

EDDINGTON ELEMENTARY SCHOOL ASSESSMENT
SUMMARY BY PRIORITY

Note: Priority number is years from date of list.
 Cost data is dollar value as of list date.

Date: 11/5/2019

Priority	Section	Brief Description of Item	Cost	Subtotal
1	I	Add additional site lighting.	\$18,000	
✓ 1	I	Replace and reposition flashing traffic lights. <i>Done</i>	\$20,000	\$38,000
1	II	Maintain siding and trim as needed (yearly allowance).	\$2,000	
✓ 1	II	Add egress window to Clinic/ Nurse's Office <i>Done</i>	\$1,500	
1	II	Inspect chimney lining and repoint exterior chimney masonry block.	\$10,000	\$13,500
1	III	Replace asbestos tile in 1955 classrooms and install new.	\$175,000	
✓ 1	III	Continue to maintain drywall, patch/ paint (yearly allowance).	\$3,000	
✓ 1	III	Replace/ install suspended ceilings as they fail (yearly allowance).	\$2,000	
✓ 1	III	Continue to maintain drywall, patch/ paint (yearly allowance).	\$1,000	
✓ 1	III	Install a commercial thermostatic mixing valve in Boiler Room or a dedicated kitchen water heater with mixing valve. <i>Done</i>	\$10,000	
1	III	Perform a kitchen ventilation study to determine if equipment meets ventilation rates required and replace hood.	\$50,000	\$241,000
1	IV	Reconstruct interior ramp system to meet ADA requirements.	\$50,000	
1	IV	Reconfigure Front Entrance to provide a more secure check-in.	\$200,000	
1	IV	Replace fire alarm system with new addressable system.	\$75,000	
1	IV	Relocate fire alarm pull stations to correct height.	\$5,000	
1	IV	Install video IP system with access control, card readers, cameras, etc.	\$75,000	
1	IV	Implement card reader system at critical doors.	\$16,000	
1	IV	Install security cameras at key locations.	\$20,000	
1	IV	Complete sprinkler system.	\$60,000	\$501,000
1	VI	Provide building addition for Boiler Room above grade.	\$250,000	
✓ 1	VI	Make switch to propane only if Boilers are replaced, switch to gas fired appliances. <i>Done</i>	\$25,000	
✓ 1	VI	Replace Unit Heaters throughout the building. <i>Classrooms only Done</i>	\$100,000	
✓ 1	VI	Service univents regularly (yearly allowance).	\$5,000	
1	VI	Continue annual maintenance of fin tube radiation (yearly allowance).	\$2,000	\$382,000
1	IX	Continue maintenance and add CO2 detector as required in Boiler Room.	\$4,000	\$4,000
1	XI	Replace coils with instantaneous on demand hot water system with master mixing valve.	\$20,000	\$20,000
1				\$1,181,500
2	I	Seal pavement cracks as they appear.	\$2,000	
2	I	Add site signage.	\$12,000	\$14,000
2	II	Replace classroom windows (40).	\$35,000	
✓ 2	II	Replace roof shingles and ridge cap on west side of 1955 wing. <i>Done</i>	\$30,000	
✓ 2	II	Replace roof shingles and new ridge cap on west side of library roof. <i>Done</i>	\$10,000	
2	II	Add additional insulation to R-49 with proper vents in 1955 building.	\$30,000	\$105,000
✓ 2	III	Replace VCT in kitchen with quarry tile. <i>Done</i>	\$10,000	
2	III	Replace Library carpet.	\$12,000	
2	III	Replace gang bathroom ceramic flooring.	\$8,000	
2	III	Remove exposed fiberboard and plywood in 1955 areas, replace with drywall.	\$20,000	
2	III	Renovate 2 restrooms in the 1955 wing.	\$100,000	
2	III	Add grab bars and other accessories at proper height in restrooms.	\$20,000	\$170,000
✓ 2	IV	Add fencing to separate school property from the woods and adjacent property. <i>Done</i>	\$68,000	
2	V	Relocate and replace MDP, associated conduits and conductors.	\$100,000	
2	V	Install new electrical circuits and receptacles where required.	\$25,000	
2	V	Repair existing code deficiencies where required.	\$100,000	
2	V	Consider new communications system.	\$40,000	\$265,000
2	VI	Replace original boilers and burners. <i>Burners only to propane</i>	\$100,000	
2	VI	New heating mains to existing headers.	\$75,000	
2	VI	New heating piping, pumps, and controls.	\$100,000	
✓ 2	VI	Replace underground oil tank. <i>Removed</i>	\$100,000	

Priority	Section	Brief Description of Item	Cost	Subtotal
2	VI	Replace hydronic pumps with variable speed pumps.	\$50,000	
2	VI	Replace hydronic system piping and valves within the Boiler Room.	\$45,000	\$470,000
✓ 2	VII	Regular maintenance of window A/C units (yearly allowance).	\$1,000	\$1,000
2	VIII	Detailed HVAC evaluation.	\$5,000	
✓ 2	VIII	Install new combustion/ventilation air system.	\$15,000	\$20,000
2	IX	Review Building Automation System controls, schedules; modify as required.	\$5,000	\$5,000
2	X	Install low flow plumbing fixtures (yearly allowance).	\$2,000	\$2,000
2				\$1,120,000
3	I	Pave remaining area (1½" overlay)	\$50,000	
3	I	Replace water piping, backflow preventer, water meter and connections at exterior wall penetration.	\$5,000	\$55,000
3	II	Replace 1992 windows (36).	\$32,000	\$32,000
✓ 3	III	Continue to maintain interior doors and update hardware.	\$10,000	\$10,000
3	V	Replace interior lighting with LED throughout.	\$110,000	
3	V	Add occupancy sensors throughout the building.	\$5,000	\$115,000
3	VI	Replace hydronic system piping as required throughout the building.	\$175,000	\$175,000
3	VIII	Replace HVAC units, thermostats, and CO2 sensors.	\$400,000	
3	VIII	Add CO2 demand control for HVAC ventilation.	\$30,000	\$430,000
3				\$817,000
4	V	Install new generator.	\$150,000	\$150,000
4	VIII	Exhaust fan regular maintenance (yearly allowance).	\$5,000	\$5,000
4	IX	Install new DDC System.	\$100,000	\$100,000
4				\$255,000
5	I	Replace sewage disposal fields.	\$80,000	
5	I	Add catch basins to lower basement area behind gym.	\$15,000	\$95,000
5				
Total Priorities 1 thru 5				\$3,468,500

Section	Description
I	Site
II	Building Envelope
III	Interior Finishes
IV	Accessibility/ Life Safety/ Building Security
V	Electrical
VI	Heating
VII	Cooling
VIII	Ventilation
IX	Building Automation System
X	Plumbing