Facility Study and Master Plan

Center Road School

20 Center Rd, Vernon, CT 06066





SUMMER 2023

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Section 1: Introduction

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

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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

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.

Center Road School

Stories	3
Area	75,268 sf
Address	20 Center Rd, Vernon, CT 06066
Original Construction	1978
Addition(s) / Renovations	1991 & 2007
Grades	Pre-K to Fifth Grade
Condition	Fair to Good
Description	This is a masonry elementary level school building.

Building Overview - Photographs

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



Building Overview - Photographs



South Elevation - A



East Elevation - B

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Building Overview - Photographs



North Elevation - C





Building Overview - Photographs



West Elevation (Classroom Wing) - F

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Building Overview - Photographs



South Elevation (Classroom Wing) - H

Architectural Survey

The exterior skin of Center Road School is brick, which is in good condition. The connector bridge is in fair to good condition with the exterior metal panels showing age and the ramps leading to the connector entrances in poor condition.

Typical windows consist aluminum frames; exterior doors are a mix of aluminum, hollow metal and wood. The windows and the exterior doors are in fair to good condition. The exterior sealants of the doors and windows are in good condition. See Appendix for full analysis of the existing roof.

The building interior is in fair to good condition.

The work recommended to address architectural conditions includes:

- Replace or refinish exterior hollow metal doors where finish is peeling.
- Replace missing weather stripping at exterior doors.
- Replace wood trim at garage door.
- Replace sealant at doors and windows were deterioration is occurring.
- Replace concrete at exterior ramps.
- Replace all water damaged and broken ceiling tiles.
- Further investigation of water infiltration at brick and CMU walls need to be done. The paint finish on the CMU is bubbling and efflorescence in the brick were visible in several locations
- Replace areas of damaged and/or worn VCT
- Toilet room tile flooring and grout needs to be thoroughly cleaned
- Replace/Repair damaged kitchen quarry tile
- Repair wall base where damaged
- Repair damaged casework

Structural Survey

The building is typically constructed of a steel frame and masonry skin that is in good condition. The foundation consists of concrete foundation and footings.

The work recommended to address structural conditions includes:

- Repoint brick in areas where mortar is deteriorating.
- Further investigation of water infiltration at CMU and brick facades is needed

Mechanical Survey

The mechanical system is comprised of air handling units for the classrooms providing both heating, cooling and ventilation. The Gymnasium is served by HVAC units hung from the ceiling. The Cafeteria is severed by two unit ventilators. There are roof top units serving the Administration areas.

The work recommended to address mechanical systems conditions includes:

- Heating Plant: The existing building is served by two high efficiency natural gas boilers located in the mechanical room. No change to the boiler plant is needed at this time.
- Hot water pumps are nearing the end of their useful life and we recommend they be replaced in kind.
- Convectors in classrooms and offices are nearing the end of their useful life and we recommend they be replaced in kind.



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- Ventilation: Provide an energy efficient, code compliant ventilation system that meets present day ASHRAE and building code requirements. This system would include energy recovery to maximize ventilation and energy efficiency.
- Cooling: The existing chilled water pumps were observed to be leaking and we recommend they be replaced in kind.
- Controls: Inspect, verify, and repair as needed all controls, outside air dampers, and thermostats throughout building particularly for Gym, Cafeteria, and Library / Media Center AHU's and Unit Ventilators.
- (2) Gymnasium air handling units are in good working condition and (2) air handing units are past their useful life and we recommend replacing. Provide single zone variable air volume heating, cooling and ventilation roof top unit with outside air for Gym.
- Library unit ventilator is past its useful life and we recommend replacing. Provide single zone variable air volume heating, cooling and ventilation roof top unit with outside air for library.
- Admin Area roof top unit is nearing its useful life and we recommend it be replaced. Provide multi zone heating variable air volume cooling and ventilation roof top unit with outside air for Admin Office Area that provides mechanical ventilation to spaces.

Electrical Survey

The electrical service is served from a pad mounted transformed located at the southeast corner of the building. Secondary feeders run underground from the pad mount to the Main Distribution Switchboard in the Main Electrical Room.

The work recommended to address electrical system conditions includes:

- Switchboard is more than 50 years old and in need of immediate replacement.
- The Distribution transformer and distribution equipment that is original to the building are in poor condition and in need of immediate replacement. Branch panelboards that were installed as part of more recent renovations and / or upgrades, should provide service for another 15-20 years before replacement is recommended.
- PV system equipment is in good condition and should provide reliable service for another 10-15 years before improvements and / or repairs are required.
- There is no evidence of a lightning protection system for the building. Recommend installing a lightning protection system in the immediate future, to safeguard people and property from fire risk and related hazards associated with lightning exposure.

Plumbing Survey

The plumbing fixtures in the building consist of both floor mounted and wall hung toilets. The sinks in the toilet rooms are wall hung with a mix of manual and sensor type faucets. There is a natural gas powered water heater within the building.

The work recommended to address plumbing systems conditions includes:

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

Fire Protection Survey

The fire protection system is comprised of a wet system which appears to be in good condition. There are a mix of uprights and concealed pendant type sprinkler heads throughout the building.

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

- Replace guards missing from upright sprinkler heads in the gymnasium
- Replace sprinkler covers missing from concealed pendant sprinkler heads
- Fire service and associated piping is nearing the end of its useful life and we recommend it be replaced in its entirety.

Lighting Survey

The interior lighting is comprised of Fluorescent Fixtures Retrofitted with LED Lamps. A combination of HID wall packs and LED floods light the building exterior. Pole mounted HID cobra head style luminaires light roadways and parking areas

The work recommended to address lighting system conditions includes:

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

Fire Alarm Survey

The fire alarm service is comprised of series addressable fire alarm system control panel with voice evacuation. The control panel is located in the main entrance vestibule with separate voice control panels in the cafeteria and gymnasium, that allow annunciation over the building's speaker/horn-strobe devices. The building also has manual pull stations and fire alarm speaker/strobe coverage throughout the building.

No improvements or repairs 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 3-5 years to ensure system reliability.

Telecommunications Survey

The telecommunications system is comprised of a data systems rack is located in a storage room on the main level. Data communications consists of a fiber backbone and a combination of wired outlets and wireless access points located throughout the facility.

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

Security System Survey

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



The work recommended to address security system conditions includes:

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

Low Voltage Survey

The low voltage system is comprised of program bells for class scheduling, controlled via a programmable timer located in the Administration Office. Combination analogue clock/speakers are installed in classrooms. This system also functions for public address announcements. All systems appear to be in good condition and fully operational.

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

International Building Code Survey

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

The work recommended to address IBC code violations includes:

- Provide door closers at all doors located along path of egress.
- Modify magnetic hold opens located in connecting corridors, so that clear space is not impeded when doors are closed.
- Maintain clear path of egress

NFPA Code Survey

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

The work recommended to address NFPA code violations includes:

• Address classroom doors exiting into stairway vestibules.

ADA Compliance Survey

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

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

The work recommended to address ADA compliance issues includes providing:

- Modify furniture layout to not obstruct any required clearances for push pull conditions of doors.
- Replace existing room signage to meet accessibility requirements, including braille characters.
- Modify all signage be located below a maximum of 60" above finish floor.
- Provide signage for all rooms along corridors or accessible spaces.
- If all toilet rooms are not accessible, provide signage indicating the direction of the closest accessible toilet room.
- Modify flooring on existing interior ramps to be non-slip surfaces.
- Modify existing doors to provide minimum 34" wide doors at all accessible routes.
- Modify furniture layout in library to provide a minimum 36" clear width between all book stacks.
- Modify location of magnetic hold open for fire egress doors to not interfere with the clear floor space for egress routes.
- Replace all door/casework hardware that requires tight gripping and twisting of the wrist in order to operate.
- Modify location of all telephones so that operable components of telephone are located below 48" above finish floor.
- Insulate all exposed drain pipes of sinks intended to be accessible.
- Repair cast in place concrete along multiple egress routes that has degraded and caused unlevel conditions.

Site Survey

The site at Center Road School was evaluated. Traffic flow at this facility appears to be good, but a full observation of the flow could not be made while school is out of session. Walkways are in good condition. Available parking accommodates 82 vehicles, with 4 handicap accessible spaces available. The playing areas consist of a small grassy area, paved area behind the school and a playscape and are in good condition.

The work recommended to address site conditions includes:

- Provide signage for Service Area and designate with striping any areas reserved for loading/unloading.
- Repair damaged concrete ramp

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).



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



Code Compliance Evaluation

Summary of Recommendations

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

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

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

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.

Center Road School

Plan Drawings	2007 Alterations
Photos	2023 Survey
Date Built	1969
Architect	JCJ Architecture (2007 Alterations)
Date(s) Additions / Renovations	1991 & 2007
Construction	Ш-В
Type of Occupancy	Education
Number of Stories	2 stories
Gross Square Feet*	75,268 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.

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

~

Architectural Conditions - Enclosure

Exterior Skin	Material	Condition
Primary Surface	Brick	Good
Secondary Surface	N/A	N/A
Insulation	Unknown	Assumed Good
Features	N/A	N/A
Windows		
Lintel	Steel	Fair - Good
Jamb	Brick	Good
Sill	Concrete	Fair -Good
Frame	Aluminum	Good
Glazing	Insulated	Good
Sealant	Yes	Fair - Good
Operable	Yes	Good
Exiting	No	N/A
Doors		
Lintel	Steel	Good
Jamb	Brick	Good
Sill	Concrete with Aluminum Threshold	Good
Frame	Aluminum Hollow Metal Wood	Good Fair to Good Fair
Door	Aluminum Hollow Metal Wood (screen door)	Good Fair Fair
Glazing	Insulated	Good
Flashing	Yes	Good
Sealant	Yes	Fair to Good
Hardware	Metal	Good

Exit Ramp	Material	Condition
Ramp	Concrete	Fair
Landing	Concrete	Poor
Handrail	Metal (unpainted)	Good

Architectural Conditions - Enclosure (continued)

Center Road School has a masonry (brick) exterior that is in good condition. Some areas of the brick require repointing of mortar joints. Some low areas of efflorescence was visible due to water infiltration - likely due to the brick directly in contact with the exterior walkways. The finish on the metal panels above and below windows is faded throughout.

The windows and exterior doors are in fair to good condition. Some of the exterior doors have significant peeling of the finish paint and therefore have begun to rust. A few doors also have damaged weatherstripping which should be replaced. Exterior sealants at the windows and doors are in good condition overall though a few areas require repair.

The connector bridge is in fair to good condition. The finish of the metal panels have faded over time. The exterior ramps leading to the connector are in poor condition. The landings are severely deteriorated and therefore make the ramps completely unusable for anyone in a wheelchair.

During the survey there was on going roof work on the north east corner of the building which limited the scope of the survey in that area.

Architectural Conditions - Interior

Corridors	Material	Condition
Walls	СМИ	Good
Interior Door & Frame	Wood, hollow metal frame	Good
Hardware	Stainless steel	Good
Flooring	12"x12" Vinyl Composition Tile	Good
Ceilings	2 x 4 ACT	Fair to Good
Interior Stairwells		
Interior walls	Brick	Fair to Good
Interior Door & Frame	Wood, hollow metal frame	Good
Hardware	Stainless steel	Good
Flooring	VCT - Tread Rubber - Landing	Fair to Good Good
Ceilings	Hard Ceiling 2 x 4 ACT	Good Fair to Good
Stringer	Metal	Good
Baluster	Metal	Good
Handrails	Metal	Fair to Good
Risers	Metal	Fair to Good
Offices - Main Office		
Interior Walls	CMU / Brick	Good
Interior Door & Frame	Wood, hollow metal frame	Good to Excellent
Hardware	Stainless steel	Excellent
Flooring	VCT Carpet	Good Good to Excellent
Ceilings	2X4 ACT / Hard Ceiling / 9X9 (Conference)	Good
Toilet Rooms		
Interior Walls	CMU, Wall tile	Fair to Good
Interior Door & Frame	Wood, hollow metal frame	Good
Hardware	Stainless steel	Good
Flooring	Tile, Integral tile wall base	Fair to Good
Ceilings	Gypsum	Good
Classrooms		
Interior Walls	CMU, Gypsum (lower level)	Fair to Good
Interior Door & Frame	Wood , hollow metal frame Accordion door (closets)	Good Fair

Hardware	Stainless steel	Good
Flooring	VCT	Fair to Good
Ceilings	2X4 ACT / Hard Ceiling / 9X9 (Lower level)	Good
Cafeteria		
Interior Walls	СМИ	Good
Interior Door & Frame	Wood, wire glazing, hollow metal frame	Good
Hardware	Stainless Steel	Good
Flooring	12"x12" VCT	Fair to Good
Ceilings	2x2 ACT, Wood Trim	Fair to Good
Kitchen		
Interior Walls	СМИ	Fair to Good
Interior Door & Frame	Wood, wire glazing, hollow metal frame Alum Exit Doors	Good Good
Hardware	Capitalize First Letter of Each Word or N/A	Condition or N/A
Flooring	Quarry Tile	Fair to Good
Ceilings	2x4 ACT	Good
Gymnasium		
Interior Walls	CMU / Wall Pads	Good
Interior Door & Frame	Wood, wire glazing, hollow metal frame	Good
Hardware	Stainless Steel Push	Good to Excellent
Flooring	Wood with stripping	Good
Ceilings	Exposed Deck with Paint	Good
Media Center / Library		
Interior Walls	СМИ	Good to Excellent
Interior Door & Frame	Wood, wire glazing , hollow metal frame Storefront wired glazing, hollow metal frame	Good Good
Hardware	Stainless Steel	Good
Flooring	Carpet Tile	Good to Excellent
Ceilings	2x4 ACT	Good to Excellent

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Media Center Support Spaces		
Walls	СМИ	Good
Interior Door & Frame	Wood, wire glazing , hollow metal frame Storefront wired glazing, hollow metal frame	Good Good
Hardware	Stainless Steel Lever	Good
Flooring	12"x12" Vinyl Composition Tile	Fair
Ceilings	2x4 ACT	Good

Overall, the interior of the Center Road School is in fair to good condition.

The VCT flooring throughout the building is in good condition with the exception of Media Center support spaces and the Cafeteria. Multiple areas had noticeable cracks, bubbling, and staining. Prior to replacement of these floors further investigation into the moisture content of the slab is recommended. The carpeting located in the Media Center and some offices looked like it was recently installed and was in good to excellent condition. The floor and wall tile in the toilet rooms had staining, cracks, and show general wear and tear.

The wall base overall was in fair to good condition, but in some areas it was damaged or missing sections all together.

There were a few areas with damaged blinds, but generally the blinds were in good condition.

Overall, the ceilings throughout the school were in good condition. The lower level and Cafeteria had the most visible ceiling damage likely due to water and general wear and tear. (NOTE : Roof work ongoing)

The interior doors are typically solid wood core with hollow metal frames and are in good condition. Some doors do show signs of delamination. Many doors were missing closers which should be installed at all classroom locations.

The condition of the casework throughout the building is fair to good. There are many rooms where the casework is delaminating or damaged due to general usage.

Efflorescence was visible on the interior brick of the stairwells. Areas of peeling and bubbling paint finish on the CMU was also present in several locations. Further exploration of possible water infiltration should be conducted. The CMU also has some general wear and tear at the outside corners in multiple areas. Painted handrails in the stairs were in good to excellent condition with hardly any paint chips.

Architectural Conditions - Conveying Systems

Component	Elevator 1
Hydraulic	Yes
Passenger / Freight	Passenger
Weight	2,100 lbs
Floors - #	3
Inspection Expiration Date	9/25/2024

Center Road school has one elevator located in the three story wing on the west side of the site. See ADA and MEP surveys for additional information.

Structural Existing Conditions

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

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

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

Structural Conditions - Exterior Condition

	Material	Condition
Enclosure	Masonry	Good
Foundation	Concrete	Good
Footings	Assumed Concrete	Assumed Good
Deck	Metal	Good
Exterior Frame	Steel	Good
Other	N/A	N/A

Structural Conditions - Interior Condition

	Material	Condition
Framing	Steel	Good
Walls	Metal Stud	Good
Ground Floor Slab	Concrete	Assumed Good
Flooring System (other levels)	Assumed Concrete	Assumed Good
Stairs	Steel	Good
Other	N/A	N/A

The structural components of Center Road School were evaluated.

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

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Architectural & Structural Survey Photographs



1. Location:

Front of School

Description:

Panels above windows need to be replaced or refinished.





2. Location:

Front of School

Description:

Sealant cracking creating gap between masonry and panel

3. Location:

Exterior - North

Description:

Door and frame show signs of wear and tear - appear to be stable but may need to be replaced in the next 5-10 years.
Architectural & Structural Survey Photographs



Architectural & Structural Survey Photographs



6. Location:

East Elevation

Description:

Minor deterioration at face of foundation.

7. Location:

Exterior

Description:

Brick needs repointing of mortar joints. This is an area of concern because the brick facade comes in direct contact with the exterior grade. This could be causing the visible efflorescence.

8. Location:

East Elevation

Description:

Efflorescence visible at the bottom of the brick. Brick is in direct contact with the pavement.

Architectural & Structural Survey Photographs



9. Location: Exterior Door

Description:

Steel lintel visibly rusting.

10. Location:

Exterior Door

Description:

Door needs to be replaced due to damage and wear and tear.



Architectural & Structural Survey Photographs



11. Location:

Exterior Door

Description:

Replace damaged metal trim and missing weatherstripping.

12. Location:

South -Exit Door

Description:

Small portion of the concrete foundation is visible and cracking in some areas.

13. Location:

Exterior wall

Description:

Damaged / abandoned fixture



Architectural & Structural Survey Photographs



14. Location:

Exterior Door

Description:

Trim at garage door is damage and should be replaced.





15. Location:

North Elevation

Description:

Ongoing roof work during time of survey. Which did not allows for evaluation of immediate area of construction.

16. Location:

West Elevation

Description:

Typical at panel locations - finish is wearing off.

Architectural & Structural Survey Photographs



17. Location:

East Elevation

Description:

Sealants at vents should be refinished. Remove any insect infiltrations.



18. Location:

Connector - South Facade

Description:

Panels show wearing of finish.

19. Location:

Lower Level Classroom

Description:

Several screens have holes in them and need to be replaced.

Architectural & Structural Survey Photographs



20. Location:

Lower Level Classroom

Description:

Cracked and broken ceiling tile needs to be replaced.

21. Location:

Lower Level Classroom

Description:

Water damage is visible in acoustical ceiling tiles (ACT).

22. Location:

Lower Level Classroom

Description:

Ceiling Tile loose and falling out.





Architectural & Structural Survey Photographs



23. Location:

Lower Level Classroom

Description:

Blinds are damaged and bent.



24. Location: Main Level Classroom

Description:

Door finish faded and worn.

25. Location:

Main Level Stair

Description:

Efflorescence visible in interior of stairways.



Architectural & Structural Survey Photographs



26. Location:

Main Level Stair

Description:

Efflorescence visible in interior of stairways.



27. Location:

Main Level Corridor

Description:

Glass missing from fire extinguisher door.

Architectural & Structural Survey Photographs



28. Location:

Main Level Corridor

Description:

CMU has scratches and wear at corners.



29. Location:

Main Level Classroom

Description:

De-lamination of casework.

30. Location: Stairs

Description:

Stair nosing tape is peeling off.



Architectural & Structural Survey Photographs



31. Location:

Media Center Support Space

Description:

Vinyl composite tile (VCT) finish is worn and stained.



32. Location:

Media Center Support Space

Description:

VCT is ripped up and needs to be replaced.

33. Location:

Cafeteria

Description:

Ceiling tiles in several areas have water damage and should be replaced.

Architectural & Structural Survey Photographs



34. Location:

Cafeteria

Description:

Enameled/polished CMU has cracks and gouges.



35. Location:

Cafeteria

Description:

Damaged VCT is cracking and bubbling in a few areas.

36. Location:

Kitchen

Description:

Quarry tile is damaged and has rust. The finish is worn in areas. Tile in good shape should be thoroughly cleaned and damaged tiles should replaced.



Architectural & Structural Survey Photographs



37. Location:

Gymnasium

Description:

CMU appears to be bubbling and cracking.



38. Location:

Gymnasium

Description:

Wood floor has some chipping and scratches.

39. Location:

Main Level Toilet

Description:

Tile finish is stained and fading. Several tiles have chips/cracks.





Architectural & Structural Survey Photographs



40. Location:

Upper Level Classroom

Description:

VCT is stained and discolored. There are also visible scratches and the finish is worn.



41. Location:

Upper Level Classroom

Description:

Paint bubbling and chipping show signs on water damage.

42. Location:

Upper Level Classroom

Description:

Panels show water damage and some cracking.



Architectural & Structural 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.

FRIAR | VERNON

Center Road School

16



9,10,11,12













Architectural & Structural Recommendations

The architectural and structural components of Center Road School are in xxx condition.

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

- Replace or refinish exterior hollow metal doors where finish is peeling.
- Replace missing weather stripping at exterior doors.
- Replace wood trim at garage door.
- Replace sealant at doors and windows were deterioration is occurring.
- Replace concrete at exterior ramps.
- Replace all water damaged and broken ceiling tiles.
- Further investigation of water infiltration at brick and CMU walls need to be done. The paint finish on the CMU is bubbling and efflorescence in the brick were visible in several locations
- Replace areas of damaged and/or worn VCT
- Toilet room tile flooring and grout needs to be thoroughly cleaned
- Replace/Repair damaged kitchen quarry tile
- Repair wall base where damaged
- Repair damaged casework

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

- Repoint brick in areas where mortar is deteriorating.
- Further investigation of water infiltration at CMU and brick facades is needed

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)

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

M/E/P/FP Existing Conditions

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

Mechanical

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

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

Mechanical Conditions

System	Condition	Comments
Boilers	Excellent	Boilers were observed to be upgraded in Fall of 2020 and are in excellent condition.
Heating System	Good/Fair	Heating system was observed to be in good condition. Piping was observed to be insulated and clean. Convectors in classrooms and offices are in fair condition.
Heating System Pumps	Fair	Heating system pumps were observed to be in fair condition.
Cooling System Pumps	Poor	It was observed that the chilled water pumps were leaking.
A/C Roof-Top Units	Poor	Roof top units were observed to have visual damage, are in poor condition or not operating.
Air Distribution / Ductwork	Fair	Ductwork was observed to be in fair condition. Diffusers were observed to be clean.
Condensate Piping (A/C)	Good	Condensate piping was observed to be in good condition.
Exhaust Fans	Good	Exhaust fans were observed to be clean and in good condition.
Controls	Good	Controls were observed to be upgraded in certain areas within the building.

(20) Change Air classroom air handling units provide heating, cooling and ventilation air to classrooms. Units are located in classroom mechanical rooms and each unit provides supply and return air for (2) classrooms. Units are comprised of hot water heating coil, chilled water cooling coil, energy recovery wheel, supply fan, and filters. Classrooms are also served by unit ventilators used as heating only with ventilation damper closed or blanked off.

Gymnasium is served by (4) heating and ventilation units hung from ceiling. Units provide mixed outside air along

Mechanical (continued...)

with supply. Units are comprised of hot water heating coil, supply fan, and filters. Exhaust air is provided by gravity ventilators located on roof. (2) units are in poor condition and need to be replaced, (2) units are like new and have been replaced recently.

Locker rooms areas have general exhaust; exhaust fan is located on roof above.

Cafeteria ventilation is provided by (2) unit ventilator in space. Units provide mixed outside air along with supply. Units are comprised of hot water heating coil, supply fan, and MERV-7 filters. Exhaust air is provided by gravity ventilators located on roof. Units have been integrated into the Building Management System. Unit ventilators are in poor condition and past their useful life.

(2) DX fan coil units are located in Cafeteria also. Condenser units are located on roof above. These units do not provide ventilation and are for heating and cooling only. Units have MERV-7 filters.

Supplemental cooling is provided by DX fan coil unit located in ceiling of . Condenser unit is located on roof above. This unit does not provide ventilation cooling only. Units have MERV-7 filters.

Library ventilation is provided by a unit ventilator in space. Unit provide mixed outside air along with supply air. Unit is comprised of hot water heating coil, supply fan, and MERV-7 filters. Exhaust air is provided by gravity ventilators located on roof. Units have been integrated into the Building Management System.

(1) wall hung split unit is located in space also. Condenser unit is located on roof above. Unit does not provide ventilation and is for cooling only.

Admin area is served by a 5 Ton RTU located on roof. Unit provides heating, cooling and ventilation air. Unit electric heating, DX cooling, with mixed supply air and outside air. Unit has MERV-7 filters.

Controls are primarily direct digital controls with Building Management System. System controls operation and scheduling of all units expect for Admin RTU and general exhaust fans.

Electrical

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

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

Electrical Distribution Conditions

System	Condition	Comments
Main Service	Poor	Switchboard is More Than 50 Years Old and Past It's Serviceable Lifespan.
Power Distribution	Poor	Most Equipment is Original To The Building And Past It's Serviceable Lifespan.
Life Safety Power	N/A	There is no Life Safety Power to the building.
Emergency Power	N/A	There is no Emergency Power to the Building
Transformers	Poor	The Distribution Transformer is Original To The Building And Past It's Serviceable Lifespan.
Grounding	Fair	Service Equipment Grounding Where Observed, Appeared Undamaged And In Fair Working Condition
Lightning Protection	N/A	There is no Lightning Protection System For The Building.

Power originates at a utility pole located on Center Road. The utility primary runs underground from the pole to a utility company owned 480Y/277V, 3-phase, 4-wire pad mount transformer located at the southeast corner of the building, adjacent to the maintenance entrance. Secondary feeders run underground from the pad mount to the Main Distribution Switchboard in the Main Electrical Room.

The switchboard is manufactured by ITE Circuit Breaker Company and consists of a main switch and CT compartment rated for 600A at 480Y/277V, 3-phase. The metering cubicle is arranged cold sequence with the meter mounted on a wall adjacent to the switchboard. The main switch and CT section feeds a 600A, 480Y/277V, 3-phase, 4-wire distribution section, which contains branch circuit breakers that feed panels and equipment at 480V. A 112.5kVA, 480/277V to 120/208V step-down transformer provides power to a 208/120V distribution panel. This panel feeds branch panels and equipment located throughout the facility at 208/120VV.

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

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

Electrical (continued...)

The PV system is of the grid-connected type and does not include battery back-up storage or secondary electrical generation devices. The system utilizes solar arrays, installed on top of pergola structures located in the southeast and Vernon Police Department parking areas and produces AC power at 480V into local services via inverters located at the southwest corner of the parking lot. The system disconnect and meter are located at the southeast corner of the school building exterior, near the maintenance entrance.

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

Plumbing

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

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

Plumbing Conditions

System	Condition	Comments
Water Service	Fair	Piping Showing Signs of Rust and Corrosion
Fixtures	Fair	Floor Mounted Toilets, Manual Flush Valves, Manual and Sensor Type Faucets.
Domestic Cold Water Pipe	Fair	Copper Piping
Domestic Hot Water Pipe	Good	Natural Gas Storage Tank Water Heater Appears To Be in Good Condition
Sanitary & Vent Piping	Fair	Jacketing Beginning to Come Off at Some Fixtures, Piping Showing Signs of Rust and Corrosion.
Storm Piping	Fair	Piping and Insulation Appear to be in fair Condition, Roof Drains are in fair Condition, and below grade piping is believed to be original to the building.
Natural Gas Piping	Good	Natural Gas Service 4"
Irrigation	N/A	N/A

The water service originates from the service entrance in the boiler room of the building. Rust can be seen on the piping and valves where the water service comes into the building.

The water closets in this building are both floor mounted and wall hung. Both types are made of a vitreous china and they all have manual flush valves. The Urinals in all of the bathrooms are also made of a vitreous china and are all wall hung with manual flush valves. The lavatories in all of the restrooms in the building are a wall hung vitreous china type with some of the lavatories having manual faucets and the others having sensor type faucets. Each of the classrooms have one stainless steel sink with manual faucets. The cafeteria is also equipped with stainless steel sinks for hand and dish washing with manual faucets.

The domestic water piping throughout the building appeared to be in fair condition with some corrosion beginning to form on some of the piping seen in the boiler room where the water heater is located.

The water heater is a natural gas fired storage tank type water heater with 74 gallons of storage capacity. The water heater appears to be newer with a build date of 01/27/2022 and is in great condition with no signs or corrosion or damage.

72 Mechanical, Electrical, Plumbing & Fire Protection Survey

Plumbing (continued...)

The sanitary piping that could be seen appears to be in fair condition with some of the sanitary piping coming off of the classroom sinks had the pipe jacketing falling off and showed signs of corrosion starting to form. The storm piping that was able to be seen in the building was in fair condition as there was multiple different pipes with the insulation falling off of the piping where it connects to the roof drain. It was also seen that multiple pipe fittings in the storm piping system in the gymnasium were dented and damaged.

The natural gas service and piping in the building appeared to be in fair condition.

This building does not have any irrigation systems or piping.
Fire Protection

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

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

Fire Protection Conditions

System	Condition	Comments
Fire Service	Poor	Service Size 6", Rust Beginning To Form
Backflow Preventer	Fair	Service and Testing Are Up To Date
Standpipe System	Fair	Standpipes in Stairwells
Sprinkler System	Fair	Wet System, Corrosion on Piping
Fire Department Connection	Fair	Free Standing Siamese Connection
Heads	Fair	Concealed, Sidewall, Exposed Upright, Upright with Guards
Piping	Good	Black Steel Piping
Fire Pump	N/A	N/A
Booster Pumps	N/A	N/A

This building has a 6" fire protection service entering the building at the bottom of an egress staircase in the building. Both the backflow preventer in the system and the fire protection risers in the building appear to be in good condition. The servicing and testing of the fire protection service appears to be up to date with service records showing the system was tested every year since 2016 with the most recent test being in March of this year. There are fire protection standpipes located in the stairwells of the building. These stairwells appear to be in fair condition with it being seen that there is paint chipping in some spots of the piping which exposes it to rust and corrosion forming on it in addition to the piping, there was corrosion seen beginning to form on each of the hose valves.

This system only was a wet fire protection system with black steel piping throughout the building to guide the water through the building. All of the fire protection piping within the building appeared to be in good condition and showing no signs of any damage.

There are upright sprinkler heads with guards in the gymnasium, sidewall and concealed pendants in the cafeteria, and concealed pendant type sprinkler heads in each of the classrooms. It was noted that in the gymnasium there are sprinkler heads that are missing the guards that protect them, as well as some of the covers that cover the pendant sprinklers in the classrooms were starting to pop off.

This building does not utilize any fire pumps or any booster pumps in the fire protection system.



Lighting

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

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

Lighting Conditions

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

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

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

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

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

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

There is no theatrical lighting system in the building.

Fire Alarm

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

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

Fire Alarm System Conditions

System	Condition	Comments
Fire Alarm Control Panel	Good	Panel Appears Well Maintained and in Good Working Condition
Initiating Devices	Good	Devices are Installed Properly and Appear in Good Working Condition
Indicating Devices	Good	Devices Appear Sufficient and in Good Working Condition
Area of Rescue	Fair	System Appears Undamaged with No Reported Issues
Voice Evacuation	Good	System Appears Well Maintained and in Good Working Condition
Elevator Recall	Good	System Appears Functional, with No Reported Issues

The building is equipped with a Simplex 4100 series addressable fire alarm system control panel with voice evacuation. The control panel is located in the main entrance vestibule with separate voice control panels in the cafeteria and gymnasium, that allow annunciation over the building's speaker/horn-strobe devices.

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

The building is equipped with a sprinkler system with supplemental smoke detection devices in corridors, storage areas and electrical rooms, heat detectors in mechanical spaces, tamper and flow alarm switches at the service entrance and standpipes. All systems appear operational and in compliance.

The Area of Rescue call system control panel is located in the main entrance vestibule with call for assistance stations in stair landings located throughout the facility.

Smoke detectors for elevator recall are located on the ceiling at each elevator landing.

Telecommunications

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

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

Telecommunications System Conditions

System	Condition	Comments
Backbone Cabling	Good	Well Maintained with No Visible Damage
Rack System	Good	Well Maintained with No Visible Damage
Telecommunication Ground	Fair	Minimal - Observed at Telephone Equipment Backboard Only
Telephone Service Entrance	Fair	Poorly Maintained, but Operational with No Apparent Issues
Data Horizontal Cabling	Good	Well Maintained with No Visible Damage
MDFs / IDFs	Good	Well Maintained and Functioning with No Reported Issues
Pathways	Good	Well Maintained with No Visible Damage
Coaxial Cable	N/A	None Observed

Telecommunications services originate at a utility pole located on Center Road. Cabling runs underground and enters the building in the Main Electrical Room, where the telephone systems equipment backboard is located. This equipment appears original to the building and is in poor condition.

The data systems rack is located in a storage room on the main level, in Area 1. Data communications consists of a fiber backbone and a combination of wired outlets and wireless access points located throughout the facility. Typical classrooms contain a hardwired data drop approximate to the Teacher's desk and convenience drops that vary in quantity depending on room type. Wireless Access Point (WAP) devices are distributed throughout the facility – one per classroom or office suite and throughout corridors and common areas. All equipment and cabling appeared well maintained and in good condition.

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

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

Security System

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

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

Security System Conditions

System	Condition	Comments
Intrusion Alarm System	N/A	N/A
Video Monitoring	Good	Well Maintained and Functioning with No Apparent Issues.
Access Control	Good	Functioning with No Apparent Issues
Intercom System for Entrance	Fair	Not Tested - Appears Operational

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

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

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

Low Voltage Systems

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

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

Low Voltage System Conditions

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

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

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

A sound system equipment rack with assisted listening system is located in the Cafeteria and plays through speakers located in the Cafeteria and Gymnasium. The equipment appears well maintained and functioning properly.

M/E/P/FP Survey Photographs



1. Location: Boiler Room Description: Domestic Water Service



2. Location: Stairwell

> Description: Fire Service and Riser

M/E/P/FP Survey Photographs





3. Location: Boiler Room Description: Water Heater

4. Location: Group Toilet Room

Description: Toilet Room Fixtures

5. Location:

M/E/P/FP Survey Photographs



Group Toilet Room

6. Location: Roof Description:

Roof Top Unit

M/E/P/FP Survey Photographs



7. Location:

Description:

8. Location: Group Toilet Room

> Description: Toilet Room Fixtures





9. Location:

Gymnasium

Description:

Celing Hung Heating and Ventilation Units



10. Location: Mechanical Room

> Description: Hydronic Pumps

M/E/P/FP Survey Photographs



11. Location: Mechanical Room **Description:** Gas Fired Boiler





12. Location:

Main Electrical Room

Description:

Main Switchboard and Distribution Transformer

M/E/P/FP Survey Photographs



13. Location: Main Level **Description:** Typical Branch Panelboards





14. Location: Building Exterior

> Description: PV System Equipment

M/E/P/FP Survey Photographs



15. Location: Main Level **Description:** Typical Corridor Lighting





16. Location: Main Level

> Description: Typical Classroom Lighting

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17. Location:

Main Level

Description:

Typical Exit Sign and Area of Refuge



18. Location: Main Entry Vestibule

> Description: Fire Alarm Control Panel





19. Location: Main Entry Vestibule Description:

Area of Refuge Control Panel



20. Location: Main Level

> Description: Data Systems Rack



21. Location: Main Level Description: Area of Refuge Control Panel





22. Location: Classroom

> Description: Typical Combination Clock / Speaker

M/E/P/FP Survey Photographs



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 building is served by two high efficiency natural gas boilers located in the mechanical room. No change to the boiler plant is needed at this time.
- Hot water pumps are nearing the end of their useful life and we recommend they be replaced in kind.
- Convectors in classrooms and offices are nearing the end of their useful life and we recommend they be replaced in kind.
- Ventilation: Provide an energy efficient, code compliant ventilation system that meets present day ASHRAE and building code requirements. This system would include energy recovery to maximize ventilation and energy efficiency.
- Cooling: The existing chilled water pumps were observed to be leaking and we recommend they be replaced in kind.
- Controls: Inspect, verify, and repair as needed all controls, outside air dampers, and thermostats throughout building particularly for Gym, Cafeteria, and Library / Media Center AHU's and Unit Ventilators.
- (2) Gymnasium air handling units are in good working condition and (2) air handing units are past their useful life and we recommend replacing. Provide single zone variable air volume heating, cooling and ventilation roof top unit with outside air for Gym.
- Library unit ventilator is past its useful life and we recommend replacing. Provide single zone variable air volume heating, cooling and ventilation roof top unit with outside air for library.
- Admin Area roof top unit is nearing its useful life and we recommend it be replaced. Provide multi zone heating variable air volume cooling and ventilation roof top unit with outside air for Admin Office Area that provides mechanical ventilation to spaces.

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

- Switchboard is more than 50 years old and in need of immediate replacement.
- The Distribution transformer and distribution equipment that is original to the building are in poor condition and in need of immediate replacement. Branch panelboards that were installed as part of more recent renovations and / or upgrades, should provide service for another 15-20 years before replacement is recommended.
- PV system equipment is in good condition and should provide reliable service for another 10-15 years before improvements and / or repairs are required.
- There is no evidence of a lightning protection system for the building. Recommend installing a lightning protection system in the immediate future, to safeguard people and property from fire risk and related hazards associated with lightning exposure.

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

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

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

- Replace guards missing from upright sprinkler heads in the gymnasium
- Replace sprinkler covers missing from concealed pendant sprinkler heads
- Fire service and associated piping is nearing the end of its useful life and we recommend it be replaced in its entirety.

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

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

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

• No improvements or repairs 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 3-5 years to ensure system reliability.

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

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

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

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

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

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

Existing Conditions Evaluation:

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



Section 5 : Code Survey

IBC Code Survey

This section outlines the results of the code evaluation survey, listing the building's compliance with the IBC code regulations. Photographs of any code violations or issues discovered are also provided.

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

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

IBC Summary Sheet	
Existing Use	Education
Year Constructed	1969
Type of Construction	ΙΙΒ
% Open Perimeter	78%
Fire Suppression	Complete NFPA 13 System
Compartmentalization	< 30,000 sf
Fire Resistance Rating of Vertical Opening Enclosures	1 Hour
Automatic Alarms	Installed
Automatic Alarms Type	Smoke Detectors
Smoke Control	N/A
Smoke Control Type	N/A
Mixed Use	Separated Use (Education, Assembly)
Dead End	<20'
Maximum Exit Access Travel Distance	<250'
Number of Stories	2 stories
Floor Area(s)	16,7525 sf (Lower Level), 41,512 sf (Main Level), 16,885 sf (Upper Level)
Reduction of Area Limitations	None
Corridor Wall Rating	30 minute
Door Closers	Exit Doors Only
Adequate Exit Routes	Yes
Elevator Controls	Yes
Emergency Lights	Yes

IBC Code Survey (continued...)

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

NFPA Code Survey

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

NFPA Code Compliance

A listing of required elements per NFPA 101 code follows:

Classification of Occupancy	Description
Date of Original Construction	1969
Date(s) of Addition/Renovation	1991 & 2007
Primary Occupancy	Existing Education
Secondary Occupancy	N/A
Mixed Use	Existing Assembly

Fire Regulations	Description	Conforms (Y/N)
Stair Separation	1 Hour (Connecting 3 Stories)	Yes
Corridor Separation	30 Min. Smoke Rating	Yes
High Hazard Occupancy	N/A	N/A
Doors		
Width	32" Minimum Clear Width	Yes
Swing Direction	In Direction of Egress unless serving < 50 Persons	Yes
Locks / Latches	Operable from direction of Egress	Yes
Exit Hardware	Panic Hardware at Exit Doors	Yes
Closers	At Exit Doors Only	No
Stairs		
Classification	Existing	Yes
Width	61.5"	Yes
Riser	7"	Yes
Tread	11"	Yes
Guards	>30" Tall , Protected Openings	Yes
Handrails	Non-Continuous at inside run at landings	No
Enclosure	1 Hour	Yes
Horizontal Exits	N/A	N/A
Ramps	1:12 Maximum Slope, Greater than 44" Wide	Yes
Fire Escapes	N/A	N/A

NFPA Code Survey (continued...)

Means of Egress		
Occupant Load	-	Yes
Factor	20 Classrooms, 7/15 Assembly	N/A
Area per Floor	Main Level - 41,512 sf Lower Level 16,725 sf Upper Level - 16,885 sf	N/A
Occupants per Floor	Main Level - 1,429 Lower Level - 449 Upper Level - 508	N/A
Exit Unit Widths	None < 32" Clear Width	Yes
Number of Exits	At least 4 per Floor	Yes
Exit Location	Located along accessible routes	Yes
Exits through Spaces	None	Yes
Dead Ends/Common Travel	Dead End < 50' Common Path of Travel < 100'	Yes
Travel Exit	< 200'	Yes
Discharge	At Grade	Yes
Illumination of Exits	-	Yes
Emergency Lighting	-	Yes
Exit Marking	Ceiling Hung Signage	Yes
Fire Protection Features	Description	Conforms (Y/N)
Fire Protection Features Construction &	Description	Conforms (Y/N)
Fire Protection Features Construction & Compartmentalization	Description	Conforms (Y/N)
Fire Protection Features Construction & Compartmentalization Construction - Minimum	Description	Conforms (Y/N) Yes
Fire Protection Features Construction & Compartmentalization Construction - Minimum Requirements	Description II(000) None	Yes Yes
Fire Protection Features Construction & Compartmentalization Construction - Minimum Requirements Compartmentalization	Description II(000) None N/A	Yes N/A
Fire Protection Features Construction & Compartmentalization Construction - Minimum Requirements Compartmentalization Flooring Openings Enclosed	Description II(000) None N/A 1 Hour	Conforms (Y/N) Yes Yes N/A Yes
Fire Protection Features Construction & Compartmentalization Construction - Minimum Requirements Compartmentalization Flooring Openings Enclosed Floor Openings Unenclosed	Description II(000) None N/A 1 Hour N/A	Conforms (Y/N) Yes Yes N/A Yes N/A
Fire Protection Features Construction & Compartmentalization Construction - Minimum Requirements Compartmentalization Flooring Openings Enclosed Floor Openings Unenclosed Concealed Spaces	Description II(000) None N/A 1 Hour N/A N/A	Yes Yes N/A Yes N/A N/A
Fire Protection Features Construction & Compartmentalization Construction - Minimum Requirements Compartmentalization Flooring Openings Enclosed Floor Openings Unenclosed Concealed Spaces Smoke Protection	Description II(000) None N/A 1 Hour N/A N/A	Conforms (Y/N) Yes Yes N/A Yes N/A N/A
Fire Protection Features Construction & Compartmentalization Construction - Minimum Requirements Compartmentalization Flooring Openings Enclosed Floor Openings Unenclosed Concealed Spaces Smoke Protection Smoke Barriers	Description II(000) None N/A 1 Hour N/A N/A Corridors/Classroom Separation (30 min.)	Conforms (Y/N) Yes Yes N/A Yes N/A N/A Yes
Fire Protection Features Construction & Compartmentalization Construction - Minimum Requirements Compartmentalization Flooring Openings Enclosed Floor Openings Unenclosed Concealed Spaces Smoke Protection Smoke Barriers Smoke Doors	Description II(000) None N/A 1 Hour N/A N/A N/A N/A Corridors/Classroom Separation (30 min.) At Classrooms	Conforms (Y/N) Yes Yes N/A Yes N/A N/A Yes Yes
Fire Protection Features Construction & Compartmentalization Construction - Minimum Requirements Compartmentalization Flooring Openings Enclosed Floor Openings Unenclosed Concealed Spaces Smoke Protection Smoke Barriers Smoke Doors Smoke Dampers	Description II(000) None N/A 1 Hour N/A N/A N/A Corridors/Classroom Separation (30 min.) At Classrooms Not Observed	Conforms (Y/N) Yes N/A Yes N/A N/A Yes Yes Yes Yes Yes
Fire Protection Features Construction & Compartmentalization Construction - Minimum Requirements Compartmentalization Flooring Openings Enclosed Floor Openings Unenclosed Concealed Spaces Smoke Protection Smoke Barriers Smoke Doors Smoke Dampers Penetrations Sealed	Description II(000) None N/A 1 Hour N/A N/A Corridors/Classroom Separation (30 min.) At Classrooms Not Observed Not Observed	Conforms (Y/N) Yes N/A Yes N/A N/A Yes Yes Yes N/A N/A
Fire Protection Features Construction & Compartmentalization Construction - Minimum Requirements Compartmentalization Flooring Openings Enclosed Floor Openings Unenclosed Concealed Spaces Smoke Protection Smoke Barriers Smoke Doors Smoke Doors Smoke Dampers Penetrations Sealed Special Protection	Description II(000) None N/A 1 Hour N/A N/A Corridors/Classroom Separation (30 min.) At Classrooms Not Observed Not Observed N/A	Conforms (Y/N) Yes N/A Yes N/A Yes Yes Yes Yes N/A N/A N/A
Fire Protection Features Construction & Compartmentalization Construction - Minimum Requirements Compartmentalization Flooring Openings Enclosed Floor Openings Unenclosed Concealed Spaces Smoke Protection Smoke Barriers Smoke Dampers Penetrations Sealed Special Protection Fire Rated Enclosure	Description II(000) None N/A 1 Hour N/A N/A N/A Corridors/Classroom Separation (30 min.) At Classrooms Not Observed Not Observed Not Observed N/A	Conforms (Y/N) Yes Yes N/A Yes N/A Yes Yes Yes Yes N/A N/A N/A N/A

NFPA Code Survey (continued...)

Mixed Use	1 Hour (Cafeteria/Gymnasium)	Yes
Corridors	None	Yes
Sprinklers - Entire Building	Yes	Yes
Selected Hazards	N/A	N/A
Other		
Interior Finish	-	Yes
Corridors & Stairwells	-	Yes
Non-Conforming Locations	N/A	N/A
Sprinkler Protection	Description	Conforms (Y/N)
Sprinkler Service	Wet sprinkler system	Yes
Area Serviced	Whole Building	Yes
Pressure	60 PSI Static 45 PSI Residual	Yes
Alarm Valve Size	6″	Yes
Service Size	6" fire service	Yes
Fire Department Connection	Free-Standing Siamese Connection	Yes
Sprinkler Spacing	Standard	Yes

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

Code Survey Recommendations

The code components of Center Road School are considered 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.

- Provide door closers at all doors located along path of egress.
- Modify magnetic hold opens located in connecting corridors, so that clear space is not impeded when doors are closed.
- Maintain clear path of egress

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

Address classroom doors exiting into stairway vestibules.

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

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 Center Road School was completed after several days of 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

106 ADA Compliance Survey

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.

ADA Survey Failures

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

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Date Prepared: 8/2/2023

ADA Compliance Survey

Center Road School

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Cost	to Fix							
Notes		loose, unstable	Cross slope					
Plan	Ref#							
Photo	Ref #	23	24	22	22	22	22	3.23
Pass/	Fail	ш	ш	ц	ш	ш	L	ш
Readily	Achievable	λ	>	~	~	~		X
Compliance Requirement		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.	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	Changes in level of ¼ inch high maximum shall be permitted to be vertical.	Changes in level greater than $\%$ inch (6.4 mm) in height and not more than $\%$ inch (13 mm) maximum height shall be beyeled with a slope not steeper than 1.2	Changes in level greater than ½ inch (13 mm) in height shall be ramped, and shall comply with 405 or 406	Accessible routes shall consist of one or more of the following components: walking surfaces with a running slope not steeper than 1:20, doorways, ramps, curb ramps excluding the flared sides, elevators, and platform lifts. All components of an accessible route shall comply with the applicable portion of the standard.	Floor surfaces of ramp runs shall comply with 302.
ltem		Floor Surfaces	Walking Surfaces: Slope	Changes in Level: Vertical	Changes in Level: Beveled	Changes in Level: Ramps	Components	Floor Surfaces
Element		Site Access Route	Site Access Route	Site Access Route	Site Access Route	Site Access Route	Curb Ramps	Ramps
Code Reference		302.1	403.3	303.2	303.3	303.4	402.2	405.4
Priority		0	0	0	0		0	
Entry	#	თ	11	12	13	14	22	24

supports that are provided on the ramp run shall

not project into the required clear width of the ramp run. 405.6 Rise: The rise for any ramp run shall be 30 inches (760mm) maximum.

The clear width of a ramp run shall be 36 inches

Clear Width

Ramps

405.5

25

(915mm) minimum. Handrails and handrail

Center Road School | April 2023
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ADA Compliance Survey

es Cost to Fix							
Note							
Plan Ref#							
Photo Ref #			17	1	14	E	
Pass/ Fail	ш	ш	ш	ш	ш	ш	
Readily Achievable	~	~	~	~			
Compliance Requirement	Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles. Curb ramps at marked crossings shall be wholly contained within the markings, excluding any flared sides.	Floor surfaces shall be stable, firm, and slip resistant and shall comply with 302.	: Changes in level of ½ inch (6.4 mm) maximum in height shall be permitted to be vertical.	Changes in level greater than % inch (6.4 mm) in height andnot more than % inch (1.3 mm) maximum in height shall be beveled with a slope not steeper than 1:2.	Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor shall protrude 4 inches (100 mm) maximum horizontally into the circulation path. EXCEPTION: Handrails shall be permitted to protrude 4½ inches (115 mm) maximum.	Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor.	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
ltem	Location	Floor Surfaces: General	Changes in Level: Vertical	Changes in Level: Beveled	Protruding Objects: Protrusion Limits	Forward Reach: Unobstructed	Operable Parts: Operation
Element	Curb Ramps	Access Route Interior	Access Route Interior	Access Route Interior	Access Route Interior	Access Route Interior	Access Route Interior
Code Reference	406.6	302.1	303.2	303.3	307.2	308.2.1	309.4
Priority	0						
≥	28	33	35	36	6°	41	43

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be required to provide operable parts that have an activating force of 5 pounds (22.2 N) maximum.



e Prepared:	8/2/2023			ADA Compliance Survey						Center Roa
try Priority	Code Reference	Element	ltem	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.	~	L. L	٥			
46	403.5.1	Access Route Interior	Walking Surfaces: Clear Width at Turns	Where an accessible route makes a 180 degree turn around an object that is less than 48 inches (1220mm) in width, clear widths shall be 42 inches (1065mm) minimum approaching the turn, 48 inches (1220mm) minimum leaving the turn. EXCEPTION: Section 403.5.1 shall not apply where the clear width during the turn is 60 inches (1525mm) minimum.	>	ш	ى			
51	405.7	Ramps	Landings	Ramps shall have landings at the top and the bottom of each ramp run. Landings shall comply with 405.7.	×	ų	24,25			
52	405.7.1	Ramps	Landings: Slope	Landings shall have a slope not steeper than 1:48 and shall comply with Section 302	٨	F	24,25			

Center Road School

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Landings: Length landings shall have a clear length of 60 inches (1525mm) minimum.

Ramps

405.7.3

ADA Compliance Survey

to Fix Cost Notes Ref # Plan 25 25 25 Photo Ref # ass Fail Achievable Readily not required to have handrails and that have flared horizontally of the minimum landing area specified Handrails shall be continuous within the full length shall not be required on the sides of ramp landings of each stair flight or ramp run. Inside handrails on Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at protection shall not be required on ramps that are serving an adjoining ramp run or stairway. 3. Edge The floor surface of the ramp run or ramp landing shall extend 12 inches (305mm) minimum beyond ramp landings having a vertical drop-off of $\ensuremath{\mathcal{H}}$ inch in 405.7.4. Edge protection shall not be required each side of ramp landings. EXCEPTIONS: 1. Edge protection shall not be required on the sides of sides complying with 406.3. 2. Edge protection on the sides of ramped aisles where the ramps handrails shall comply with Section 505.10 and the inside face of a railing complying with 505. provide access to the adjacent seats and aisle (13mm) maximum within 10 inches (255mm) switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other Compliance Requiremen access ways. 307. Edge Protection **Extended Floor** Handrails: Continuity Surfaces ltem Ramps Ramps Element Ramps **Code Reference** 405.9.1 405.9 505.3 Priority 58 59 63

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Center Road School



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Prep	ared: 8/	2/2023			ADA Compliance Survey						Center Ro	ad School
Pr Pr	iority	Code Reference	Element	ltem	Compliance Requirement	Readily Achievable	Pass/ Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix	
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.	~	L	<u>ې</u>				
82		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.	~		25				

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.

Doors, doorways, and gates that are part of an

General

Doors

404.1

117

accessible route shall comply with 404.

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ADA Compliance Survey

Cost to Fix			
Notes			
Plan Ref #			
Photo Ref #	ى ى	10,20	
Pass/ Fail	ш	F	
Readily Achievable	X	*	
Compliance Requirement	Doorways shall provide a clear width of 32 inches (815 mm) minimum. Clear opening width of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) in depth at doors and doorways without doors shall provide a clear opening width of 36 inches (915 mm) minimum. There shall be no projections into the clear opening width lower than 34 inches (855 mm) above the floor. Projections into the clear opening width between 34 inches (865 mm) adove the floor. Projections into the clear opening width between adve the floor shall not exceed 4 inches (100 mm). EXCEPTIONS: 1. Door closers and door stops shall be permitted to be 78 inches (100 mm). EXCEPTIONS: 1. In alterations, a projection of 5/8 inch (16 mm) maximum into the required clear opening width shall be permitted for the latch side stop.	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.	If provided, thresholds at doorways shall be K inch (13 mm) maximum in height. Raised thresholds and changes in level at doorways shall comply with
ltem	Clear Width	Maneuvering Clearances	Thresholds
Element	Doors	Doors	Doors
Code Reference	404.2.2	404.2.3	404.2.4
Priority			
Entry #	119	120	121

18

has a beveled edge on each side with a maximum

slope of 1:2 for the height exceeding 1/4inch.

maximum in height provided that the threshold

thresholds shall be permitted to be st inch

302 and 303. EXCEPTION: An existing or altered

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Cost			
Notes			
Plan	* •		
Photo	12 12		
Pass/	с. L	u.	
Readily	×	> •	
Compliance Requirement	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.	Accessible drinking fountains shall comply with 307 and 602	
ltem	Door Hardware	General	
Element	Doors	Drinking Fountains	
Code Reference	404.2.6	602.1	
Priority			
Entry	t 1 1 2 3	128	

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ADA Compliance Survey

Cost to Eiv		
Notes		
Plan R⊿f#		
Photo Ref #	21	
Pass/ Fail	LL.	
Readily Achievable	×	
Compliance Requirement	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 considerd 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 dindren 6 through 12 years where the rim or counter surface is 31 inches maximum above the floor. 4. A 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 that one bowl of a multibowl sink, 6. A parallel approach complying with Section 305 and centered on the sink, shall be permitted at twet bars.	Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks
ltem	Clear Floor Space	Exposed Pipes and Surfaces
Element	Lavatories / Sinks	Lavatories / Sinks
Code Reference	606.2, 305, 306	606.6
Priority		
Entry #	151	154

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center points of opposing sides and shall have a 60

inches wide minimum entry on the face of the

shower compartment.

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Standard roll-in type shower compartments shall be 30 inches wide minimum by 60 inches deep minimum clear inside dimensions measured at

Standard Roll-In Type Shower Compartments

Shower Compartments

608.2.2

Center Road School



Center Road School | April 2023

Survey	
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ADA	

Center Road School

Cost	to Fix																				
Notes																					
Plan	Ref #																				
Photo	Ref #										6										
Pass/	Fail										ш										
Readily	Achievable										×										
Compliance Requirement		Alternate roll-in type shower compartments shall	have a clear inside dimension of 60 inches	minimum in width, and 36 inches in depth,	measured at the center point of opposing sides. An	entry 36 inches minimum in width shall be	provided at one end of the 60 inch width of the	compartment. A seat wall, 24 inches minimum and	36 inches maximum in length, shall be provided on	the entry side of the compartment.		Thresholds in roll-in type shower compartments	shall be ${\it 1}$ inch maximum in height in accordance	with Section 303. In transfer type shower	compartments, thresholds ${\it M}$ inch maximum in	height shall be beveled, rounded, or vertical.	EXCEPTION: In existing facilities, in transfer-type	shower compartments where provision of a	threshold 1/2 inch in height would disturb the	structural reinforcement of the floor slab, a	threshold 2 inches maximum in height shall be
ltem		Alternate Roll-In	Type Shower	Compartments								Thresholds									
Element		Shower	Compartments									Shower	Compartments								
Code Reference		608.2.3.1		_	_		_	_	_			608.6	_		_	_	_		_	_	_
Priority																					
Entry	#	162										168									
_	_	_	_	_	_	_									_						

19

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raised characters are required, either one sign with both viaual and raised characters, or two separate

signs, one with visual, and one with raised characters, shall be provided.

Tactile signs shall contain both raised characters

and braille. Where signs with both visual and

Accessible signs shall comply with Section 703.

General

Signage

703.1

191

permitted.

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Priority

Entry

193

ADA Compliance Survey

Cost to Fi	
Notes	
Plan Ref #	
Photo Ref #	
Pass/ Fail	
Readily Achievable	
Compliance Requirement	Raised characters shall comply with 703.3 and shall be duplicated in braille complying with 703.4. 703.3.2 Depth: Raised characters shall be 1/32 inch minimum above their background. 703.3.3 Case: Characters shall be uppercase. 703.3.4 Style: Characters shall be uppercase. 703.3.4 Style: Characters shall be uppercase inter characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. 703.3.6 Character Proportions: The uppercase letter "O" shall be used to determine the allowable width of all characters of a font. The width of the uppercase letter "O" of the font shall be 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I" of the font. 703.3.5 Character Height: The uppercase letter "I" shall be used to determine the allowable booth of all characters of
ltem	Raised Characters
Element	Signage
ode Reference	703.3

a font. The height of the uppercase letter "I" of the

maximum. EXCEPTION: Where separate raised and

visual characters with the same information are

font, measured vertically from the baseline of the character, shall be 5/8 inch minimum and 2 inches

provided, the height of the raised uppercase letter "I" shall be permitted to be 1/2 inch minimum.

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Center Road School

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ADA

	ltem	Compliance Requirement	Readily	Pass/	Photo	Plan	Notes	Cost
aised C	haracters	703.2.6 Stroke Thickness: The stroke width shall be	Achievable	Fail	Ret #	Ret #		to Fix
		15 percent maximum of the height of the						
		uppercase letter "I" measured at the top surface of						
		the character and 30 percent maximum of the						
		height of the uppercase letter "I" measured at the						
		base of the character. 703.3.8 Character Spacing:						
		Character spacing shall be measured between the						
		two closest points of adjacent raised characters						
		within a message, excluding word spaces. Spacing						
		between individual raised characters shall be 1/8						
		inch minimum measured at the top surface of the						
		characters, 1/16 inch minimum measured at the						
		base of the characters, and 4 times the raised						
		character stroke width maximum. Characters shall						
		be separated from raised borders and decorative						
		elements 3/8 inch minimum. 703.3.9 Line Spacing:						
		Spacing between the baselines of separate lines of						
		raised characters wiyhin a message shall be 135						
		percent minimum and 170 percent maximum of						
		the raised character height.						

2,5,7,8

Center Road School

Prepared by: Friar Architecture, Inc.

ADA Compliance Survey

Code Reference	Element	ltem	Compliance Requirement	Readily Achievable	Pass/ Fail	Photo Ref #	Plan Ref #	Notes	Cost to Fix
703.4	Signage	Braille	703.4.3 Dimensions: Braille dots shall have a domed or rounded shape and shall comply with Table 703.4.3. 703.4.2 Uppercase Letters: The indication of an uppercase letter or letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms. 703.4.4 Position: Braille shall be below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be placed below the entire text. Braille shall be separated 3/8 inch minimum from any other raised characters and 3/8 inch minimum from raised borders and decorative elements. Braille provided on elevator car controls shall be separated 3/16 inch minimum and shall be located either directly below or adjacent to the corresponding raised characters or symbols.		Ŧ	2,5,7,8			
703.4.5	Signage	Installation Height and Location	Braille shall be 48 inches and 60 inches maximum above the floor, measured from the baseline of the braille cell. EXCEPTION: Elevator car controls shall not be required to comply with 703.4.5.	Å	Ŀ	2,5,7,8			
309	Storage	Operable Parts	Operable parts required to be accessible shall comply with Section 309.	~	ш	13			

Prepared by: Friar Architecture, Inc.

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Center Road School



Prepared by: Friar Architecture, Inc.

120 ADA Compliance Survey

Center Road School | April 2023

ADA Survey Photographs



1. Location:

Toilet Room

Description:

Movable furniture interferes with required 18" pull distance on latch side of front approach door.



2. Location:

Corridor

Description:

Signage does not provide braille characters. Typical at most signage throughout the building.

3. Location:

Kitchen

Description:

Ramp does not provide slip resistant flooring for the extent of the slope.



ADA Survey Photographs



Adults Only

Thank you

4. Location:

Kitchen Servery

Description:

Tray rack is below minimum 28" height for an accessible surface. Does not provide pull under distance.

5. Location: Corridor

Description:

Door does not provide 32" minimum clear width when fully opened. Typical at several doors throughout the facility.

6. Location:

Library

Description:

Clear width between aisles is less than the required 36" minimum.



ADA Survey Photographs





7. Location:

Library

Description:

Critical information on accessible signage is located above the maximum required height of 60" above floor height. Casework does not allow an 18"x18" clear space centered on the signage.

8. Location:

Gymnasium

Description:

No signage indicating space usage.

9. Location:

Boys Locker Room

Description:

Lip of shower enclosure is greater than 3/4" above floor.



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ADA Survey Photographs



10. Location:

Corridor

Description:

Magnetic door hold interferes with 12" clear width on latch side of front approach push door with automatic closer. This door is a critical fire exit route.

11. Location:

Corridor

Description:

If a toilet room is not accessible, there must be signage indicating the direction of the closest accessible toilet room.

12. Location:

Classroom

Description:

Closet door hardware requires tight gripping and twisting of the wrist in order to operate. Typical at many closets throughout the facility.



ADA Survey Photographs



13. Location:

Classroom

Description:

Only sink provided in classroom does not meet accessibility requirements for pull under distance.



14. Location:

Corridor

Description:

Standard height drinking fountain has leading edge above 27" AFF and protrudes greater than 4" into the circulation path.

15. Location:

Classroom

Description:

Operable components of telephone are located above the maximum required 48" AFF. Typical in most spaces throughout the facility.

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ADA Survey Photographs



16. Location:

Corridor

Description:

Signage is located on hinge side of door.

17. Location:

Classroom

Description:

Change is surface level is greater than 1/2'' without a beveled corner to the raised flooring.

18. Location:

Classrooms (Lower Level)

Description:

Thresholds to exterior have a change in elevation greater than 3/4".



ADA Survey Photographs



19. Location:

Toilet Room

Description:

Drain piping is uninsulated.



20. Location:

Toilet Room

Description:

There is not a minimum of 18" clear width on the latch side of this front approach pull door.

21. Location:

Kindergarten Classroom

Description:

The bathrooms located within the classroom are not accessible



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ADA Survey Photographs



22. Location:

Site

Description:

Site access route does not provide curb ramps.



23. Location:

Site

Description:

Fire Egress path has uneven surface, variance of up to 1/2".

24. Location:

Site

Description:

Fire Egress path has uneven surface, variance of up to 1/2". Surface slopes greater than required maximum along egress path.



ADA Survey Photographs



25. Location:

Site

Description:

Handrail does not extend to the end of the ramp, slope continues down to grade.



26. Location:

Site

Description:

Accessible route exceeds 1:20 slope. Curb ramp extends into vehicle access lane.

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ADA Survey Photograph Key Plans

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

Center Road School | April 2023









ADA Survey Recommendations

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

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

The work recommended to address ADA compliance issues includes providing:

- Modify furniture layout to not obstruct any required clearances for push pull conditions of doors.
- Replace existing room signage to meet accessibility requirements, including braille characters.
- Modify all signage be located below a maximum of 60" above finish floor.
- Provide signage for all rooms along corridors or accessible spaces.
- If all toilet rooms are not accessible, provide signage indicating the direction of the closest accessible toilet room.
- Modify flooring on existing interior ramps to be non-slip surfaces.
- Modify existing doors to provide minimum 34" wide doors at all accessible routes.
- Modify furniture layout in library to provide a minimum 36" clear width between all book stacks.
- Modify location of magnetic hold open for fire egress doors to not interfere with the clear floor space for egress routes.
- Replace all door/casework hardware that requires tight gripping and twisting of the wrist in order to
 operate.
- Modify location of all telephones so that operable components of telephone are located below 48" above finish floor.
- Insulate all exposed drain pipes of sinks intended to be accessible.
- Repair cast in place concrete along multiple egress routes that has degraded and caused unlevel conditions.

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.



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Section 7 : Site Survey

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

Center Road School

Plan Drawings	2007 Alterations
Photos	2023 Survey
Date Built	1969
Site / Civil & Landscape Architect	2007 Alterations: Ferrero, Hixon Associates / Diversified Technology Consultants
Date(s) Additions	1991 & 2007
Zone	R-27
Gross Area (site)	11.0 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.

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142 Site Survey

Site Conditions

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

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

	Material	Condition
Entry Drive		
Primary Surface	Bituminous	Good to Excellent
Curbs	Concrete	Good to Excellent
Striping	Yes	Good to Excellent
Signage	Yes	Good to Excellent
Walkways		
Primary Surface	Concrete	Good
Curbs	Concrete	Good
Parking		
Total Spaces	82	Good to Excellent
Designated Handicap Spaces	4	Good to Excellent
Primary Surface	Bituminous	Good to Excellent
Curbs	Asphalt, Concrete	Good to Excellent
Striping	Yes	Good to Excellent
Signage	Yes	Good
Fields/Play Areas		
Field(s)	Grass	Good
Play Area(s)	Asphalt	Good
Play Scape(s)	Mulch	Good to Excellent
Planting/Features		
Plant Beds	Mulch	Good
Trees/Shrubs	Yes	Good
Special Features	School Sign	Good

Service Drive/ Loading Area		
Primary Surface	Bituminous	Good to Excellent
Curbs	Concrete	Good
Striping	Some	Good
Signage	No	N/A
Exterior Ramp		
Primary Surface	Concrete	Poor
Handrails	Metal	Good

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

Item	Summary
Site Lighting	Lighting consists of wall mounted lights on the building and pole lights throughout the parking lot. See MEP Survey for additional utility information.
Driveways/Walkways	The driveway and walkways are in good to excellent condition. The driveway area appears to be new. The concrete ramp at the front of the building is in poor condition.
Parking	The paved parking areas are in good to excellent condition and appear to be fairly new. There is additional parking under a covered port with solar panels that appear to be part of the site.
Topography	The main entry drive slopes down to the street. The terrain at the back of the building slopes down.
Drainage	No issues with drainage were noted during the site visit.
Field/Play Areas	There is a small grassy field area surrounded by a metal fence. A portion of pavement at the back of the school appears to be designated for additional play area. It has a single basketball hoop and some markings on the ground for play areas. The metal playscape has a mulched surface and is surrounded by a metal fence.
Plantings	Decorative mulched plant areas by the school sign and along the front of the school
Service Area	The service area is not designated by signage or separated in any way from the rest of the adjacent paved area.

144 Site Survey

Site Survey Photographs



1. Location:

Parking Lot

Description:

Appears to be new and is in excellent condition.



2. Location: Parking Lot

Description:

Sign needs to be fixed to the fence

3. Location:

Service Area

Description:

This appears to be the service entrance but no signage to designate it as so. Also no designated parking areas.
Site Survey Photographs



4. Location:

Main Entry

Description:

Some patching at the ADA area has occurred - no walkway designation - see ADA report.



5. Location:

Back of Building

Description: Paved play area

6. Location:

Front of Building

Description:

Concrete ramp in poor condition

146 Site Survey

Site Survey Photographs



7. Location:

Front of Building

Description:

Concrete ramp in poor condition



8. Location:

Back / North Ramp

Description:

Cracking in the existing concrete ramp

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.

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Site Recommendations

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

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

- Provide signage for Service Area and designate with striping any areas reserved for loading/unloading.
- Repair damaged concrete ramp

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 8 : Opinion of Probable Costs

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 Center Road School.

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

The estimate includes the following modifications:

- XXXX

Section 9 : Appendix

Appendix

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

This appendix includes the following items:

• AHERA Six Month Periodic Surveillance

AHER/ Center 20 Cent

RVEILLANCE				
PERIODIC SUI				
HTNOM XIS AJ	r Road School	nter Road	n, CT 06066	

Page 1 of 1

MATERIAL	LOCATION(S)	PREVIOUS	CHANGE	COMMENTS
DESCRIPTION		CONDITION	CONDITION	
		and the second s	$(\boldsymbol{N}\boldsymbol{N})$	
Concealed 9" floor tile and associated mastic	Classrooms and Offices 15, 14, 16, 22, 22, 22, 24, 26, 25, 26, 132, 22, 22, 25, 26, 123, 122, 116, 100 under all heaters	No damage	14 were	Material assumed to be present <u>beneath</u> <u>existing built-in cabinetry and/or</u> <u>heating unit</u> .
			dom en	Known ACM
Pipe fitting insulation	Custodian 157, and above most ceilings, Custodial Closet adjacent to Room 17	No damage		Material assumed to be present within wall/ceiling cavities
	Custodian Room Near Room 207			Pipe Elbows in the Custodian rooms look like they were dip lagged recently. 2/18/22
				Sections abated 2009/2010
				Boiler Room abated 2012
				Known ACM
Blackboard glue daubs – Black	Classrooms (17-26, 38)	No damage		Material inaccessible, located behind blackboards
			2	Most replaced with white marker boards. Others covered with colored paper or white board.
				Room 4 – Removed 2019
				Known ACM 2019

DATE <u>3-17-23</u>

SURVEILLANCE CONDUCTED BY JORNAM MCLIW