



OSWSD Facility Assessment Summary



Site visits conducted to observe, record and assess current conditions at all district schools.

Identify systems and building components that have reached or passed typical expected useful life based on a visual assessment of structure, site, mechanical and electrical systems.

Identify critical deficiencies in life safety, accessibility and code compliance



Facility Areas of Concern & Analysis:



Circulation



Accessibility



Life Safety



Mechanical / Electrical

ANALYSIS SUMMARY & RECOMMENDATIONS

Space Rating Table

SPACE	GOOD	FAIR	POOR
GENERAL CLASSROOMS			✓
LAB SCIENCE CLASSROOMS			✓
GENERAL BATHROOMS			✓
KITCHEN			✓
CAFETERIA			✓
HIGH SCHOOL GYMNASIUM			✓
MIDDLE SCHOOL GYMNASIUM			✓
AUDITORIUM			✓
LIBRARY			✓
SMALL INSTRUCTION/SPECIAL EDUCATION			✓
ADMINISTRATIVE SUPPORT			✓
CIRCULATION - COORIDORS & STAIRS			✓
ROOF		✓	
WINDOWS			✓
DOORS & HARDWARE			✓
THERMAL ENVELOPE			✓
STRUCTURE			✓
PEDESTRIAN CIRCULATION & SAFETY		✓	
LANDSCAPE			

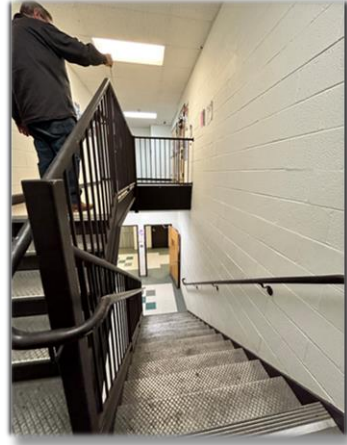


Circulation Concerns: Life Safety

RUHS – Noncompliant Egress configuration



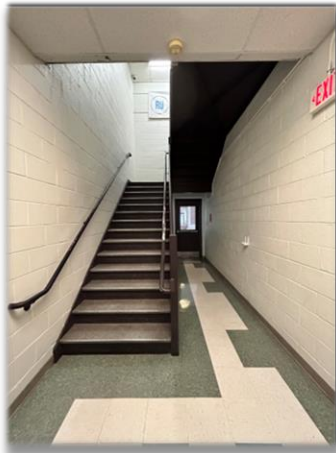
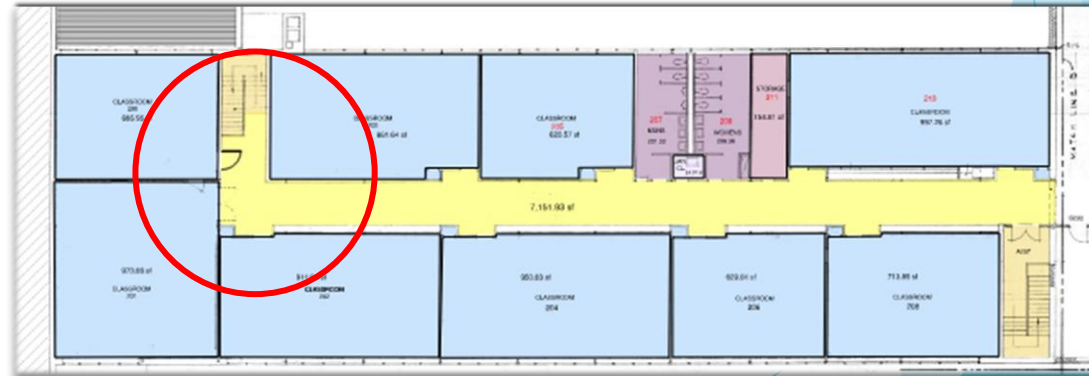
Stair Exit Enclosure Compromised



First Floor RUHS/MS



Second Floor RUHS/MS



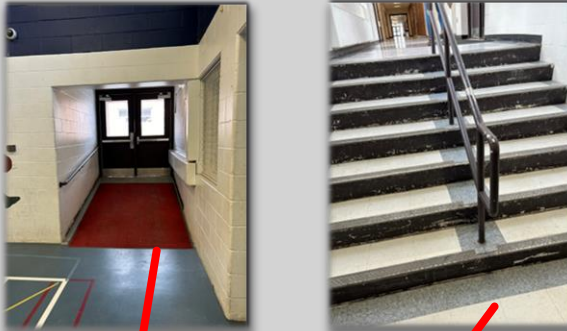
Modified condition disrupts stair exit discharge design.



Circulation Concerns: Accessibility & Life Safety RUHS/RUMS - Barriers to Access for the mobility challenged



RUMS Gym Barrier to Access



Steep Ramp



RUMS Partial Floor Plan, Steep Ramp leads to outdoors

RUHS/RUMS Non-Compliant Elevator

Lacks rotation & stretcher compliance regulations.



Equipment has surpassed life expectancy, difficult to find replacement parts to maintain etc.

Brookfield Corridors & Mezzanine

Inadequate storage leads to egress conditions posing life safety threats



Mezzanine lacks accessibility and secondary means of egress



Accessibility Concerns: RUHS/RUMS/RTCC & Brookfield El.



141 Bathroom - Non-ADA, old fixtures & partitions, old floor & wall tile finishes. Recurrent concerns through Middle/High School & Brookfield Elem. with minimal ADA access bathrooms



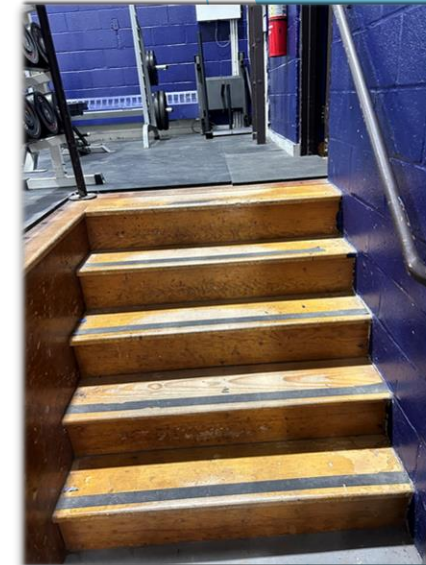
HS Gym Lobby Bathroom

- ADA Non-compliance:
- Wood panel covering on wall conflicting with required clearance
 - Toilet Seat height falls below compliant range
 - Exposed Combustible materials to be avoided.



Non-Compliant Hardware

This condition repeats itself numerous times throughout RUHS/RTCC



No ADA access:

Stairs to former stage - Repurposed as a Fitness Exercise Space

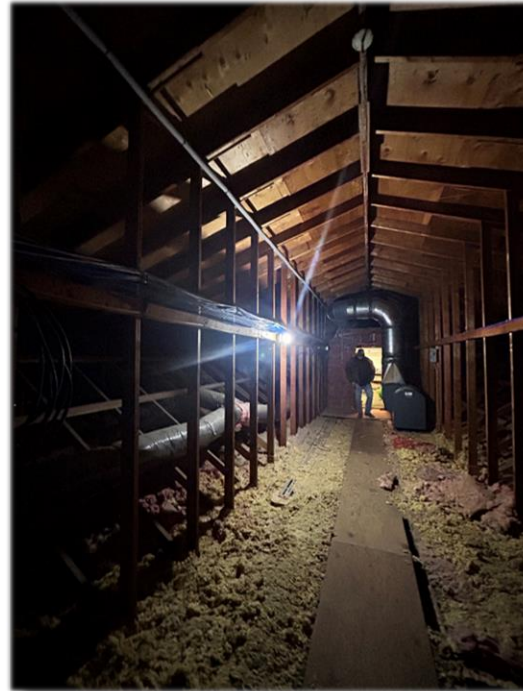




Life & Fire Safety: RUHS/MS/RTCC & Brookfield



Combustible skin material of RUHS/MS/RTCC
- Former original window ban opening



Smoke control features need repairs in Brookfield attic space
Non sprinklered schools require increased levels of smoke and fire control features that are more challenging to maintain



Exposed combustible framing at former RUHS gym stage proscenium opening. Combustible framing materials are not permitted in construction type.
Combustible framing and materials have been observed in numerous areas throughout RUHS/RUMS/RTCC



Electrical Deficiencies



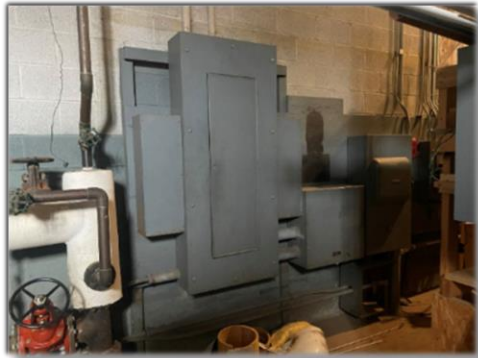
70-year-old switchgear



Very old 480-volt fused switch panelboard



60-year-old transformer



Trumbell electric panelboard circuit breakers



Switchboard protection device with no ground fault protection or energy reduction switch (ERMS)

- ❖ 55 - 70-Year-old Switch Gear & Panel Boards
- ❖ 40 Year is considered max. Life expectancy
- ❖ Old equipment is costly to maintain, not reliable, often not work, and nearly impossible to source replacement parts reliably
- ❖ Many conditions throughout the older facilities lack GFCI receptacles where required by code
- ❖ Elementary schools require tamper resistant receptacles
- ❖ Inefficient outdated lighting and controls

- ❖ Cost to replace & update these Electrical Systems to current safe & compliant system likely exceed costs of new electrical infrastructure in new build



Mechanical Deficiencies



- OIL FIRED BOILER - RUHS/RUMS/RTCC
- FAILED WOODCHIP BOILER PLANT



- CONTROLS - MIX OF DDC & OLD PNEUMATIC
- A/C - HIGH QTY OF WINDOW UNITS
- VENTILATION - OLD UNIT VENTILATORS & ROOFTOP UNITS
- THERE IS NO ENERGY RECOVER OF EXHAUSTED WARM INDOOR AIR (ERV SHOULD CAPTURE 70-80%)
- RUHS AUDITORIUM LACKS REQ. SMOKE RELIEF
- MANY SPACES LACK CODE COMPLIANT VENTILATION AIRE



- BROOKFIELD KITCHEN - LACKS COMPLIANT HOOD EXHAUST & FIRE SUPPRESSION
- RUHS/RUMS HOOD - ON/OFF FAN, SHOULD BE VARIABLE SPEED & COLD AIR ISOLATION DAMPER - ENERGY HOG
- GREASE TRAPS NOT SERVICING ALL REQUIRED KITCHEN FIXTURES
- SINKS REQUIRE INDIRECT DRAIN WASTE TO MEET CODE



General Plumbing Deficiencies



Stage & Auditorium





Summary

BRAINTREE: MANY SYSTEMS ARE APPROACHING END OF LIFE CYCLE. FACILITY IS LARGELY SERVICEABLE AND ADAPTABLE WITH STRATEGIC CAPITOL INVESTMENT

BROOKFIELD: LOW ENROLLMENT NUMBER COUPLED WITH HIGH COST TO REPLACE STRUCTURE JUSTIFIES CONSOLIDATION STUDIES WITH R.E.S. WHICH HAS CAPACITY AND IS THE DISTRICTS FACILITY WITH LONGEST REMAINING LIFE EXPECTANCY ... THE SCHOOL MEETS MOST NEEDS AND IS EXPECTED TO BE SERVICEABLE FOR THE NEXT GENERATION IF PROPERLY MAINTAINED AND REINVESTED IN.

R.E.S.: MODERATE EXPECTED NEEDS FOR A 25-YEAR-OLD SCHOOL BUILDING, CONSIDER SYSTEMS UPDATING TO EFFICIENTLY PERFORM FOR THE NEXT +/- 20 YEAR LIFE CYCLE AND ASSESS CAPACITY TO SERVE NEIGHBORING COMMUNITIES IN NEED.

RUHS/RUMS/RTCC: SYSTEMS ARE 55-70 YEARS OLD IN A GREAT MANY AREAS. COUPLED WITH LIFE SAFETY CONCERNS, ACCESSIBILITY CHALLENGES, OUTDATED PROGRAMMATIC SPACE TYPES FOR CURRENT AND FUTURE USE AND THE HIGH COST TO BRING A 70-YEAR-OLD BUILDING INTO MODER DAY COMPLIANCE WILL NOT LIKELY YIELD COMMUNITY NEEDS.

