.
- Modify existing door locations to provide required clear distances for push and pull sides of door.
- Modify existing toilet rooms to provide required clear distance for toilet. Modify toilet locations to be centered 16”-18” from the side wall.
- Modify existing threshold leading into computer lab to reduce the height of the threshold in the computer lab side of the opening.
- Provide signage at the main entry indicating the direction of the closest accessible entrance.
- Modify ramp at existing accessible entrance to provide a minimum 60”x60” landing. Provide handrails that meet accessibility requirements.
- Provide signage with raised lettering and braille character at all rooms off of corridors

### 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.



# Section 7 : Site Survey



7

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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

Next Step Building

Plan Drawings	None
Photos	2023 Survey
Date Built	1990
Site / Civil & Landscape Architect	Unknown
Date(s) Additions	N/A
Zone	PND
Gross Area (site)	0.3030 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	
<b>Excellent</b>	16-20 years useful life
<b>Good</b>	Good at present (11-15 years)
<b>Fair</b>	Minor / cosmetic repairs needed to maintain condition (6-10 years)
<b>Poor</b>	Immediate repairs needed to prevent deterioration (0-5 years)

	Material	Condition
<b>Entry Drive</b>		
Primary Surface	Bituminous	Fair to Good
Curbs	Bituminous	Good
Striping	None	N/A
Signage	Building Sign	Good
<b>Walkways</b>		
Primary Surface	Concrete	Good
Curbs	N/A	N/A
Signage	N/A	N/A
Handicap Access	N/A	N/A
<b>Parking</b>		
Total Spaces	18	Good
Designated Handicap Spaces	2	Good
Primary Surface	Bituminous	Good
Curbs	Bituminous	Good
Striping	Yes	Good
Signage	Yes	Good
<b>Planting/Features</b>		
Plant Beds	Mulch	Good
Trees/Shrubs	Yes	Good



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

Item	Summary
Site Lighting	Building mounted light fixtures appear to be the only site lighting. See MEP Survey for additional utility information.
Driveways/Walkways	The building has a driveway entrance on both sides of the building. There is no signage indicating a one way traffic. The only walkway is a short concrete walkway leading to public walkway along Park Street.
Parking	Parking is at the rear of the building. The adjacent properties are separated by mulched areas or grassy areas with fencing.
Topography	Generally flat
Drainage	A few sewer grates are located on site. The one at the north entry drive needs a new grate cover.
Plantings	There is a small grass area at the front of the building and a few mulched areas near the parking lot.
Service Area	There is no service area.

## Site Survey Photographs



### 1. Location:

North Driveway

### Description:

Drainage at driveway - grate needs to be replaced.



### 2. Location:

North Driveway

### Description:

Cracking in bituminous entry drive and concrete edging.



### 3. Location:

North Driveway

### Description:

Debris collecting at basement hatch



## Site Survey Photographs



### 4. Location:

Parking Lot (East)

### Description:

View of handicap parking at the rear of the building



### 5. Location:

Parking Lot (East)

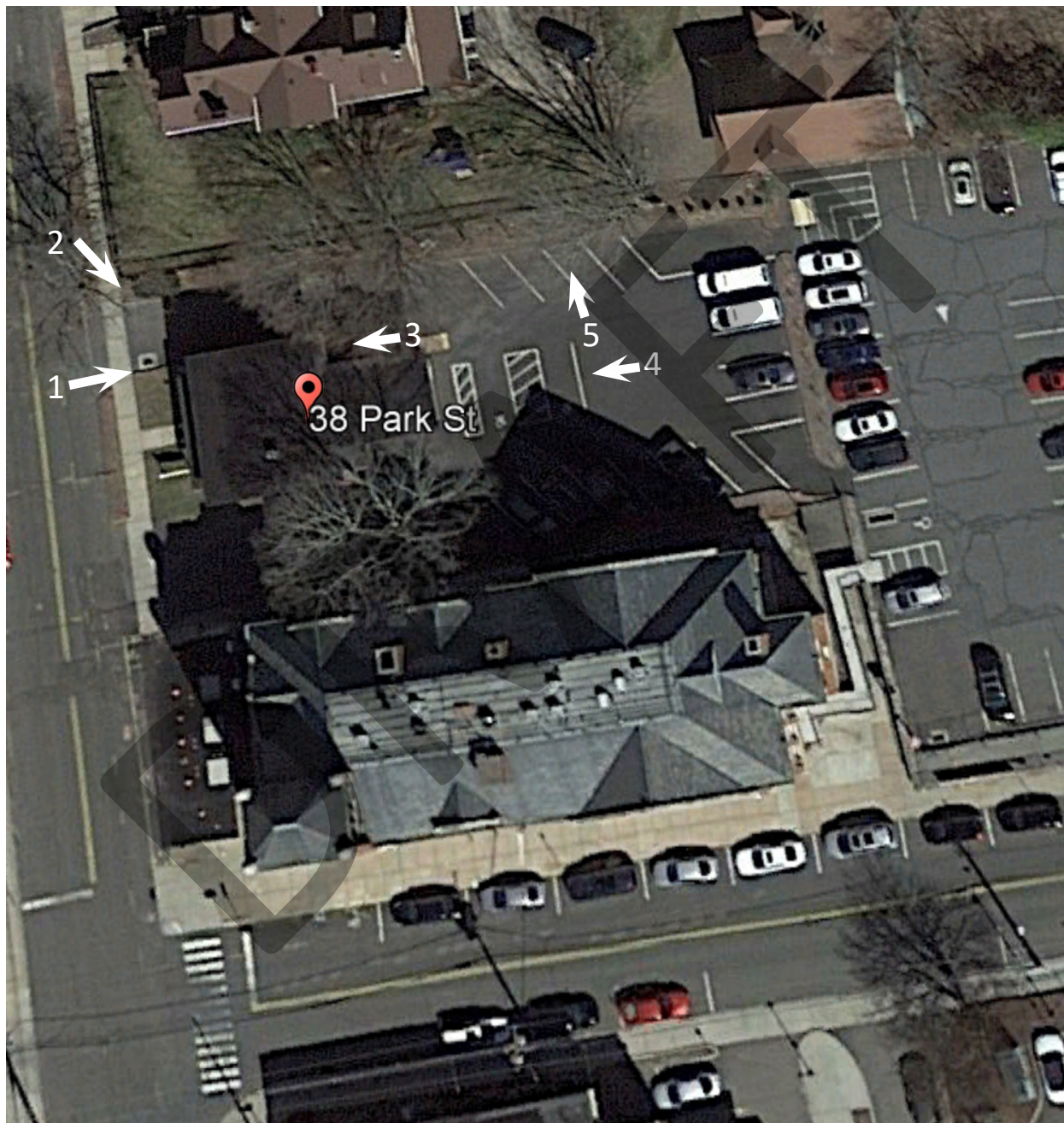
### Description:

View of signage indicating size of vehicles for certain parking spaces.



## 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.



## Next Step Building

### Site Plan

Site Survey



## Site Recommendations

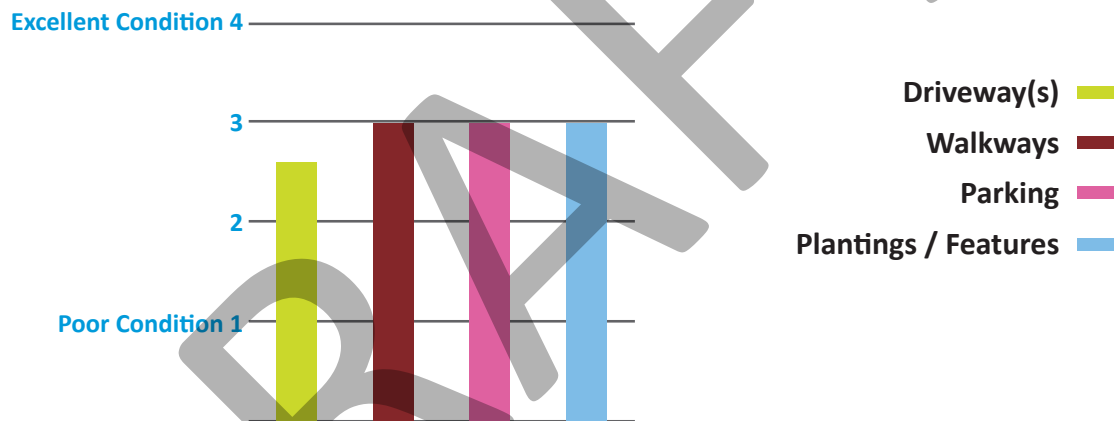
The site components of Next Step Building are in good condition.

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

- Replace sewer drainage grate at north driveway
- Provide one way signage if restricting entrance and exit sides of the driveways.

## 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.



Notes:

- Ratings range from 1 (poor condition) to 4 (excellent condition)
- Please refer to MEP survey for complete utility prioritization.

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# Section 8 : Opinion of Probable Costs

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## 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 Next Step Building.

The estimate of work required at Next Step Building 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

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# Section 9 : Appendix

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9

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## Appendix

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

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This appendix includes the following items:

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

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## Facility Summary

**Client:** Vernon Public School District

**Facility:** Park Street Learning Center



### Facility Data

Address 1	38 N Park Street
City	Vernon
State	Connecticut
ZIP	06066
Type of Facility	School
Square Footage	2,120
Contact Person	Mr. Mark Rizzo

### Asset Information

Name	Date Installed	Square Footage	Roof Access
Park St. Roof	Unknown	2,120	Ladder Needed



# ROOF MEASUREMENT REPORT

PARK STREET LEARNING CENTER - 38 N Park Street, Vernon, CT 06066

## Report Contents



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

## Report Details

Date:	03/22/2023
Report:	51270763
Building:	

## Roof Details

Total Area:	2,120 sq ft
Total Roof Facets:	15
Predominant Pitch:	2/12
Number of Stories:	>1
Total Ridges/Hips:	178 ft
Total Valleys:	30 ft
Total Rakes:	18 ft
Total Eaves:	263 ft

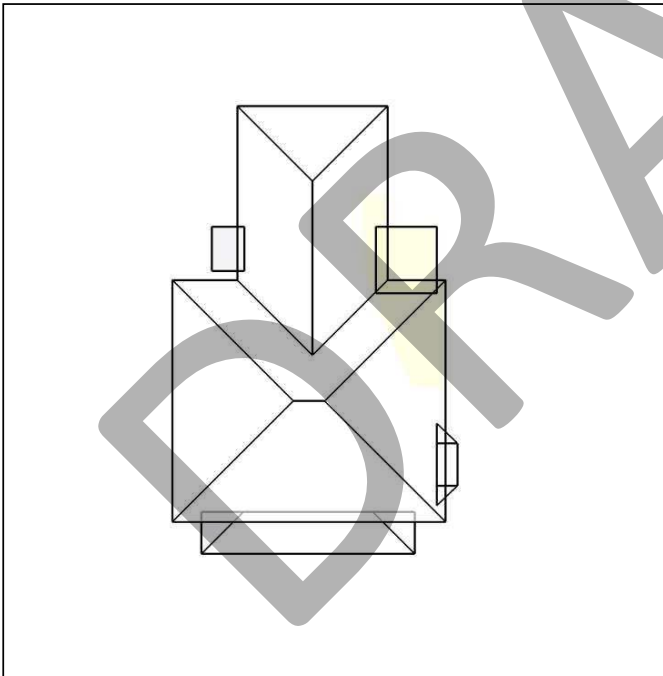
## Report Run By:

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](mailto:Jcogdill@garlandind.com)  
s: [www.garlandco.com](http://www.garlandco.com)



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



## ROOF MEASUREMENT REPORT

### REPORT IMAGES

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



Top View



## ROOF MEASUREMENT REPORT

### REPORT IMAGES



North View



East View

© 2008-2023 Eagle View Technologies, Inc. and Pictometry International Corp. – All Rights Reserved – Covered by one or more of U.S. Patent Nos. 8,078,436; 8,145,578; 8,170,840; 8,209,152; 8,515,125; 8,825,454; 9,135,737; 8,670,961; 9,514,566; 8,818,770; 8,542,880; 9,244,589; 9,329,749. Other Patents Pending.





## ROOF MEASUREMENT REPORT

### REPORT IMAGES



**South View**



**West View**

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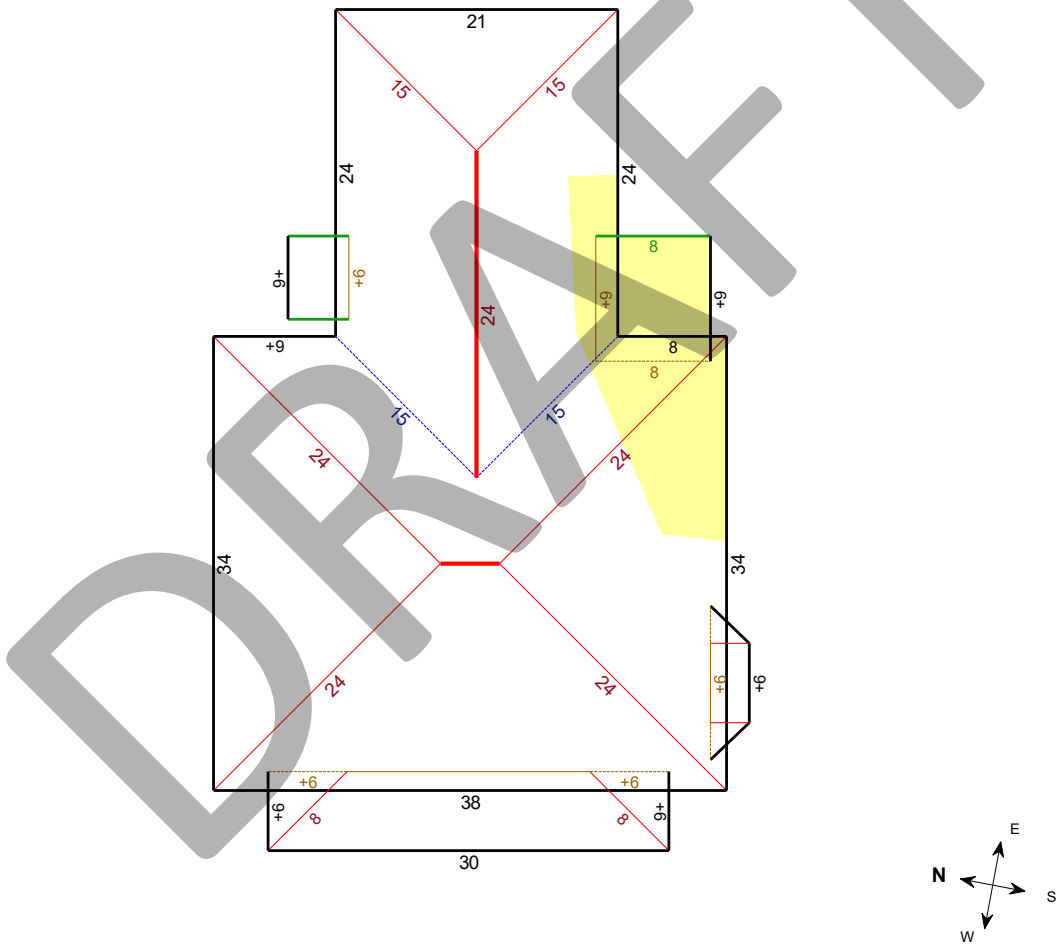




# ROOF MEASUREMENT REPORT

## LENGTH DIAGRAM

Total Line Lengths:    Ridges = 29 ft    Valleys = 30 ft    Flashing = 40 ft    Eaves = 263 ft  
                                 Hips = 149 ft    Rakes = 18 ft    Step flashing = 27 ft    Parapets = 0 ft



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

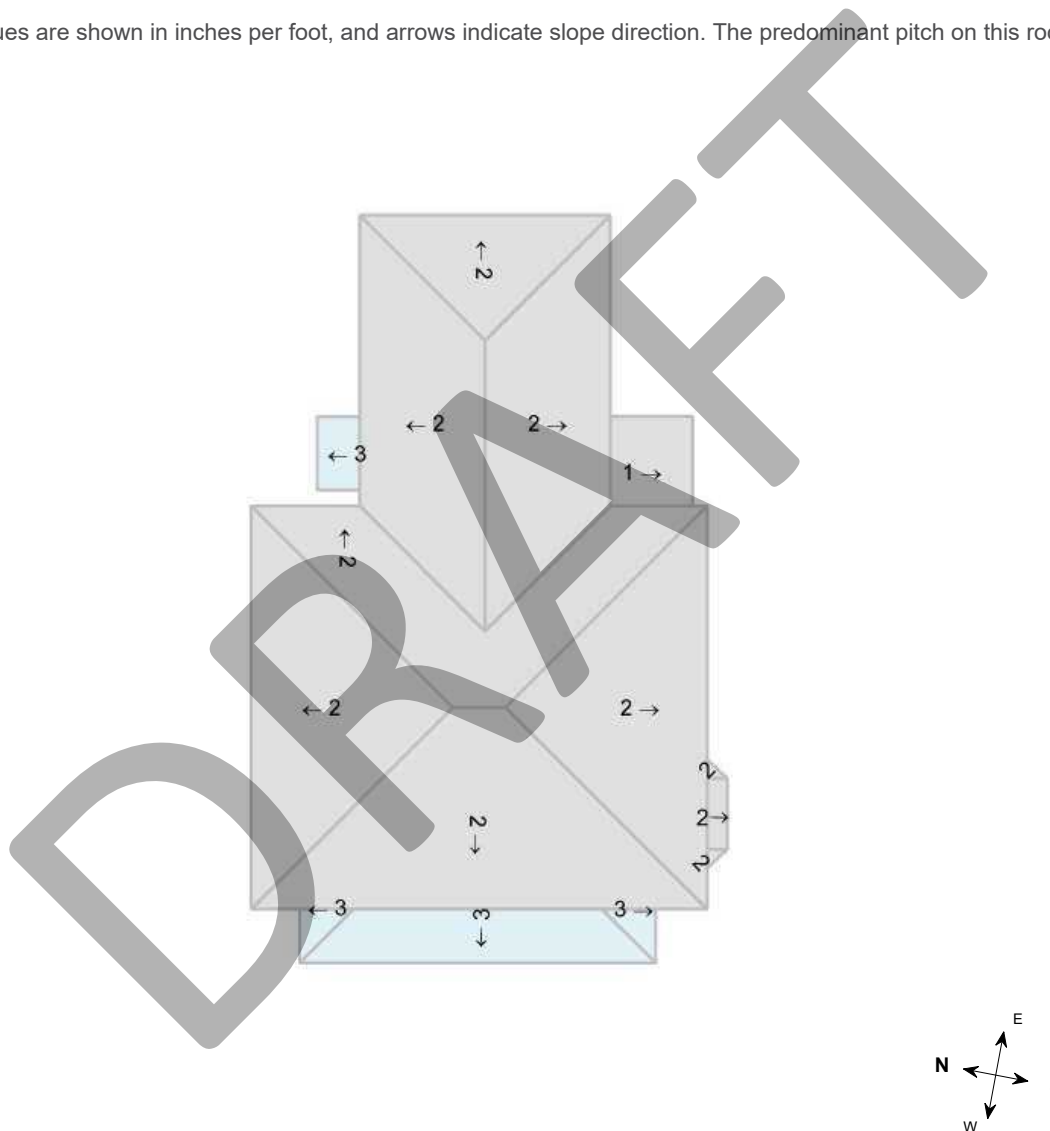
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## ROOF MEASUREMENT REPORT

### PITCH DIAGRAM

Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 2/12.



*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).*

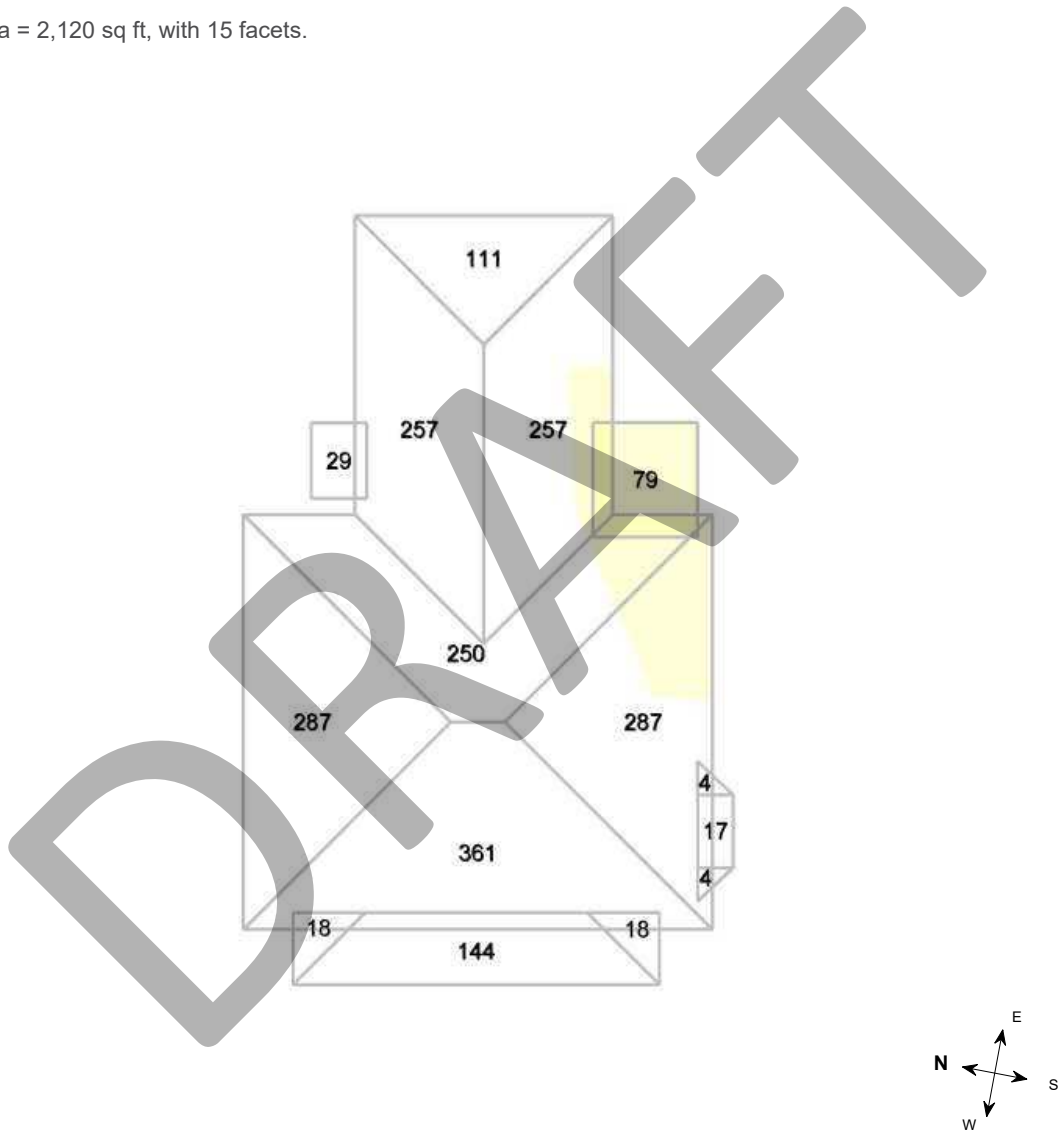
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ROOF MEASUREMENT REPORT

AREA DIAGRAM

Total Area = 2,120 sq ft, with 15 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).*

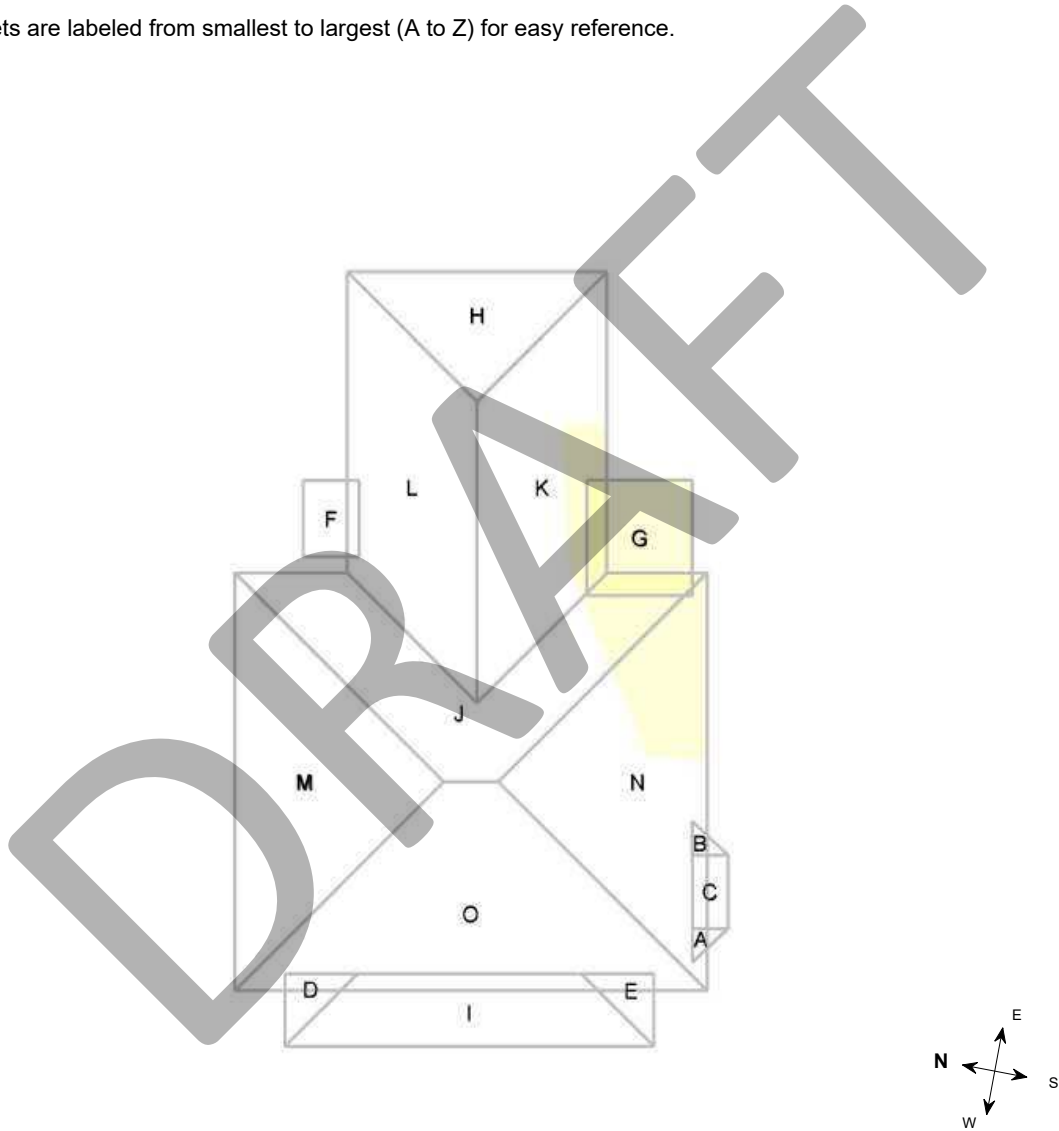
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## ROOF MEASUREMENT REPORT

### NOTES DIAGRAM

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





## ROOF MEASUREMENT REPORT

### Property Info



#### Property Location

Longitude = -72.4480248

Latitude = 41.8689612

Online map of property:

[http://maps.google.com/maps?f=g&source=s\\_q&hl=en&geocode=&q=38+N+Park+Street,Vernon,CT,06066](http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=38+N+Park+Street,Vernon,CT,06066)

#### Property Info

Year Built:

Effective Year Built:

\*

\*



#### Notes

This was ordered as a residential property. There were no changes to the structure in the past four years.



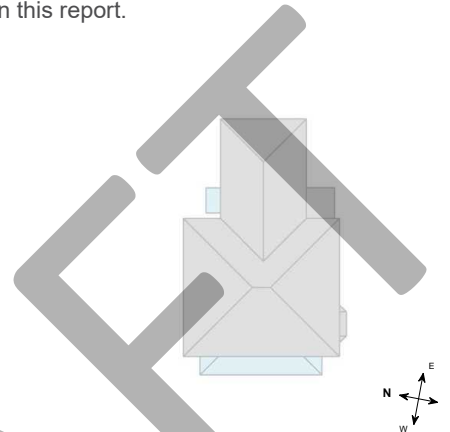
## ROOF MEASUREMENT REPORT

### REPORT SUMMARY

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

#### Lengths, Areas and Pitches

Ridge.....	29 ft (2 Ridges)
Hips .....	149 ft (10 Hips)
Valleys .....	30 ft (2 Valleys)
Rakes* .....	18 ft (3 Rakes)
Eaves/Starter** .....	263 ft (16 Eaves)
Drip Edge (Eaves + Rakes) .....	281 ft (19 Lengths)
Parapet Walls .....	0 ft (0 Lengths)
Flashing .....	40 ft (4 Lengths)
Step Flashing .....	27 ft (5 Lengths)
Total Area .....	2,120 sq ft
Predominant Pitch.....	2/12



Total Roof Facets = 15

\*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	1/12	2/12	3/12
Area (sq ft)	78.7	1833.4	207.8
% of Squares	3.7%	86.5%	9.8%

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)	2,120	2,332	2374.4	2,438	2480.4	2,544	2586.4
Squares	21.2	23.3	23.7	24.4	24.8	25.4	25.9

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. Additional materials needed for ridge, hip, valley, and starter lengths are not included.





# Construction Details

**Client:** Vernon Public School District

**Facility:** Park Street Learning Center

**Roof Section:** Park St. Roof



Information					
Year Installed		Unknown		Square Footage	
Slope Dimension		2:12"		Eave Height	
Roof Access		Ladder Needed		System Type	
				Built Up Roof (BUR)	

Assembly					
Roof #	Layer Type	Description	Attachment	R-Value	Thickness
1	Metal Lap Seam	Galvanized	Mechanically attached	-	-
1	Membrane	BUR - 4 ply	Hot applied	-	-



## Photo Report

**Client:** Vernon Public School District

**Facility:** Park Street Learning Center

**Roof Section:** Park St. Roof

**Report Date:** 03/10/2023

**Title:** Visual Inspection & Core



*Photo 1*

**Overview of the roof-  
Smooth app**



*Photo 2*

**Failing previous repairs**



*Photo 3*

**Debris- Cutting back or removal of the nearest tree recommended**



*Photo 4*

**Improper chimney flashing- Exposed porous masonry**



## 122 Opinion of Probable Costs



*Photo 5*

**Open condition- Porous masonry- Potentially obsolete**



*Photo 6*

**Open condition- Failed and improper soil stack flashing**



*Photo 7*

**Core Cut: Three roofing systems found**



*Photo 8*

**Metal roof- Four ply BUR -  
App Modified torched  
down**





*Photo 9*

**Significant weight and potential for ASB-  
Environmental testing needed**



*Photo 10*

**Properly repaired core cut with  
reinforcement**





Photo 11



Photo 12

**Improperly installed gutters- Clogged with leaves and debris**

## 126 Opinion of Probable Costs



*Photo 13*

**Overview- Side elevator  
roof**



*Photo 14*

**Open condition- Failed EPDM lower roof**



*Photo 15*  
**Open condition- Perimeter  
edge lifting**



*Photo 16*  
**View of the wood soffit and  
dental crown**





*Photo 17*

**View of the front of the building**



*Photo 18*

**View of the north side of the building**



*Photo 19*

**View of the back of the building**



*Photo 20*

**View of the south side of the building**



**AHERA SIX MONTH PERIODIC SURVEILLANCE**

38 Park Street Building

38 Park Street

Vernon, CT 06066

Page 1 of 1

MATERIAL DESCRIPTION	LOCATION(S)	PREVIOUS CONDITION	CHANGE IN CONDITION (Y/N)	COMMENTS
Pipe Insulation	Wall Cavities	No Damage	N	Presumed Present and Presumed ACM
Pipe Fitting Insulation	Wall Cavities	No Damage	N	Presumed Present and Presumed ACM
Plaster Patch on Brick Chimney	Basement Chimney	No Damage	Y - damaged at edges	Known ACM
Gray Cement Patch on Brick Wall	Basement by Entrance	No Damage	Y - large amount of cracking	Known ACM
4" Dark Brown Cove Base (New)	First Floor Kitchen, First Floor Bathroom, Second Floor Bathroom ✓	No Damage	N	Presumed ACM
Adhesive for 4" Dark Brown Cove Base (New)	First Floor Kitchen, First Floor Bathroom, Second Floor Bathroom ✓	No Damage	N	Presumed ACM
White Floor Sheeting	Second Floor Kitchenette	No Damage	N	Presumed ACM

Mark Rizzo - Cell 860-916-6171

SURVEILLANCE CONDUCTED BY

*Brandon McJure*

DATE

*3-17-23*