



NEW HARTFORD PUBLIC SCHOOLS

SCHOOL UTILIZATION STUDY– FACILITY CONDITIONS



Bakerville School



New Hartford Elementary



Antolini School

March 11, 2025
(updated March 25, 2025)

Firm Introductions – SP+A



Bob Banning, PE
SP+A Principal Engineer



Michelle H. Miller, AIA
Project Manager | Architect

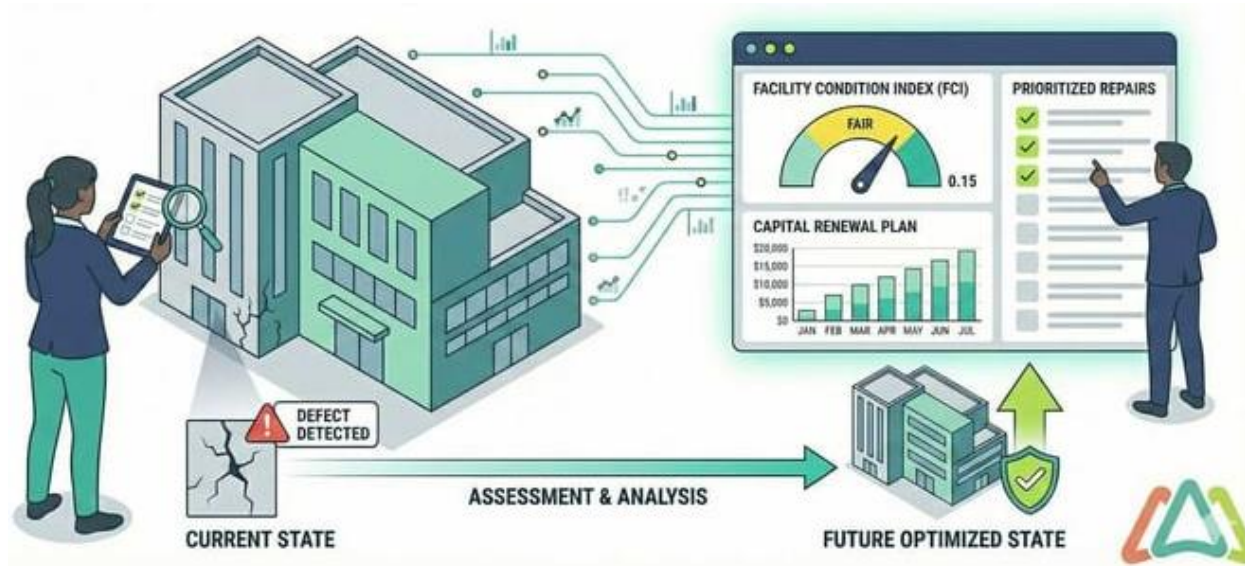


Marquis Burwell, EIT, CEM
Mechanical Engineer



Nick Fawcett
Mechanical Engineer

Facility Condition Assessment



Visual inspection of the physical building and comprehensive evaluation of:

- Roofs and building envelope
- Physical condition
- Code compliance
- Health & Life safety
- Accessibility (ADA)
- Mechanical, electrical, & plumbing/fire protection
- Systems performance
- Systemic deficiencies
- Maintenance needs
- Remaining useful life of major systems

It provides objective data to help districts prioritize repairs, renovations, capital planning, and budgeting.

What is the building's condition today, what will fail soon, and what will it cost to fix it?

Facility Condition Assessment

1. Review existing documents and drawings
2. Architects and engineers tour the buildings with staff – visual assessment
 - Architecture (Exterior and Interior)
 - Plumbing and Fire Protection
 - Mechanical
 - Electrical
3. Develop narratives of visual observations
 - Photos and Diagrams
4. Create spreadsheets of violations and repairs
 - Cost – based on historic project data, recent bids, industry standards and RS Means
 - Priority ranking
 - State reimbursement potential

LEDGEND

1	Urgent priority - These items should be corrected as soon as possible and most likely encompass code, health and life safety issues.
2	High priority - These items should be corrected within a reasonable amount of time after the highest priorities referenced above. These may be associated with high priority maintenance issues or accessibility issues for the physically challenged. Maintenance items have a remaining useful life from 1-3 years.
3	Moderate priority – These items may be associated with aesthetic or general maintenance issues. Remaining useful life of 3-5 years.
4	Low priority – These items include maintenance and aesthetic issues that are not in current need of replacement, but should continue to be monitored on a regular basis. These items typically have a remaining useful life of 5-10 years or greater.
☐	There may be potential state reimbursement based on the town's rate and school enrollment through the CT Department of Administrative Services Office of Grants Administration School Construction Projects for eligible projects.

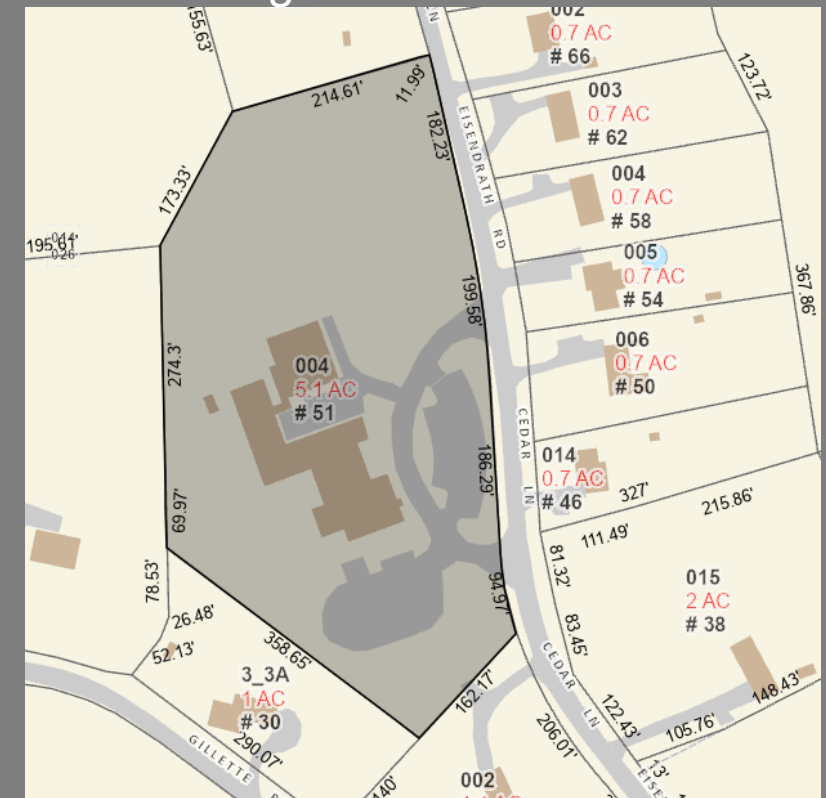
TAG NO.	ASSESSMENT	SYSTEM/ CODE REF.	RANKING					CORRECTIVE ACTION	ITEMIZED ESTIMATED COST	REMARKS
			4	3	2	1	n/a			
SITE CONDITIONS										
S01	Bituminous Pavement	General			2			Mill and overlay bituminous pavement	\$ 350,000	
S02	Concrete Sidewalk	General			2			Replace some panels	\$ 25,000	
S03	Concrete Curb	General			2			Relace some concrete curb	\$ 20,000	
S04	Bituminous Curb	General			2			Replace all bituminous curb in entrances	\$ 140,000	
S05	Handicap Improvements	General				1			\$ 15,000	
S06	Wood Guard Rail	General			3			Replace sections	\$ 3,000	
S07	Bollards	General	4					Repaint	\$ 2,000	
S08	Catch Basins	General			3			Replace tops		
SITE SUBTOTAL										\$ 555,000
EXTERIOR CONDITIONS										
A01	Masonry is stained with mold and mildew	General			3			Clean and seal	\$ 80,000	
A02	Many downspouts are mangled dented or damaged	General			2			Replace	\$ 20,000	
A03	Door paint is wearing	General			3			Prep, Prime and Paint	\$ 7,200	
A04	Some doors need new weatherstripping and door sweeps	General			3			Remove and replace	\$ 6,000	
A05	Overhead door nearing end of useful life	General			3			Remove and replace	\$ 35,000	
A06	Roof is approximately 30 years old	Maint.	4					Metal roofs have a typical life span of 50 years - Provide continued maintenance	\$ 25,000	
A07	Window sill joints are failing.	General			2			Repoint windowsills if not done with window project.	\$ 120,000	
EXTERIOR SUBTOTAL										\$ 293,200
INTERIOR CONDITIONS										
A08	Media Center ceiling	General			3			Investigate and repair	\$ 8,000	
A09	Door paint is wearing	General			3			Prep, Prime and Paint	\$ 6,000	
A10	The required toilet grab bars are not installed	(B)1108.0 (ANSI A117.1)			2			Add vertical grab bar to all handicap stalls	\$ 9,000	
A11	Some Single restrooms including the nurse suite does not meet accessibility requirements.	(B)1108.0 (ANSI A117.1) 603-606			2			Reconfigure the room to enlarge and provide the minimum dimensional requirements.	\$ 180,000	
A12	Signage should be modified to meet ADA standards	216.2 703 (ADA)			2			To meet ADA standards, the signage must be between 48 and 60 inches from the ground, the size of the signage, font size, and braille must be included throughout.	\$ 35,000	
A13	Door lintel paint is failing	General			3			Scrape, prime and paint	\$ 13,000	
A14	Joints at the interface of the exterior walls and the interior classroom demising walls have opened/cracked in numerous locations	General			3			Caulk and monitor	\$ 5,000	
INTERIOR SUBTOTAL										\$ 256,000



Bakerville School



- Constructed in 1941
- Renovations/Additions in 1949, 1954, 2002
- 18,483 gross square feet
- Serves grades K-2



Bakerville School

Site/Civil



TAG NO.	ASSESSMENT	SYSTEM / CODE REF.	RANKING						CORRECTIVE ACTION	ITIMIZED ESTIMATED COST	REMARKS	
			4	3	2	1	n/a					
SITE CONDITIONS												
S01	The ramp railings do not have edge protection (low curb or barrier)	405.9.2 (ADA) 1012.9 (IBC)			2			Weld on new horizontal rail and paint entire railing assembly	\$ 9,500		☐	
S02	There are no guardrails or handrails at the exterior basement stairs	505.10 (ADA) 1012.8 (IBC) A117.1 (ICC)			2			Provide compliant handrails and guardrails	\$ 10,500		☐	
S03	Exterior stairs from the faculty work room (old stage) are missing hand rails	505.10 (ADA) 1012.8 (IBC) A117.1 (ICC)			2			Provide compliant handrails	\$ 5,000		☐	
S04	Most downspouts are not piped away from building and some areas have no downspouts - creating wet areas around building (lots of moss)	General		3				Incorporate gravel edge and French drain around building perimeter	\$ 9,480		☐	
SITE SUBTOTAL										\$ 34,480		

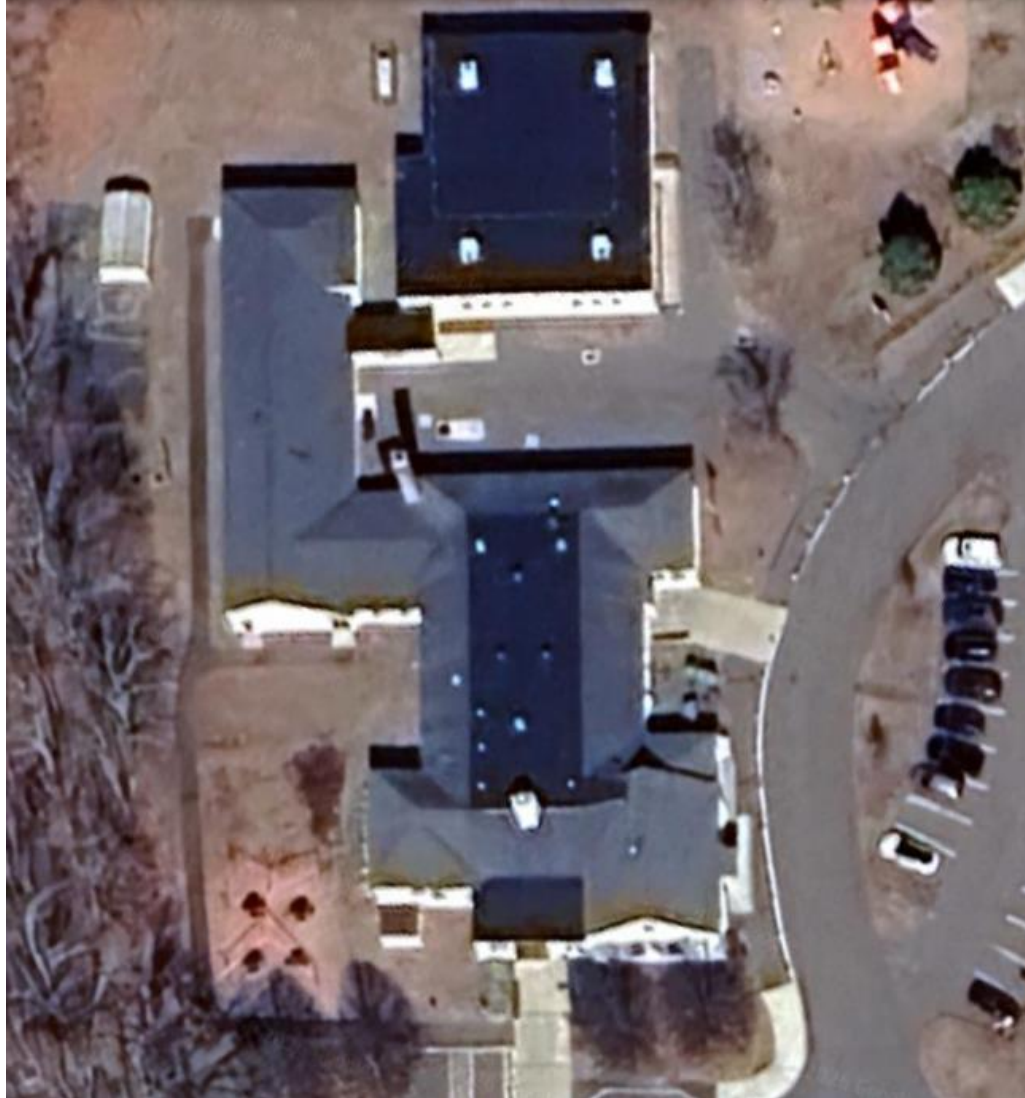
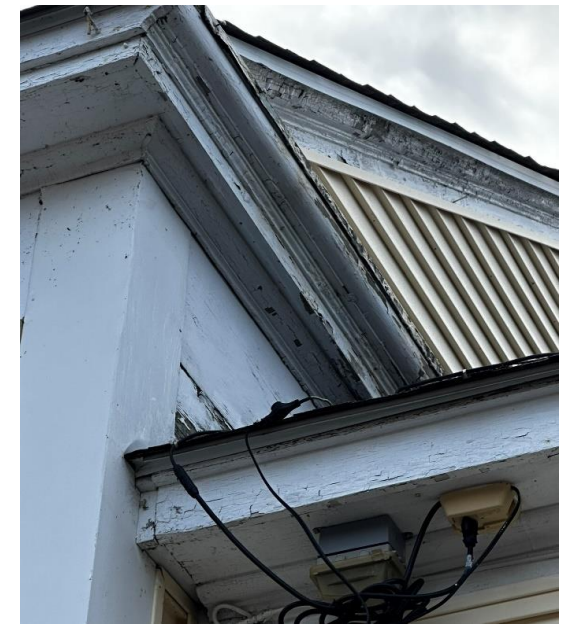
Bakerville School

Architectural: Exterior



Bakerville School

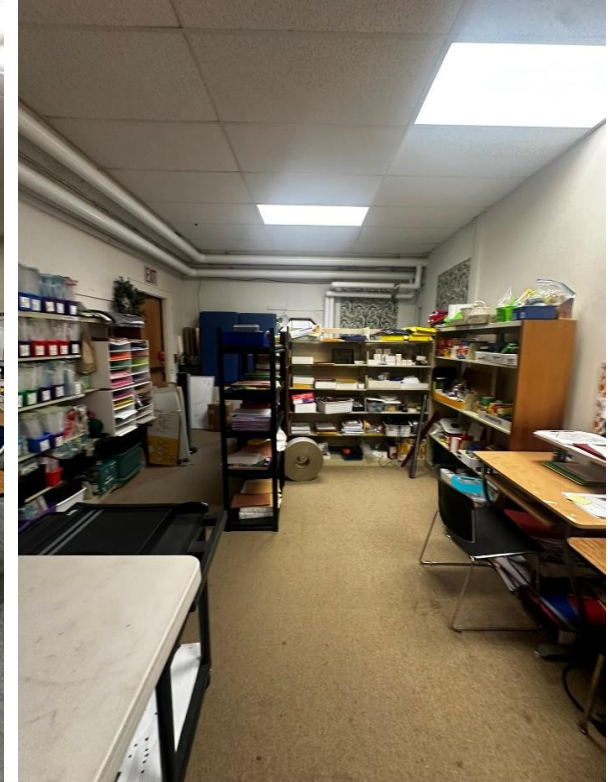
Architectural: Exterior



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			4	3	2	1	n/a				
EXTERIOR CONDITIONS											
A01	The siding is in need of repairs and at 25+/- years old, it could be replaced	General		3				Replace siding	\$ 243,000	Hazmat potential - There may be lead, asbestos or PCBs	☐
A02	The foundation detail protrudes past face of wall and may invite water into building	General		3				Provide flashing detail at perimeter	\$ 7,900		☐
A03	Exterior walls have poor energy properties	Energy	4					Add exterior rigid insulation behind new siding	\$ 61,875	Allowance	☐
A04	Wood fascias soffits and roof trim are rotting, or paint is failing	General		3				Remove all decayed wood and replace wood details in kind, paint	\$ 15,800	Hazmat potential - There may be lead, asbestos or PCBs	☐
A05	The windows are nearing the end of their useful life	General		3				Replace windows with double glazed aluminum systems, include trim and sills	\$ 356,375	Hazmat potential - There may be lead, asbestos or PCBs	☐
A06	Roofs are nearing end of useful life	General			2			Replace with asphalt shingles at sloped roof and membrane at flat roofs	\$ 646,905	Hazmat potential - There may be lead, asbestos or PCBs	☐
A07	Gutters and downspouts are not consistently installed throughout the perimeter and many are nearing the end of their useful life	General			2			Replace and provide at full perimeter	\$ 23,000		☐
A08	The chimney masonry is in need of repair and vegetation removal	General			2			Patch, repair, or replace brick and repoint as necessary.	\$ 5,400		
A09	Door trim is in disrepair or needs some replacement	General		3				Replace	\$ 4,500		
A10	Hollow metal frames are beginning to rust	General		3				Scrape prime and paint	\$ 1,800		
EXTERIOR SUBTOTAL										\$ 1,366,555	

Bakerville School

Architectural: Interior

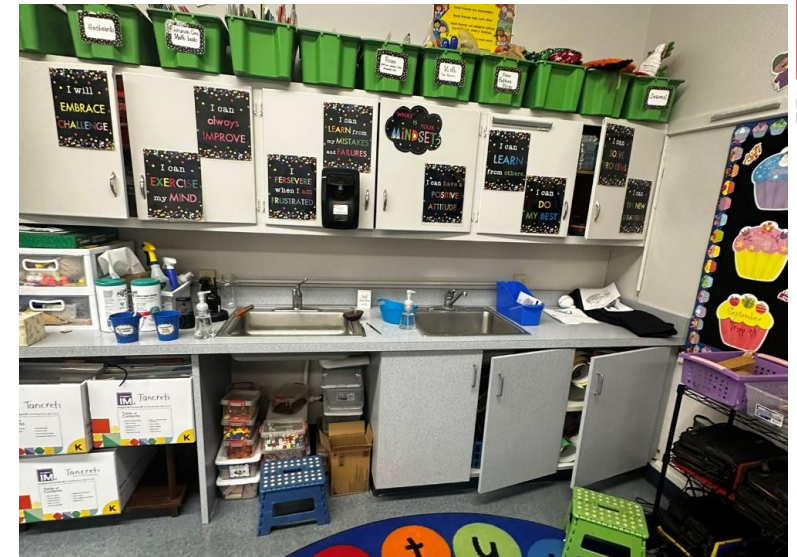
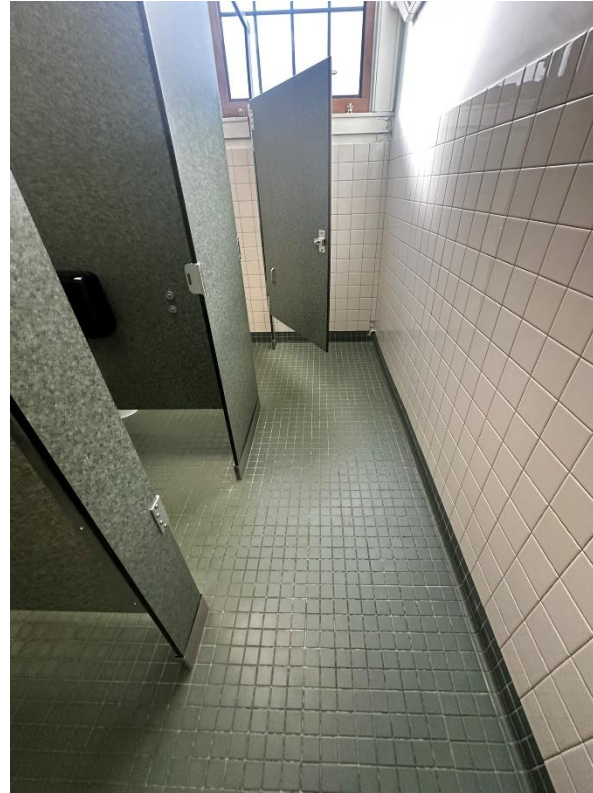
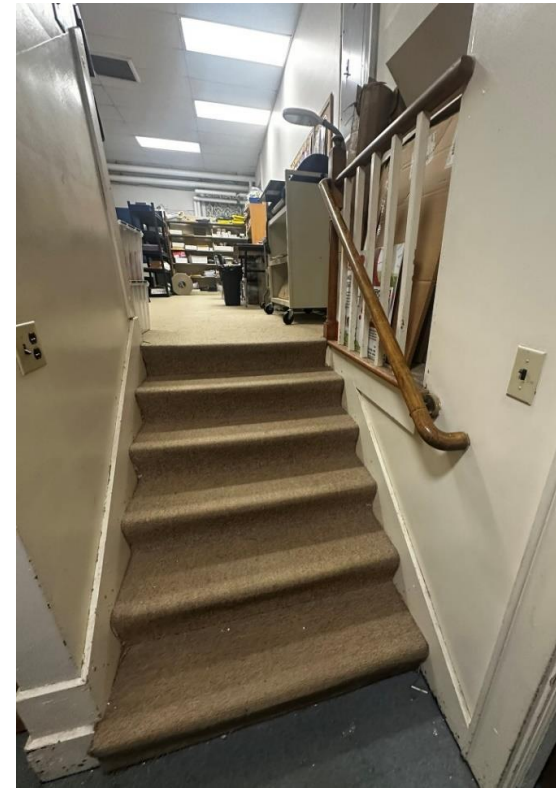
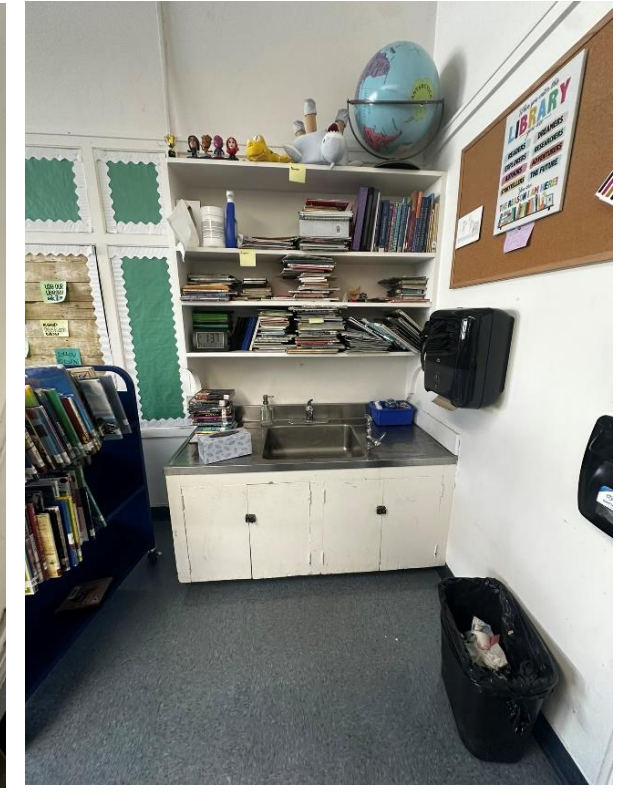


Bakerville School

Architectural: Interior



Architectural: Interior



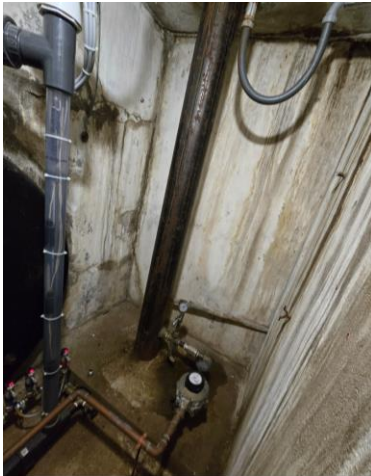
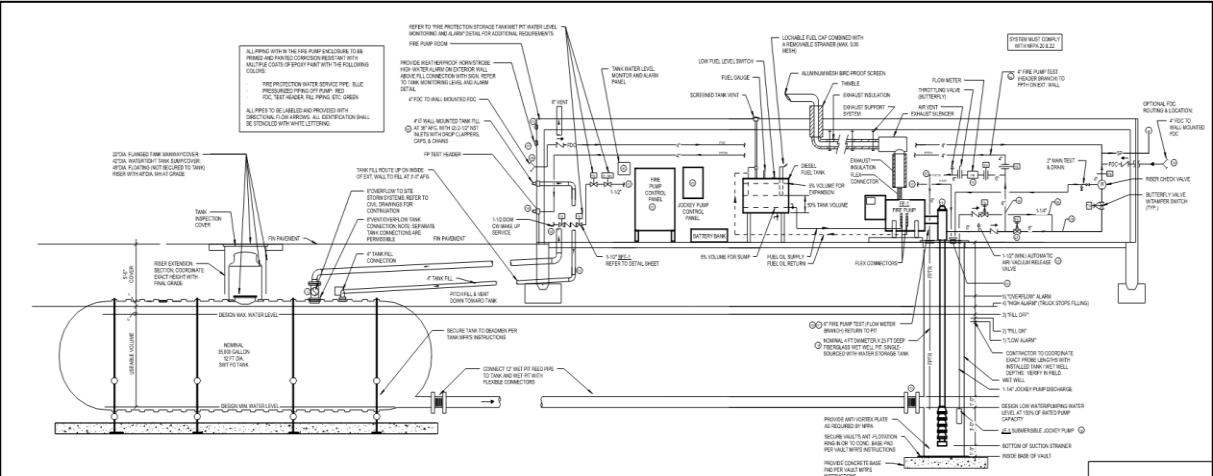
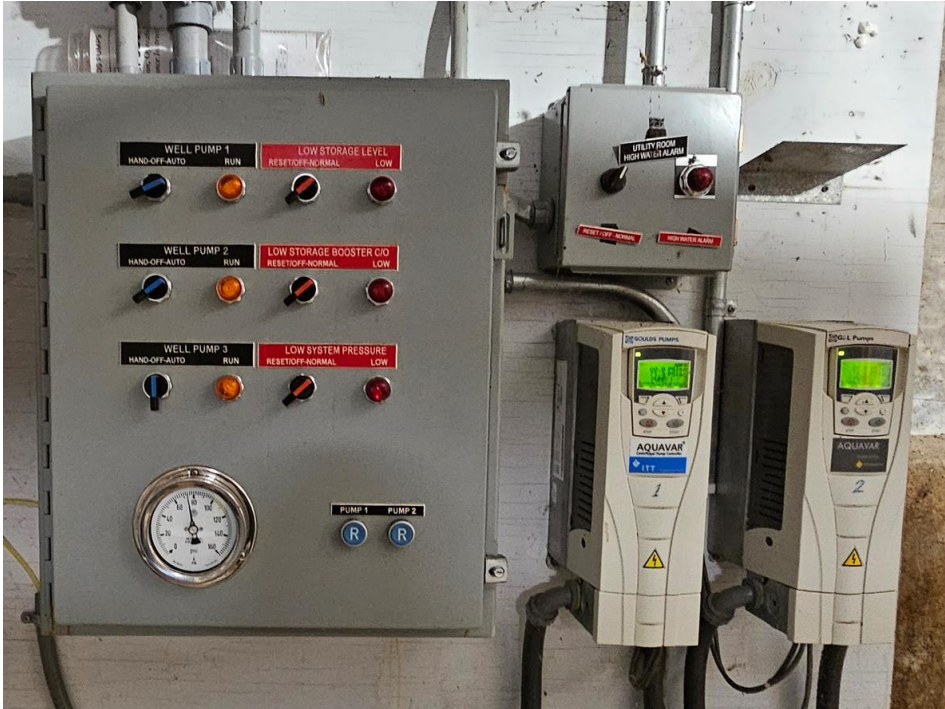
Architectural: Interior

TAG NO.	ASSESSMENT	SYSTEM / CODE REF.	RANKING					CORRECTIVE ACTION	ITIMIZED ESTIMATED COST	REMARKS
			4	3	2	1	n/a			
INTERIOR CONDITIONS										
A11	VCT flooring is nearing the end of its useful life	General		3				Replace VCT with new LVT flooring and provide leveler to slab	\$ 314,760	Hazmat potential - There may be lead, asbestos or PCBs
A12	VCT is not suitable for multipurpose room and is safety concern	General			2			Replace VCT with sports floor	\$ 29,200	Hazmat potential - There may be lead, asbestos or PCBs
A13	There is some limited damage at door frames and walls	General		3				Repair and replace as needed	\$ 5,000	Allowance, Hazmat potential - There may be lead, asbestos or PCBs
A14	Many ceilings have stains or older ceilings above falling and causing damage	General			2			Once roof is replaced, remove old ceilings and replace with new 2x2 ACT ceilings, some areas will need a fire rated layer of gypsum to maintain require fire ratings to corridors and to the attic	\$ 184,830	Hazmat potential - There may be lead, asbestos or PCBs
A15	Some door hardware is not accessible. Knob handles require grasping and twisting.	4.13.9 (ADA) 404.2.6 (ANSI 117.1)			2			Remove door locksets and install new accessible lever handle locksets where designated.	\$ 4,000	
A16	Some doors lack push and/or pull maneuvering clearances and do not meet code.	413.6 (ADA) 1101.2 (IBC) ANSI 117.1			2			Modify the door openings/ enlarge alcove and change door swings. Provide new door with lever handsets and hardware	\$ 15,000	
A17	Some door frames are damaged	General		3				Repair/replace	\$ 3,500	Allowance
A18	Some windows have wire glass	General			2			Remove and provide fire rated glass window	\$ 8,000	
A19	Old stage handrail and guardrail are not complaint or do not exist	505 ADA			2			Remove and replace	\$ 1,750	

A20	There is no access provided at the stage/staff work room	303.1 ADA			2			Provide a LULA (lift)	\$ 120,000	Also could remove and renovate room to slab	
A21	Ladder access to the attic is not compliant	IMC 306.5/ OSHA 1926.105 3			2			Replace with complaint system	\$ 2,500		
A22	Ladder hatch is not complaint - it swings out and is a safety concern	IMC 306.5/ OSHA 1926.105			2			Replace with a swing up door	\$ 1,500		
A23	The required toilet grab bars are not installed	(B)1108.0 (ANSI A117.1) 603-606			2			Install code required grab bars	\$ 3,500		
A24	Casework through the school is not compliant due to its height or configuration: insufficient knee space provided at sink	ADA 606 4.32 (ADA)			2			Provide accessible sinks and workstations per ADA Section 4.32. 27" high x 30" wide x 19" deep.	\$ 45,000	(Assumes 6 locations)	
A25	Classroom signage is not compliant	ADA 703			2			To meet ADA standards, the signage must be between 48 and 60 inches from the ground, the size of the signage, font size, and braille must be included throughout. Provide new throughout the school	\$ 17,500		
A26	Gymnasium has limited wall padding and has lots of furniture at the perimeter	Safety	4					Install Class-A rated protective wall padding throughout	\$ 17,760		
A27	Heat trace required at all restroom sinks - See Plumbing Tag No. P09	C404.5.1		3				Remove portion of wall at plumbing fixtures to install equipment. Infill wall with like materials.	\$ 12,000	Allowance, Hazmat potential - There may be lead, asbestos or PCBs	
A28	Mechanical modifications may require soffits, chases or some work in the attic to accommodate new equipment and ductwork	General			2			Provide gypsum wallboard painted chases or soffits as required or cleanup attic to utilize for mechanical infrastructure	\$ 40,000	Allowance, See Mechanical Scope	
A30	Abatement will be needed for many suggested and necessary improvements	HBM			2			Abate and remove hazardous materials	\$ 1,293,810	* ALLOWANCE based on \$70 per SQ FT	
INTERIOR SUBTOTAL										\$ 2,119,610	

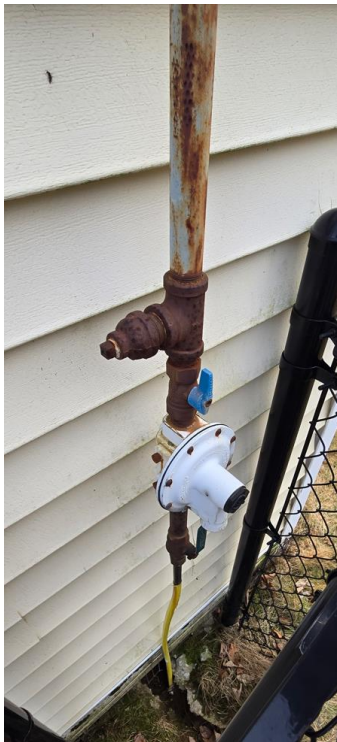
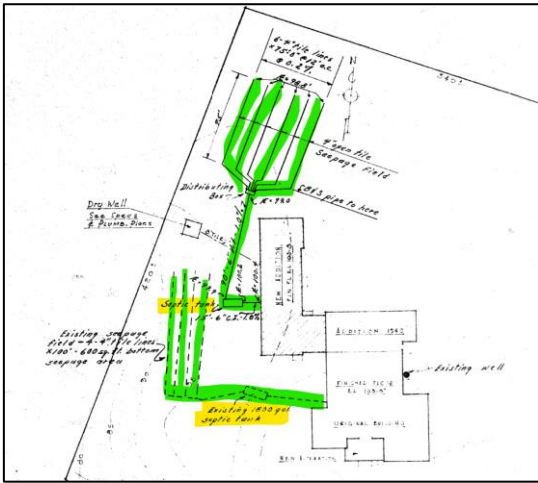
Bakerville School

Plumbing



Bakerville School

Plumbing



Bakerville School

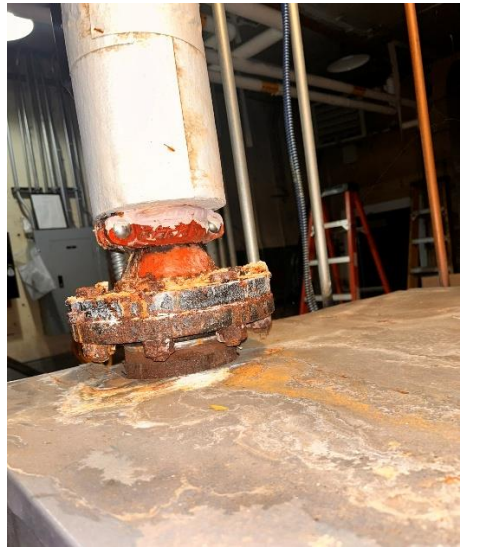
Plumbing

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			4	3	2	1	n/a			
PLUMBING/FIRE PROTECTION										
P01	Service and inspect the well system per qualified vender to ensure proper system operation.	General		2				Service and inspect the well system per qualified vender to ensure proper system operation.	\$ 2,200	
P02	Possibility of lead in piping	CT HB-6761		3				The water supply should be tested for lead content and remediated as required.	\$ 3,800	Hazmat potential - there may be lead, asbestos or PCBs
P03	Missing pipe insulation observed	IECC C404.5		3				Provide new and continuous pipe insulation with labels (per IECC requirements) on existing and new pipe	\$ 5,900	
P04	Main water heater system is past its serviceable life expectancy	General		2				Replace the 85 gallon main electric water heater assembly including hot water recirculation pump, thermal expansion tank, mixing valve, etc. in kind as it is past its serviceable life expectancy.	\$ 30,000	qty 1
P05	Kitchen water heater is past its serviceable life expectancy and located in an inappropriate area	General		2				Replace the 119 gallon kitchen electric water heater, thermal expansion tank, etc. in kind as it is past its serviceable life expectancy and relocate to an appropriate area with floor drain or provide drain pan with leak detector.	\$ 32,500	qty 1
P06	Master thermostatic mixing valve not provided for kitchen water heater	IPC 613.1				1		Provide ASSE 1017 rated master thermostatic mixing valves with temperature gauge on the kitchen water heater.	\$ 5,500	
P07	Scald prevention device not observed on lavatories	IPC 419.5				1		Provide ASSE 1070 rated thermostatic mixing valves on all handwashing lavatories	\$ 6,500	qty 13x
P08	Bathrooms at the 1954 addition backup and overflow	General		2				Service and inspect septic system(s) and pump out tank(s) accordingly	\$ 2,500	
P09	Provide means of hot water temperature maintenance serving lavatories per IECC requirements	C404.5.1		3				Install electric heat trace with insulation on un-recirculated piping serving lavatories up to 2' of the fixture	\$ 13,400	Item required by current code, but likely not during time of original installation

P10	Bathrooms at the 1954 addition backup and overflow	Health Code				1		Camera scope and snake clean all drains and below slab sanitary piping	\$ 5,500	
P11	Provide trap seal barrier on existing floor drains to prevent traps from drying out	IPC 1002.4.1.4				2		Provide trap seal barrier on existing floor drains to prevent traps from drying out	\$ 1,200	approx. 6x
P12	Art room sink could cause drain issues	IPC 1003.1				2		Provide solids interceptor on Art room sink to keep drain line clean and flowing properly	\$ 1,300	
P13	Unknown Health Department requirements for indirect waste	CT PHC				2		Review with local Health Department if the 3 bay sink is required to have indirect waste connections per code	\$ 7,500	TBD if this is required, cost is a place holder
P14	The kitchen is classified as type IV requiring a grease trap	General				2		Provide a point of use automatic grease recovery unit on required sinks	\$ 5,500	
P15	Some plumbing fixtures are dated / original to the building	N/A	4					Replace legacy Plumbing fixtures with new per Architectural program	\$ 55,500	approx. 13x
P16	Exterior gas piping is rusting	NFPA 54 7.1.3				1		Paint all exterior propane piping corrosion resistant per NFPA.	\$ 1,200	
P17	Radon testing	General				1		Continue to test for radon per CT regulations to ensure levels remain below State thresholds	\$ 3,500	
P18	Proposed HVAC equipment will be gas fired	General				1		Provide gas piping, fittings, hangers, regulators, etc. in support of proposed HVAC equipment	\$ 50,000	Only required for major mechanical upgrade. ☐
P19	Proposed HVAC equipment will require condensate drainage	General				1		Provide condensate piping, fittings, insulation, hangers, etc. in support of proposed HVAC equipment	\$ 5,500	Only required for major mechanical upgrade. ☐
FP01	Building is not fully sprinklered	IBC				2		Provide a fully automatic fire protection sprinkler system in accordance with NFPA 13.	\$ 450,000	Hazmat potential - there may be lead, asbestos or PCBs
FP01	A kitchen hood is not provided	IBC 904.13				2		Provide a UL listed & NFPA 17A compliant Wet chemical suppression system for the future hood	\$ 7,500	
FP01	Area under stage is combustible concealed space					2		Provide limited area sprinkler system under stage	\$ 14,750	
PLUMBING/FP SUBTOTAL										\$ 711,250

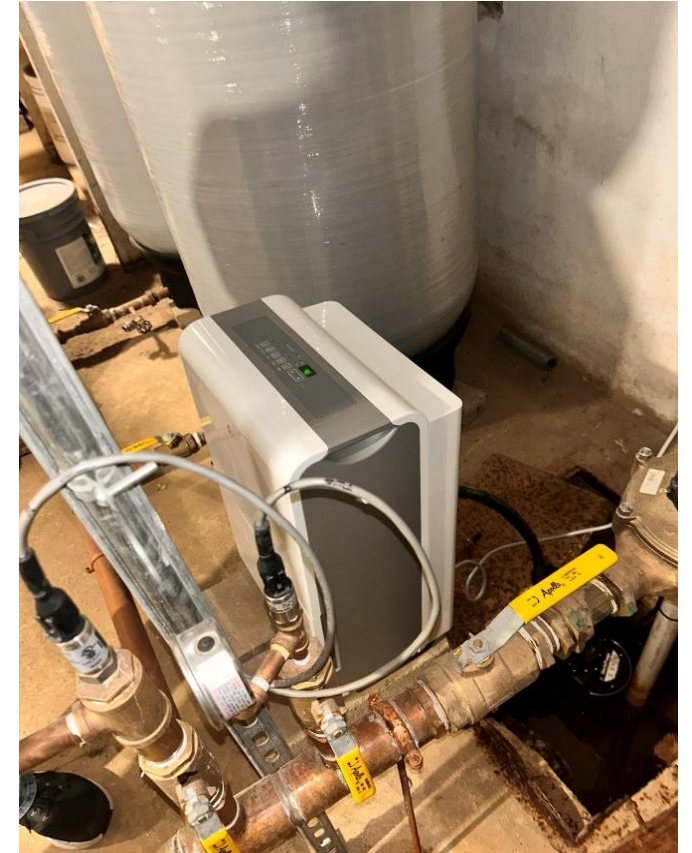
Bakerville School

Mechanical



Bakerville School

Mechanical



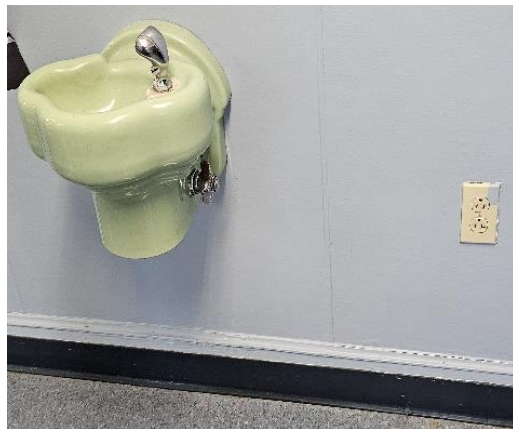
Bakerville School

Mechanical

TAG NO.	ASSESSMENT	SYSTEM / CODE REF.	RANKING					CORRECTIVE ACTION	ITIMIZED ESTIMATED COST	REMARKS
			4	3	2	1	n/a			
MECHANICAL SYSTEMS										
M01	Demolition of Existing Priority 1 Equipment	General				1		Demo equipment such as boiler, pumps, piping, fans	\$ 57,000	☐
M02	Install two (2) propane fired condensing boilers	2021 IMC 309.1				1		Replace the existing poor condition cast iron boilers with two (2) propane fired condensing boilers	\$ 300,000	Second boiler is recommended for redundancy ☐
M03	Replace Hot Water Pumps	2021 IMC 309.1			2			Replace the existing poor condition pumps, pads and fittings with new hot water pumps	\$ 80,000	☐
M04	Replace End Use Heating Equipment and Piping	2021 IMC 309.1			2			With the replacement of the boilers, replace the end use equipment to be compatible with the new system (radiators, units heaters, etc.)	\$ 509,000	☐
M05	Install Combustion Damper with Gaskets on Blades	General				1		Install a new combustion damper with gaskets to reduce the amount of air and moisture leakage through it	\$ 3,000	☐
M06	Install Dedicated Outdoor Air Systems (DOAS)	2021 IMC 401.2			2			Install DOAS to serve ventilation air to classrooms and corridors with ductwork	\$ 120,000	☐
M07	Install Rooftop Unit for Cafeteria/Gym	2021 IMC 401.2			2			Install a packaged rooftop unit to serve the Cafeteria/Gym and be the primary source of heating, cooling and humidity control in the space	\$ 122,000	☐
M08	Install Rooftop Unit for Office Area	2021 IMC 401.2			2			Install a packaged rooftop unit to serve the Office and be the primary source of heating, cooling and humidity control in the space	\$ 97,000	☐
M09	Install Kitchen Makeup Air Unit	2021 IMC 508.1			2			Install a packaged makeup air unit in the kitchen to be paired with the vent hood	\$ 22,000	☐
M10	Replace the Portables' Rooftop Units	2021 IMC 403.1.1.2			2			Replace the propane fired rooftop units with new rooftop units	\$ 180,000	☐
M11	Install Smart IAQ Technology	General	4					Install Smart IAQ Technology to serve the classrooms and offices and clean the rooms' return air	\$ 66,000	☐
M12	Install Variable Refrigerant Heat Pumps	General			2			Install VRF heat pumps for the proposed areas to be served by the recommended DOAS to provide heating and cooling to the spaces and be paired with the proposed ventilation systems	\$ 332,000	☐
M13	Replace the Toilet Exhaust Fans	2021 IMC 403.1.1.2				1		Replace the toilet exhaust fans that are beyond their useful lifespans	\$ 38,000	☐
M14	Install a Fire Ready Range Hood in the Kitchen	2021 IMC 403.1.1.2			2			Install a Kitchen hood with integral fire suppression for additional protection and air quality control	\$ 26,000	☐
M15	Install Destratification Fans in Gym/Cafeteria	General		3				Install Destratification Fans in the Gym/Cafeteria for more even air mixing	\$ 45,000	☐
M16	Remove Fuel Oil Tank and Install Propane Tank(s)	2021 IMC 309.1				1		Remove existing fuel oil tank near Boiler and install a propane tank to serve proposed condensing boilers	\$ 700,000	☐
M17	Install a Remote BMS	General	4					Install a remote BMS for monitoring and control of all proposed mechanical equipment	\$ 185,000	☐
MECHANICAL SUBTOTAL										\$ 2,882,000

Bakerville School

Electrical



Bakerville School

Electrical



Bakerville School

Electrical

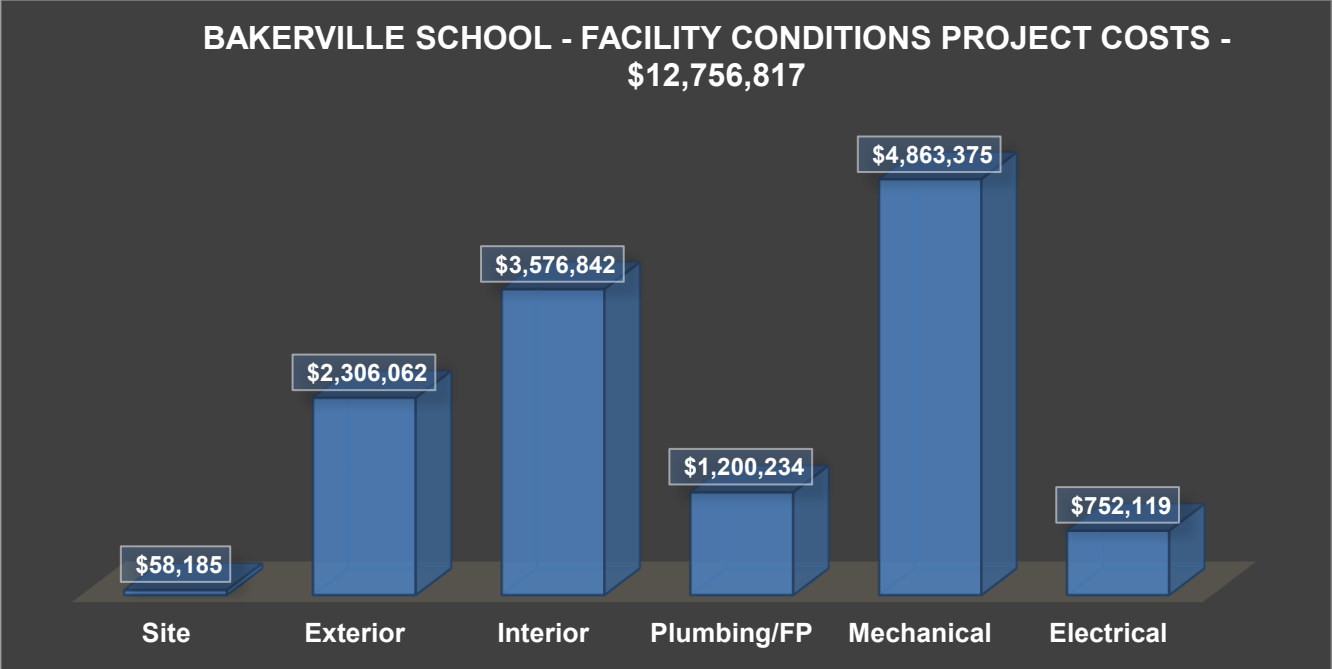
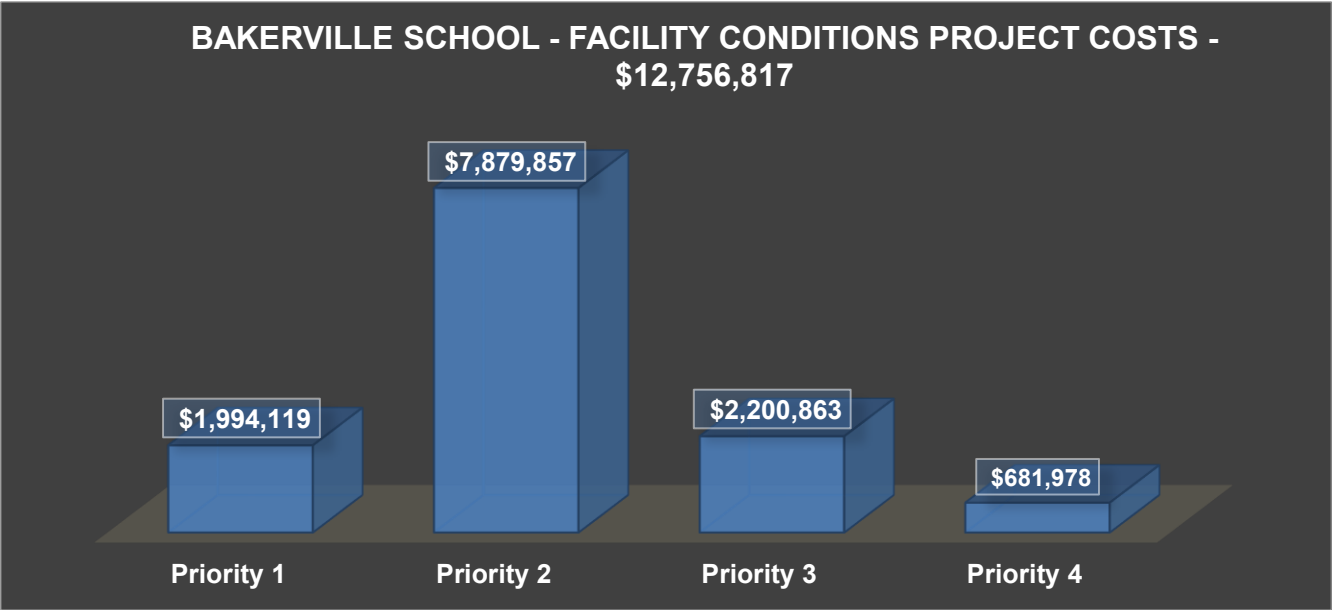


Tag No.	Assessment	System / Code Ref.	Ranking					Corrective Action	Itemized Estimated Cost	Remarks
			4	3	2	1	n/a			
Electrical Systems										
E01	Circuit index cards for electrical panels are not per code	NEC Article 408.4(A)	4					Trace all active circuits for electrical panels and updated circuit index cards with legible permanent clear identification of every circuit.	\$ 9,000	
E02	Source of supply for electrical panels is not indicated on panels per code	NEC Article 408.4(B)	4					Trace electrical feeders for all panels and install label, indicating each device or equipment where the power originates, permanently affixed to panel and not handwritten.	\$ 4,500	
E03	Lack of lock-on device on circuit breaker feeding the fire alarm system equipment	NEC & NFPA 72 Section 10.6.5.4				1		Install a fire alarm lock-on device kit on circuit breaker feeding fire alarm equipment.	\$ 500	
E04	Electrical panels in public areas are not locked				2			Lock all panels in public areas. Replace all locking mechanisms that are not functioning properly.	\$ 500	Recommended good practice to prevent unauthorized access.
E05	Lack of circuit breaker lock, in the on position, feeding the security system, network communications, and master intercom equipment				2			Install a circuit breaker lock, in the on position, for security system, network communications, and master intercom equipment.	\$ 200	Recommended good practice to prevent intentionally or accidentally terminating power to these systems.
E06	General power receptacles and cover plates are in fair and poor condition	NEC Article 406.9 & 210.8(B)(1-12)			2			Test all power receptacles for proper wiring and fix as required. Replace all broken receptacles and cover plates or have loose plug-in connections. New receptacles must be tamper-resistant in all public areas and GFCI protected within 6 feet of water source.	\$ 2,000	Tamper-resistant receptacles are required by current code for major building renovation.
E07	Lack of general power receptacles in classrooms requiring the use of extension cords	NEC Article 406.9			2			Install tamper-resistant receptacles in various locations to eliminate the need for extension cords.	\$ 3,000	This will require a study to determine the quantities required in each room.

E08	Non-GFCI type or protected kitchen power receptacles & equipment	NEC Article 406.9 & 210.8(B)(1-12)			2			Test all power receptacles for proper wiring and fix as required. Replace all non-GFCI type or protected, all broken receptacles and cover plates or have loose plug-in connections. New receptacles must be tamper-resistant and GFCI protected.	\$ 2,000		
E09	Replace Interior light fixtures & non-compliant energy code controls	Energy Code		3				Replace all interior light fixtures and controls with LED fixtures and controls with dimming, occupancy, and daylight harvesting to comply with current energy codes.	\$ 185,000	Required for major building renovation only per current codes.	
E10	Non dark sky & energy code compliant exterior light fixtures	Dark Sky & Energy Code		3				Replace all exterior light fixture with Full cutoff 3000K LED fixtures to minimize light pollution, glare, and light trespass to comply with dark sky and current energy codes.	\$ 15,000	Required for major building renovation only per current codes.	
E11	Lack of ADA accessible exit light fixtures at accessible egress doors	ADA	4					Replace or Add ADA accessible exit light fixtures with the international symbol of accessibility (ISA) for wheelchair access at accessible egress doors.	\$ 4,500	Required for major building renovation only per current codes.	
E12	Additional equipment per mechanical report	General			1			New power for additional mechanical equipment.	\$ 22,000		
E13	Plumbing equipment being replaced due to age per plumbing report	General			2			Demo & New power for plumbing equipment being replaced.	\$ 2,500		
E14	Plumbing piping heat trace being added per plumbing report	General		3				New power for additional plumbing piping heat trace.	\$ 2,000		
E15	Lack of fire alarm pull stations at 2 egress doors and new monitoring for new kitchen hood	NFPA/ Life Safety Code			1			Add fire alarm pull stations at 2 egress doors, monitor module for new kitchen hood, and update programming.	\$ 3,000		
E16	Existing electrical service is not sized for air conditioning project	General			1			Demo & New electrical service upgrade for air conditioning project	\$ 130,000	Only required for major mechanical upgrade.	☐
E17	No Existing Generator	General		3				New generator and transfer switch for service upgrade and air conditioning project	\$ 60,000	Generator power is not mandated.	
ELECTRICAL SUBTOTAL										\$ 445,700	

Bakerville School

Overall Costs





New Hartford Elementary

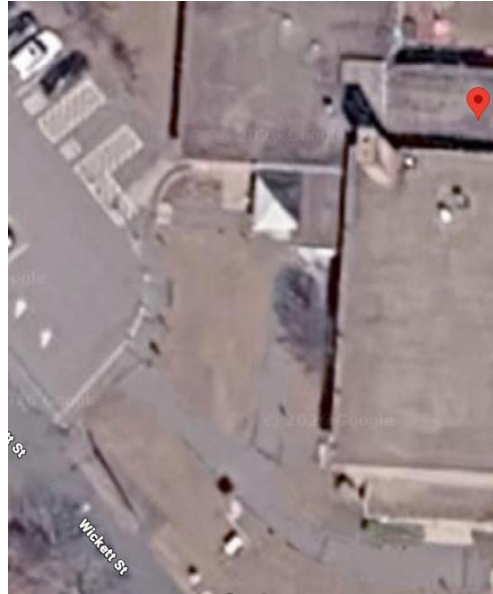


- Constructed in 1954
- Renovations/Additions in 2004
- 23,405 gross square feet
- Serves grades PreK-2



New Hartford Elementary

Site/Civil



ARCHITECTS
ENGINEERS
INTERIORS

TAG NO.	ASSESSMENT	SYSTEM / CODE REF.	RANKING						CORRECTIVE ACTION	ITIMIZED ESIMATED COST	REMARKS	
			4	3	2	1	n/a					
SITE CONDITIONS												
S01	There is no direct ramp to the main entrance	413.6 (ADA) 1101.2 (IBC) ANSI 117.1			2			Install ramp at a running slope not steeper than 1:12. Provide necessary handrails and guardrails.	\$ 16,000		☐	
S02	There is no accessible path in the courtyard	413.6 (ADA) 1101.2 (IBC) ANSI 117.1			2			Install compliant concrete sidewalk	\$ 3,960		☐	
S03	Most downspouts are not piped away from building and some areas have no downspouts - creating wet areas around building (lots of moss)	General		3				Incorporate gravel edge and French drain around building perimeter	\$ 12,360		☐	
SITE SUBTOTAL										\$	32,320	

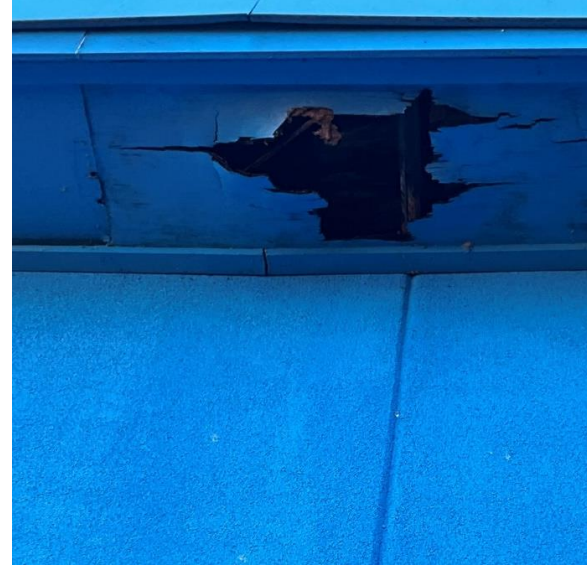
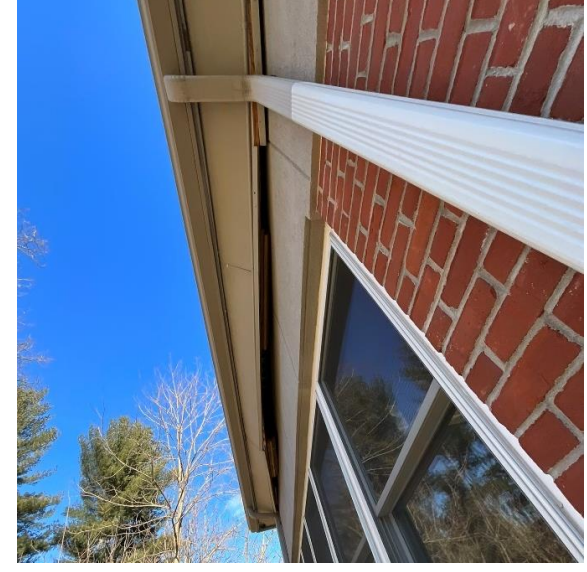
New Hartford Elementary

Architectural: Exterior



New Hartford Elementary

Architectural: Exterior



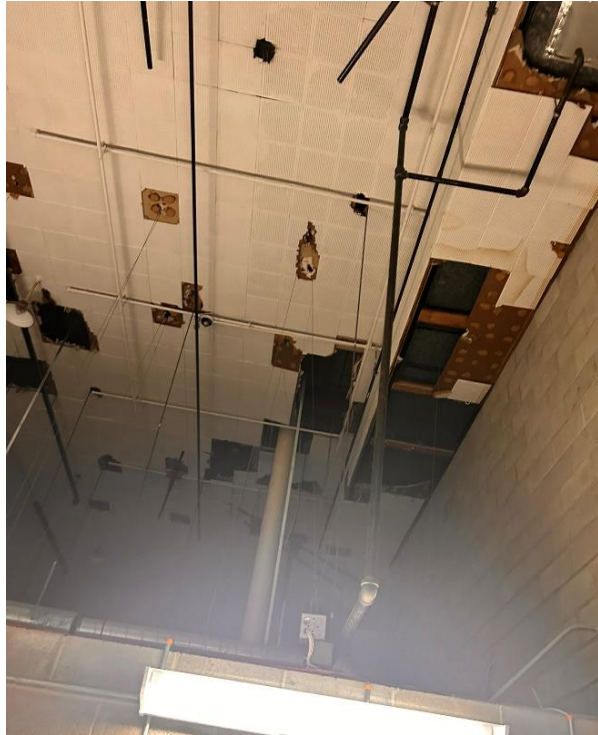
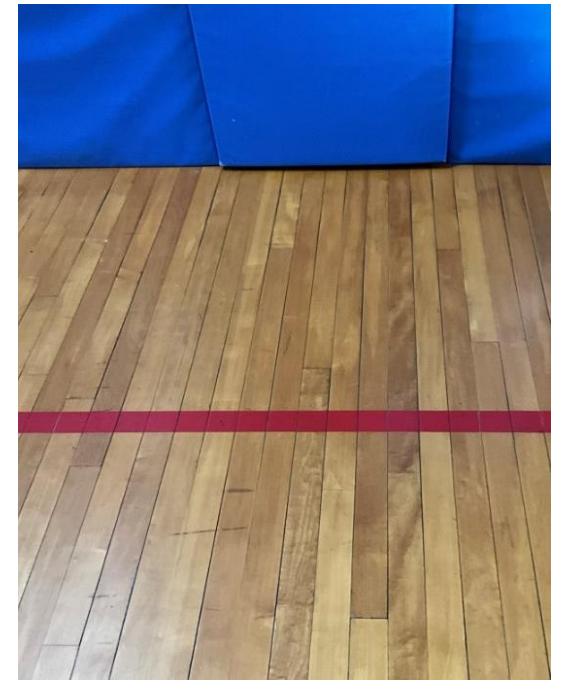
New Hartford Elementary

Architectural: Exterior

TAG NO.	ASSESSMENT	SYSTEM / CODE REF.	RANKING					CORRECTIVE ACTION	ITIMIZED ESIMATED COST	REMARKS	
			4	3	2	1	n/a				
EXTERIOR CONDITIONS											
A01	Wood fascias soffits and roof trim are rotting, or paint is failing	General				1		Remove all decayed wood and replace wood details in kind, paint	\$ 16,480	Hazmat potential - There may be lead, asbestos or PCBs	☐
A02	Roofs have exceeded useful life	General			2			Replace with modified bituminous	\$ 819,175	Hazmat potential - There may be lead, asbestos or PCBs	☐
A03	Gutters and soffits are in fair condition	General			2			Replace with roof and soffits	\$ 25,400		☐
A04	Brick is spalling or mortar is in need of repointing	General		3				Patch, repair, or replace brick and repoint as necessary.	\$ 50,000	Allowance	
A05	The chimney masonry is in need of repair	General			2			Patch, repair, or replace brick and repoint as necessary.	\$ 7,200		
A06	School windows are approaching useful life	General		3				Replace with double glazed aluminum systems	\$ 327,250		☐
A07	Siding at the crawl space bulkhead (hatch) is deteriorating	General		3				Replace siding	\$ 2,400		
EXTERIOR SUBTOTAL										\$ 1,247,905	

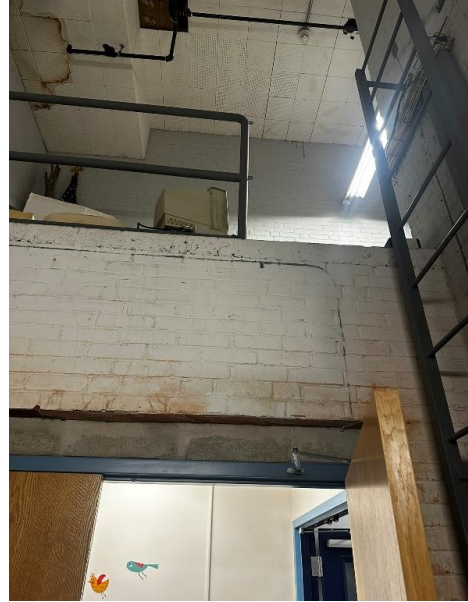
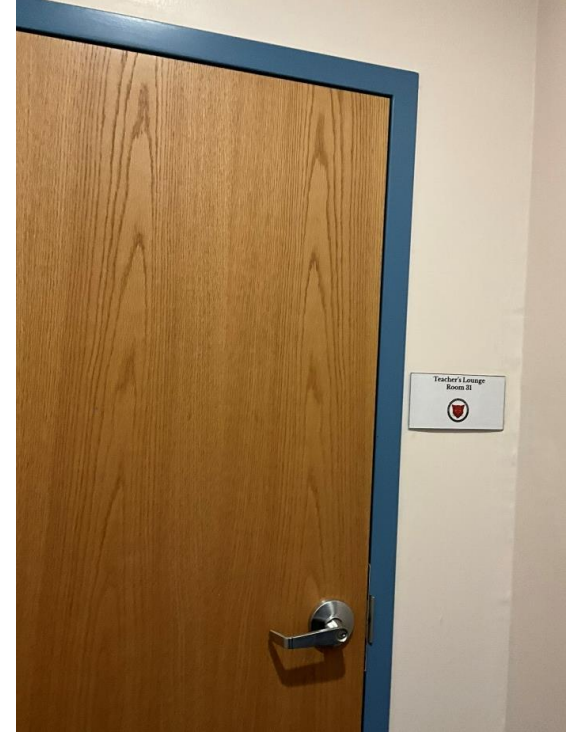
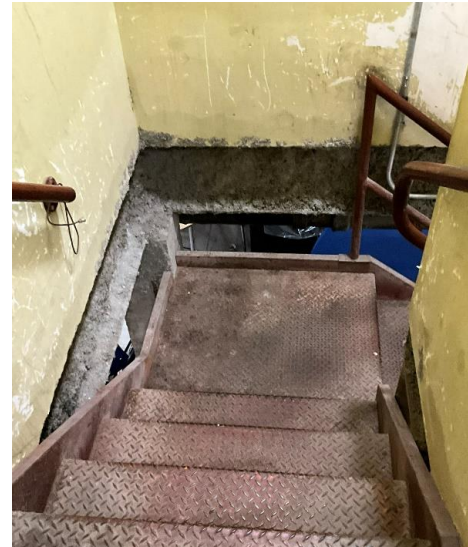
New Hartford Elementary

Architectural: Interior



New Hartford Elementary

Architectural: Interior

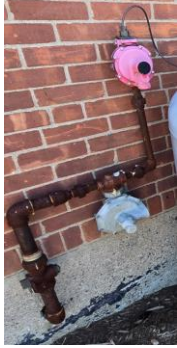
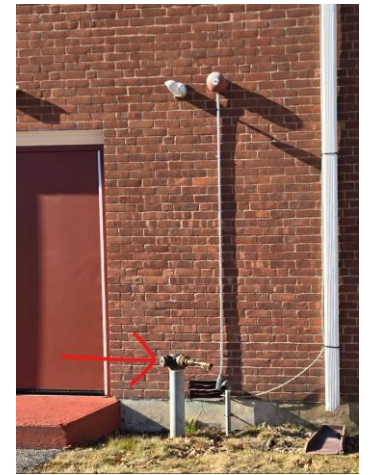


ARCHITECTS
ENGINEERS
INTERIORS

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New Hartford Elementary

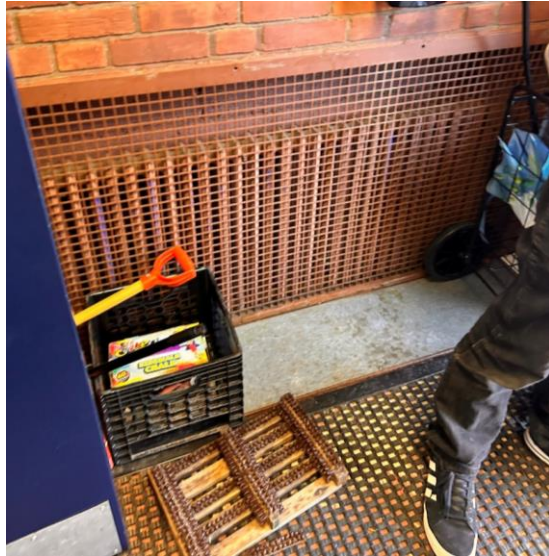
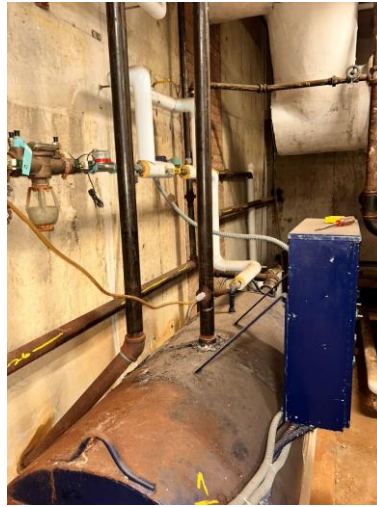
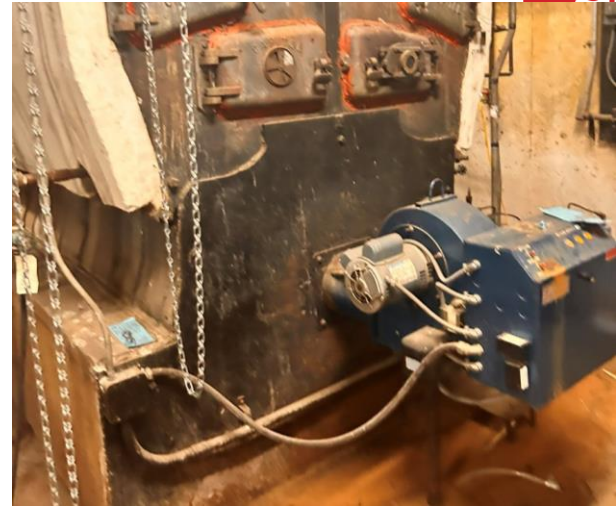
Fire Protection / Plumbing



ARCHITECTS
ENGINEERS
INTERIORS

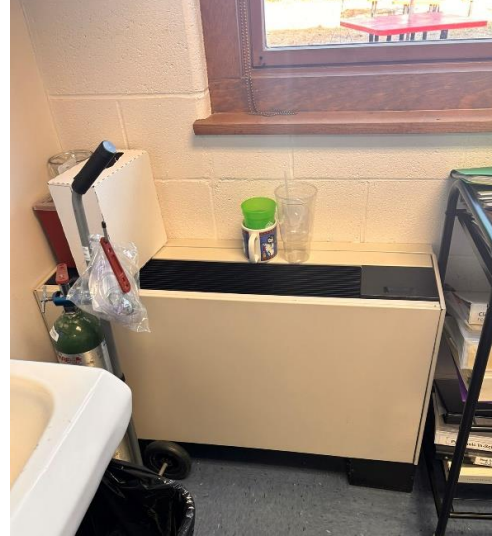
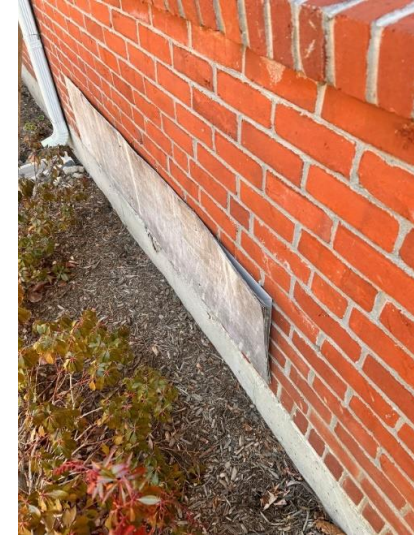
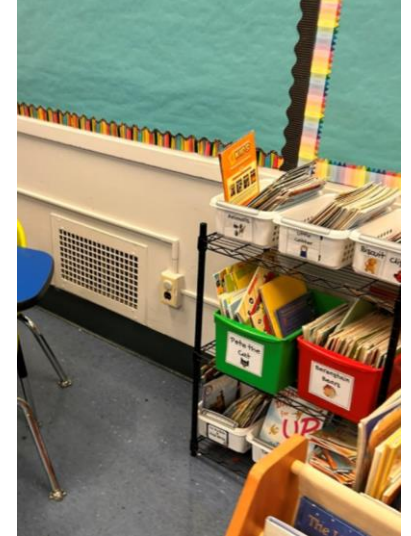
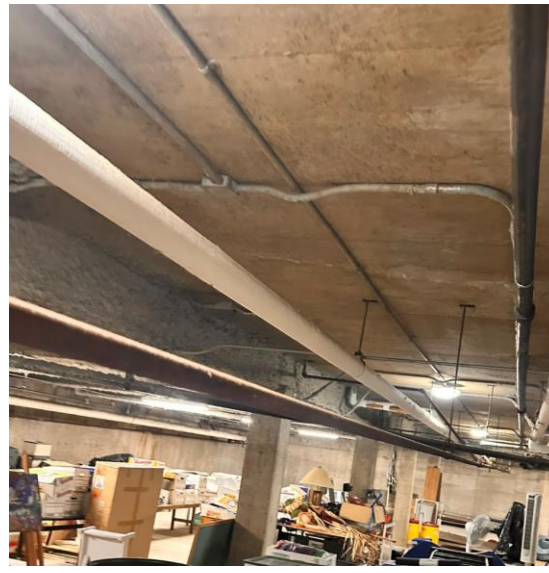
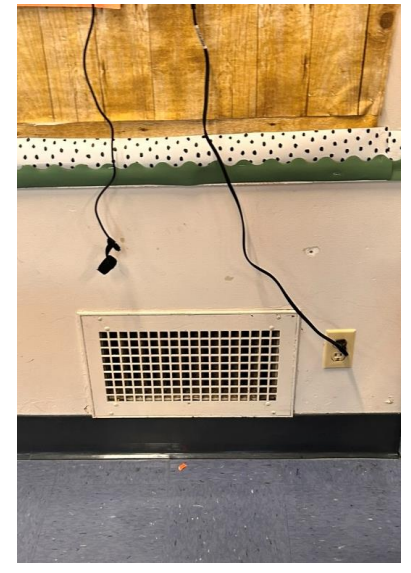
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New Hartford Elementary Mechanical



New Hartford Elementary

Mechanical



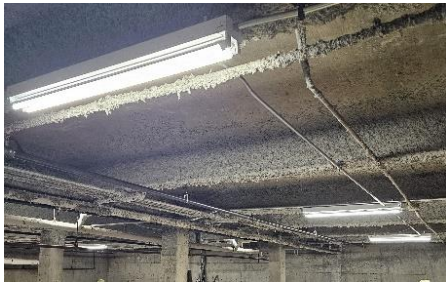
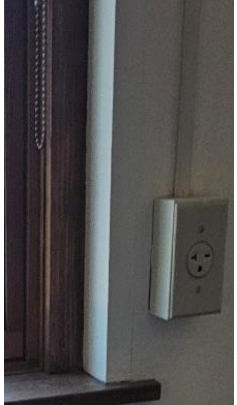
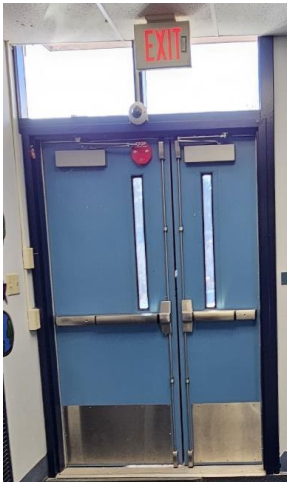
New Hartford Elementary

Mechanical

TAG NO.	ASSESSMENT	SYSTEM / CODE REF.	RANKING					CORRECTIVE ACTION	ITIMIZED ESIMATED COST	REMARKS
			4	3	2	1	n/a			
MECHANICAL SYSTEMS										
M01	Demo Priority 1 Equipment	General				1		Demo equipment such as boiler, pumps, piping, fans	\$ 57,000	☐
M02	Install two (2) propane fired condensing boilers	2021 IMC 309.1				1		Replace the existing poor condition cast iron boilers with two (2) propane fired condensing boilers	\$ 300,000	☐
M03	Install Hot Water Pumps	2021 IMC 309.1			2			Replace the existing poor condition pumps, pads and fittings with new hot water pumps	\$ 80,000	☐
M04	Replace End Use Heating Equipment and Piping	2021 IMC 309.1			2			Replace end use heating equipment to be paired with the proposed hot water system	\$ 462,000	☐
M05	Install Central BMS	General		3				Install a BMS with equipment monitoring and control capabilities	\$ 201,000	☐
M06	Install Smart IAQ Technology	General	4					Install Smart IAQ Technology to serve the classrooms and offices and clean the rooms' return air	\$ 78,000	☐
M07	Replace Toilet Exhaust Fans	2021 IMC 403.1.1.2				1		Replace the toilet exhaust fans that are beyond their useful lifespans	\$ 45,000	☐
M08	Install DOAS for classrooms	2021 IMC 401.2			2			Install Dedicated Outdoor Air Systems to serve ventilation air to the classrooms including units and ductwork	\$ 350,000	☐
M09	Install Gymnasium/Cafeteria Rooftop Unit	2021 IMC 401.2			2			Install a rooftop unit to be dedicated to the Gym/Cafeteria area to serve heating and cooling. Including ductwork	\$ 260,000	☐
M10	Install Office Rooftop Unit	2021 IMC 401.2			2			Install a multizone Office rooftop unit to serve the offices and provide heating and cooling. Including ductwork	\$ 171,000	☐
M11	Install a Fire Ready Range Hood in the Kitchen	2021 IMC 403.1.1.2			2			Install a Kitchen hood with integral fire suppression for additional protection and air quality control	\$ 26,000	☐
M12	Install Kitchen Makeup Air Unit	2021 IMC 508.1			2			Install a Makeup Air Unit in the Kitchen to provide conditioned ventilation air	\$ 22,000	☐
M13	Install Variable Refrigerant Heat Pumps	General			2			Install VRF heat pumps for the proposed areas to be served by the recommended DOAS to provide heating and cooling to the spaces and be paired with the proposed ventilation systems	\$ 710,000	☐
M14	Remove Fuel Oil Tank and Install Propane Tank(s)	2021 IMC 309.1				1		Remove existing fuel oil tank near Boiler and install a propane tank to serve proposed condensing boilers	\$ 700,000	☐
M15	Install Destratification Fans in Gym/Cafeteria	General		3				Install Destratification Fans in the Gym/Cafeteria for more even air mixing	\$ 45,000	☐
MECHANICAL SUBTOTAL									\$ 3,507,000	

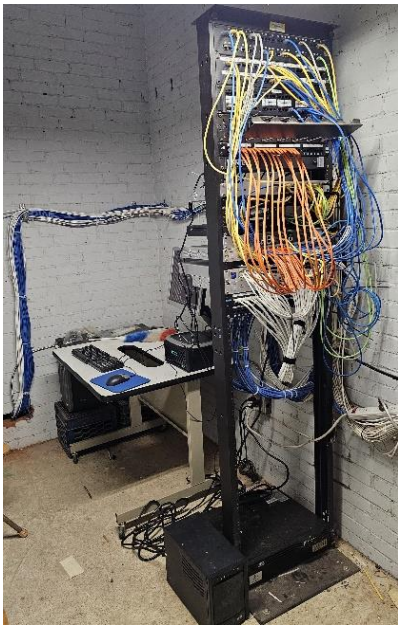
New Hartford Elementary

Electrical



New Hartford Elementary

Electrical



New Hartford Elementary

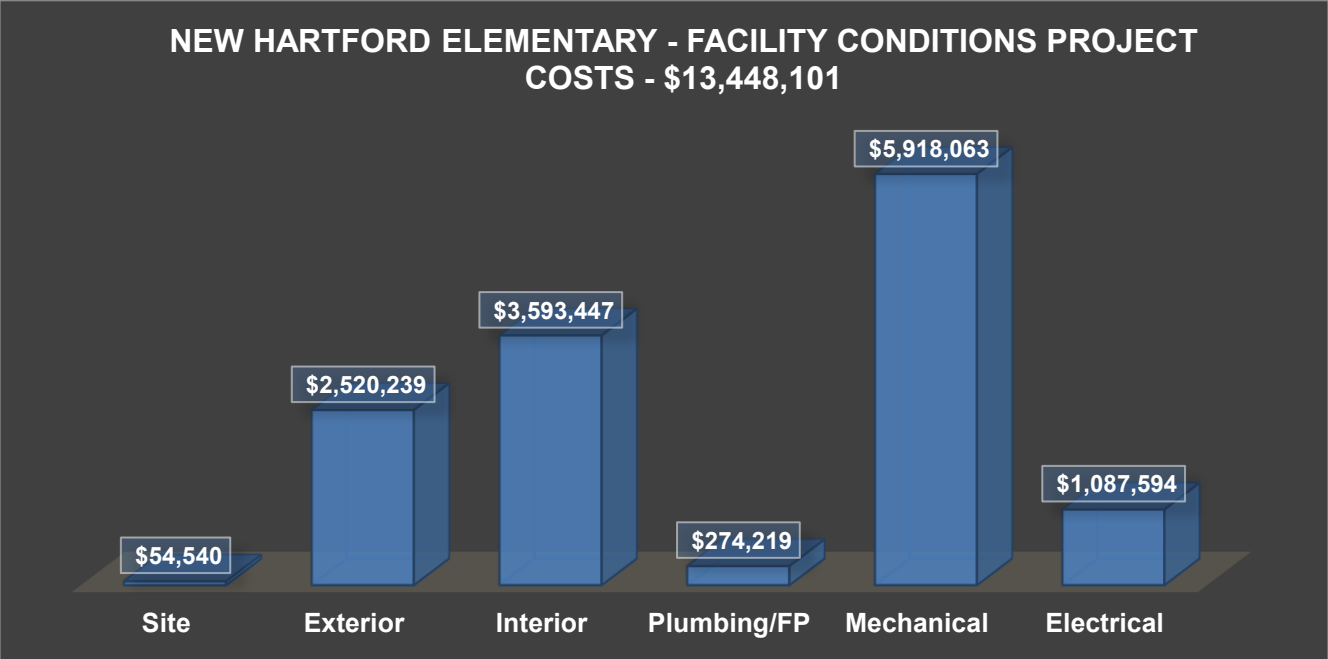
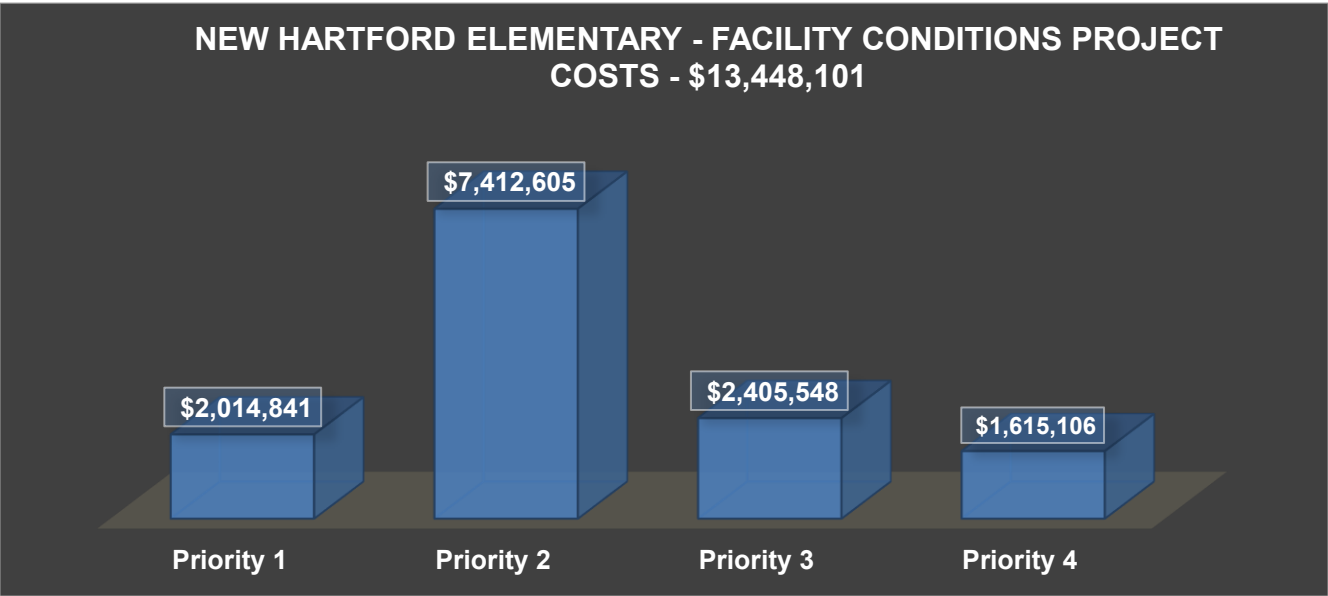
Electrical

TAG NO.	ASSESSMENT	SYSTEM / CODE REF.	RANKING				CORRECTIVE ACTION	ITIMIZED ESIMATED COST	REMARKS
			4	3	2	1	n/a		
ELECTRICAL SYSTEMS									
E01	Replace electrical main switch & main distribution panel manufactured by Federal Pacific in poor condition	General			2		Remove and replace 400A, 208V, 3 phase main service switch, feeder to remain. Remove and replace 400A, 120/208V, 3 phase main distribution panel and feeder. Terminate existing branch circuits to new circuit breakers in panel as required.	\$ 40,000	
E02	Replace (3) electrical panels manufactured by Federal Pacific in poor condition	General			2		Remove and replace (3) 120/208V, 3 phase panels and feeders. Terminate existing branch circuits to new circuit breakers in panels as required.	\$ 40,000	
E03	Circuit index cards for electrical panels are not per code	NEC Article 408.4(A)	4				Trace all active circuits for electrical panels and updated circuit index cards with legible permanent clear identification of every circuit.	\$ 7,000	
E04	Source of supply for electrical panels is not indicated on panels per code	NEC Article 408.4(B)	4				Trace electrical feeders for all panels and install label, indicating each device or equipment where the power originates, permanently affixed to panel and not handwritten.	\$ 3,500	
E05	Lack of lock-on device on circuit breaker feeding the fire alarm system equipment	NEC & NFPA 72 Section 10.6.5.4				1	Install a fire alarm lock-on device kit on circuit breaker feeding fire alarm equipment.	\$ 500	
E06	Electrical panels in public areas are not locked	General			2		Lock all panels in public areas. Replace all locking mechanisms that are not functioning properly.	\$ 300	Recommended good practice to prevent unauthorized access.
E07	Lack of circuit breaker lock, in the on position, feeding the security system, network communications, and master intercom equipment	General			2		Install a circuit breaker lock, in the on position, for security system, network communications, and master intercom equipment.	\$ 200	Recommended good practice to prevent intentionally or accidentally terminating power to these systems.
E08	General power receptacles and cover plates are in fair and poor condition	NEC Article 406.9 & 210.8(B) (1-12)			2		Test all power receptacles for proper wiring and fix as required. Replace all broken receptacles and cover plates or have loose plug-in connections. New receptacles must be tamper-resistant in all public areas and GFCI protected within 6 feet of water source.	\$ 2,500	Tamper-resistant receptacles are required by current code for major building renovation.

E09	Lack of general power receptacles in classrooms requiring the use of extension cords	NEC Article 406.9			2		Install tamper-resistant receptacles in various locations to eliminate the need for extension cords.	\$ 5,500	This will require a study to determine the quantities required in each room.
E10	Non-GFCI type or protected kitchen power receptacles & equipment	NEC Article 406.9 & 210.8(B) (1-12)			2		Test all power receptacles for proper wiring and fix as required. Replace all non-GFCI type or protected, all broken receptacles and cover plates or have loose plug-in connections. New receptacles must be tamper-resistant and GFCI protected.	\$ 2,000	
E11	Replace Interior light fixtures & non-compliant energy code controls	Energy Code			3		Replace all interior light fixtures and controls with LED fixtures and controls with dimming, occupancy, and daylight harvesting to comply with current energy codes.	\$ 235,000	Required for major building renovation only per current codes.
E12	Non dark sky & energy code compliant exterior light fixtures	Dark Sky & Energy Code			3		Replace all exterior light fixture with Full cutoff 3000K LED fixtures to minimize light pollution, glare, and light trespass to comply with dark sky and current energy codes.	\$ 8,500	Required for major building renovation only per current codes.
E13	Lack of ADA accessible exit light fixtures at accessible egress doors	ADA	4				Replace or Add ADA accessible exit light fixtures with the international symbol of accessibility (ISA) for wheelchair access at accessible egress doors.	\$ 1,000	Required for major building renovation only per current codes.
E14	Additional equipment per mechanical report	General			2		New power for additional mechanical equipment.	\$ 30,000	
E15	Mechanical and Plumbing equipment being replaced due to age per report	General				1	Demo & New power for mechanical and plumbing equipment being replaced.	\$ 2,500	
E16	Plumbing piping heat trace being added per plumbing report	General			3		New power for additional plumbing piping heat trace.	\$ 2,000	
E17	Lack of fire alarm pull station at basement egress and notification devices at equipment requiring service in crawl spaces. Lack of hood in kitchen.	NFPA/ Life Safety Code				1	Add fire alarm devices and update programming.	\$ 4,000	
E18	Fire alarm panel discontinued by manufacturer	NFPA/ Life Safety Code			3		Replace fire alarm panel within next 10 years.	\$ 20,000	
E19	Existing electrical service is not sized for air conditioning project	General			2		Demo & new electrical service upgrade for air conditioning project	\$ 160,000	Only required for major mechanical upgrade.
E20	No Existing generator	General			3		New generator and transfer switch for service upgrade and air conditioning project	\$ 80,000	Generator power is not mandated
ELECTRICAL SUBTOTAL									\$ 644,500

New Hartford Elementary

Overall Costs

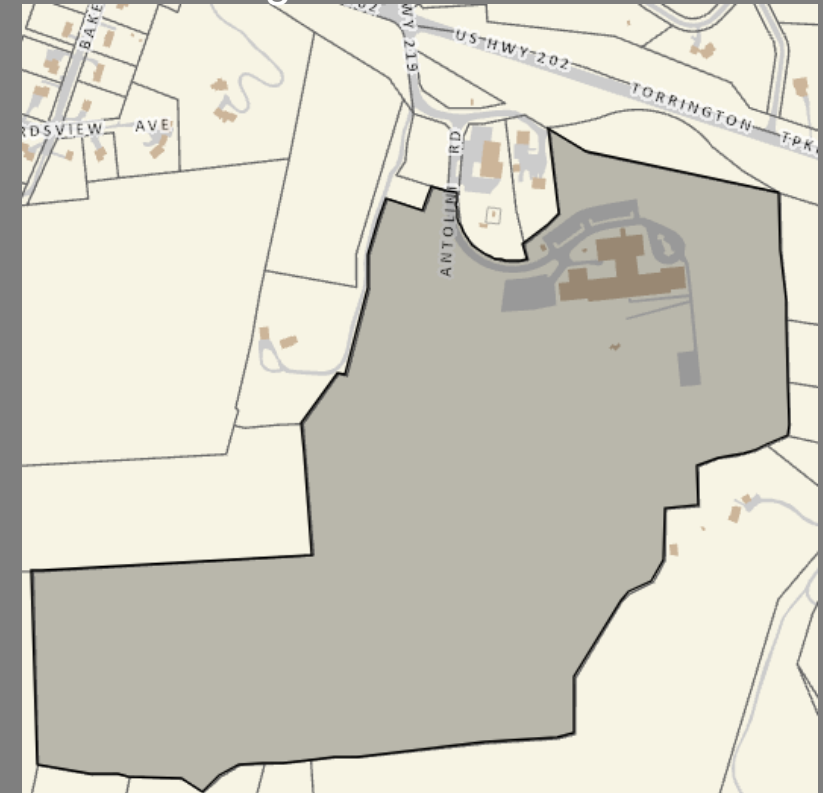




Antolini School



- Constructed in 1968
- Renovations/Additions in 1990 & 1992
- 58,177 gross square feet
- Serves grades 3-6



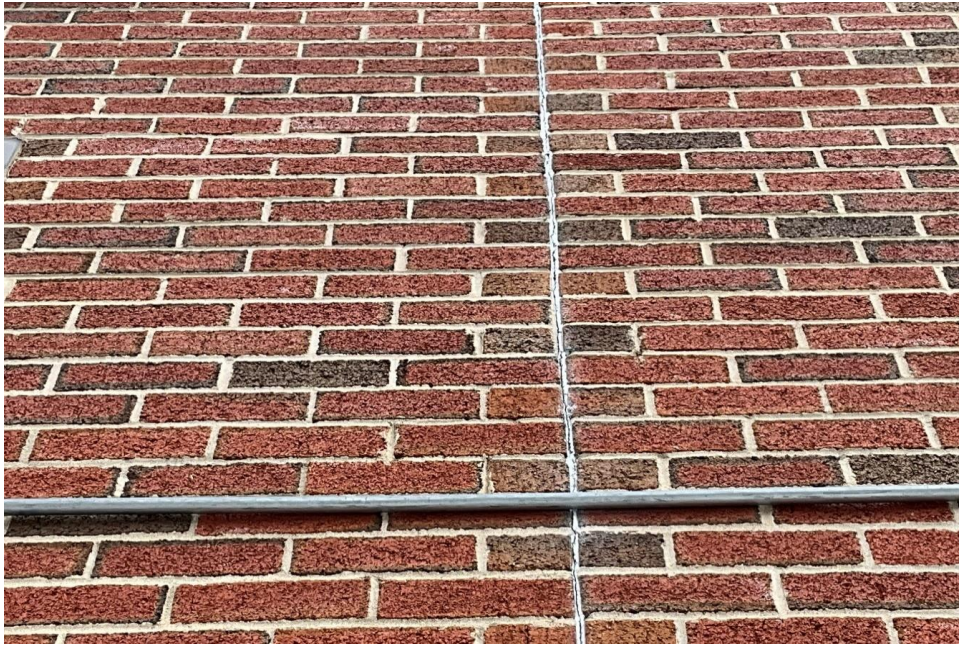
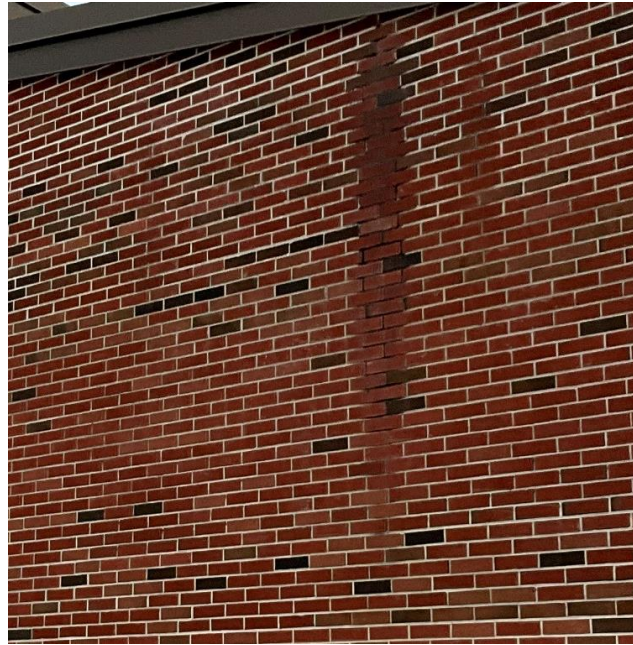
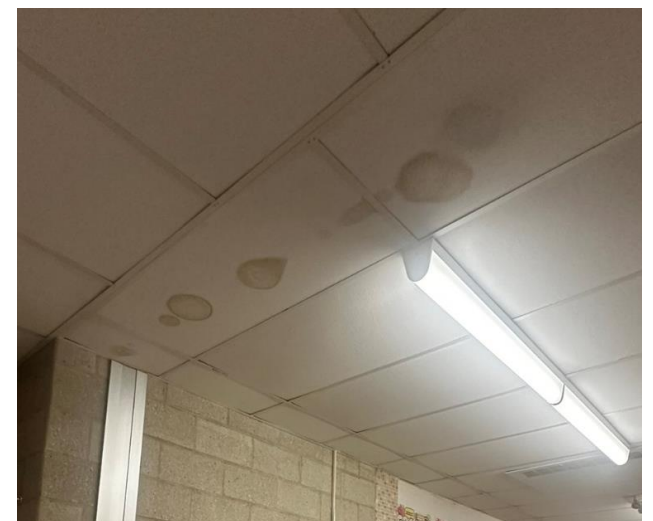
Antolini School

Site/Civil



TAG NO.	ASSESSMENT	SYSTEM / CODE REF.	RANKING						CORRECTIVE ACTION	ITIMIZED ESIMATED COST	REMARKS	
			4	3	2	1	n/a					
SITE CONDITIONS												
S01	There is no direct ramp at the auditorium and gym area	413.6 (ADA) 1101.2 (IBC) ANSI 117.1			2			Install ramp at a running slope not steeper than 1:12. Provide necessary handrails and guardrails.	\$ 22,000		☐	
SITE SUBTOTAL										\$ 22,000		

Architectural: Exterior

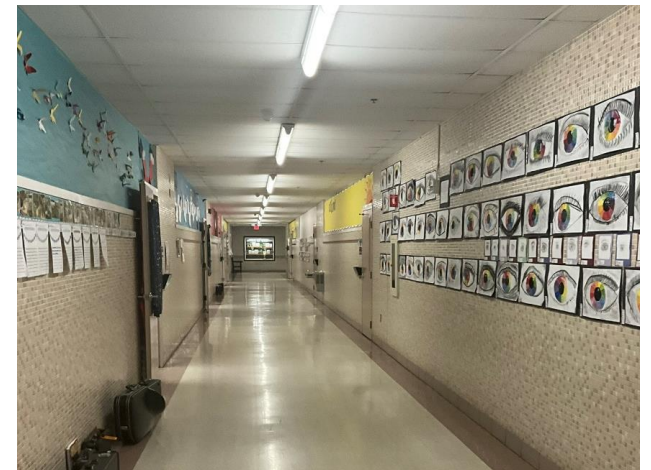


Architectural: Exterior

TAG NO.	ASSESSMENT	SYSTEM / CODE REF.	RANKING					CORRECTIVE ACTION	ITIMIZED ESIMATED COST	REMARKS	
			4	3	2	1	n/a				
EXTERIOR CONDITIONS											
A01	Brick is spalling or mortar is in need of repointing	General		3				Patch, repair, or replace brick and repoint as necessary.	\$ 30,000	Allowance	
A02	Control joints are cracking and failing	General		3				Remove sealant and replace	\$ 4,000		
A03	Expansion joints are failing (water infiltration noted in one area inside)	General			2			Remove sealant and replace	\$ 10,000		
A04	Some lintels are rusting	General		3				Scrape, prime and paint	\$ 1,000		
A05	Some soffits have seams that are spreading	General		3				Remove sealant and replace	\$ 1,200		
A06	Roof is in good condition at about 10 years old	Maint.	4					Provide continued maintenance	\$ 25,000		
EXTERIOR SUBTOTAL										\$ 71,200	

Antolini School

Architectural: Interior



Architectural: Interior



Antolini School

Architectural: Interior

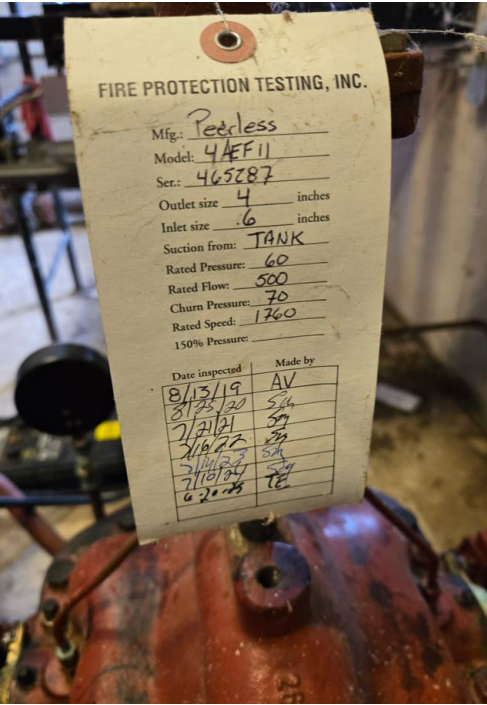
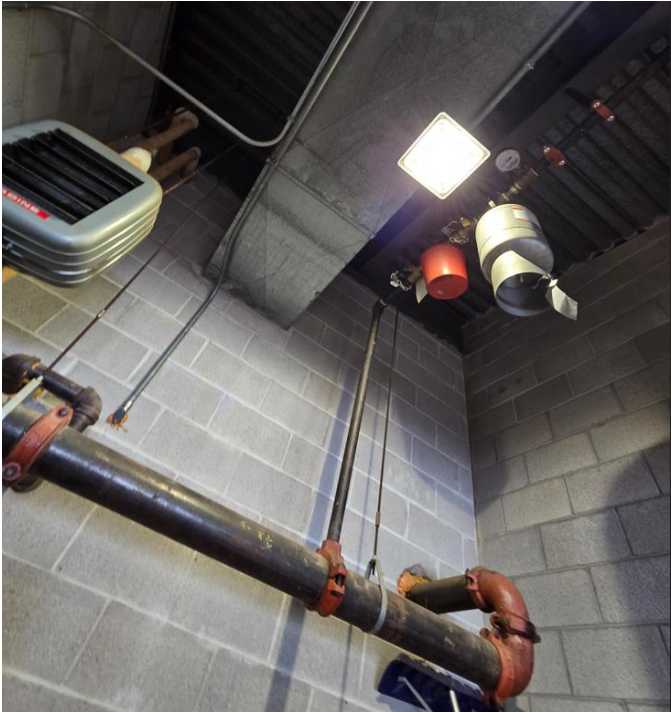


TAG NO.	ASSESSMENT	SYSTEM / CODE REF.	RANKING					CORRECTIVE ACTION	ITIMIZED ESIMATED COST	REMARKS
			4	3	2	1	n/a			
INTERIOR CONDITIONS										
A07	Antiquated locker rooms are in disrepair and used as storage and office space - tile failing at walls and floors	General	4					Renovate these spaces into program usage	\$ 487,500	☐
A08	Minor wear to ground-face CMU in corridors	Maint.	4					Professionally clean	\$ 3,000	
A09	Minor wear to ceramic tile joints	Maint.	4					regROUT as required	\$ 4,000	Allowance
A10	Ceilings are in fair condition with some limited issues exceeding useful life - with mechanical scope all ceilings should be replaced	General	4					Replace ACT ceilings with new 2x2 systems throughout the school to coordinate with HVAC scope	\$ 476,750	☐
A11	Repair gypsum ceiling at Media	General	4					Repair, Tape, spackle, paint	\$ 3,500	
A12	Wired glazing is in some door and windows - no longer be used in doors, sidelites or any other hazardous location.	IBC 2406			2			Replace with tempered glazing	\$ 6,000	☐
A13	Stair configurations at stage sides are not compliant - handrails not compliant and riser height exceeds maximum	1011.5 (IBC) 505.10 (ADA)			2			Rebuilt stairs to meet code and accessibility requirements	\$ 6,500	☐
A14	The required toilet grab bars are not installed	(B)1108.0 (ANSI A117.1) 603-606			2			Install code required grab bars	\$ 3,500	☐

A15	Pipe guards are not installed in all restrooms or kitchen	606.5 ADA			2			Install at all accessible sinks	\$ 7,500		☐
A16	Casework through the school is not compliant due to its height or configuration: insufficient knee space provided at sink	ADA 606 4.32 (ADA)			2			Provide accessible sinks and workstations per ADA Section 4.32. 27" high x 30" wide x 19" deep.	\$ 105,000	(Assumes 14 locations)	☐
A17	Classroom signage is not compliant	ADA 703			2			To meet ADA standards, the signage must be between 48 and 60 inches from the ground, the size of the signage, font size, and braille must be included throughout. Provide new throughout the school	\$ 38,500		☐
A18	The gymnasium doesn't have any wall pads likely due to the fold out tables that line the perimeter	Safety	4					Install wall pads where possible.	\$ 41,600		☐
A19	Heat trace required at all restroom sinks - See Plumbing Tag No. P08	C404.5.1			2			Remove portion of wall at plumbing fixtures to install equipment. Infill wall with like materials.	\$ 24,000	Allowance, Hazmat potential - There may be lead, asbestos or PCBs	☐
A20	New mechanical roof top equipment will require structural supports or modifications	General			2			Provide engineered steel reinforcing, curbs or dunnage require to support RTUs	\$ 72,000	Allowance, See tag No. M09 & M10	☐
A21	Abatement will be needed for many suggested and necessary improvements	HBM			2			Abate and remove hazardous materials	\$ 290,885	ALLOWANCE based on \$5 per SQ FT	☐
INTERIOR SUBTOTAL										\$ 1,570,235	

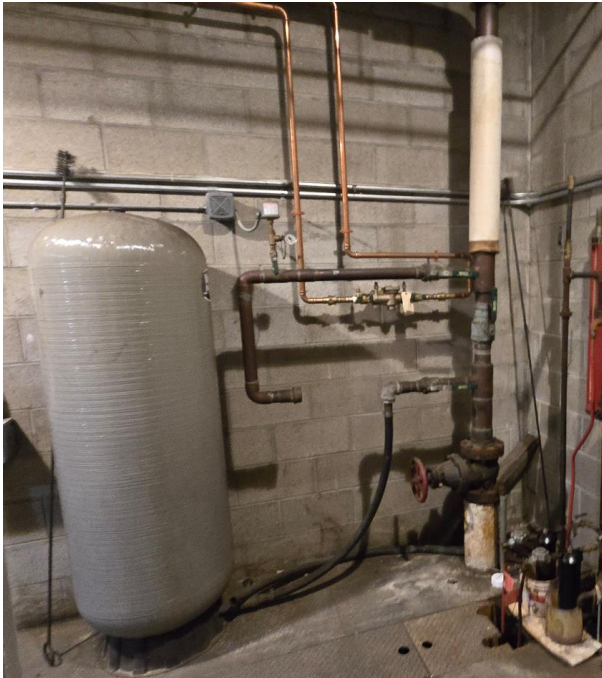
Antolini School

Fire Protection



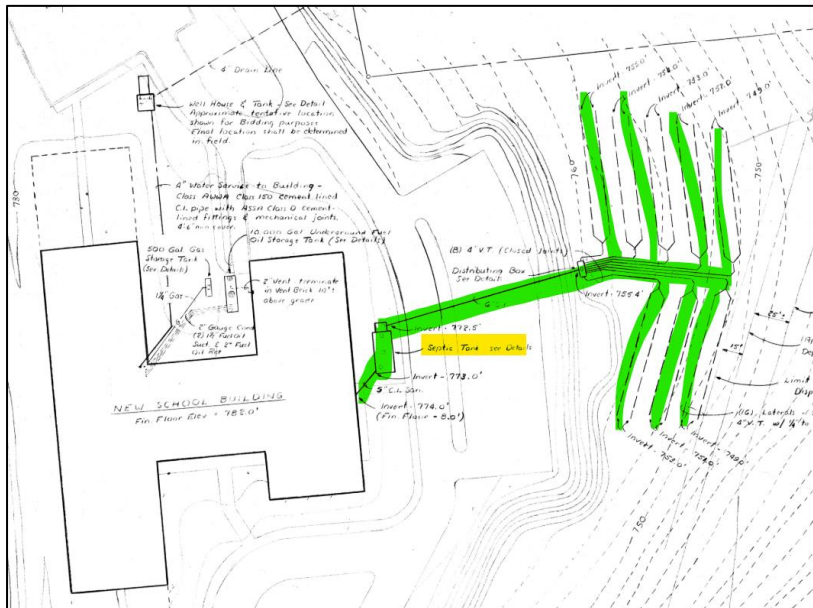
Antolini School

Plumbing



Antolini School

Plumbing



Fire Protection / Plumbing

TAG NO.	ASSESSMENT	SYSTEM / CODE REF.	RANKING					CORRECTIVE ACTION	ITIMIZED ESTIMATED COST	REMARKS
			4	3	2	1	n/a			
PLUMBING/FIRE PROTECTION										
P01	Possibility of lead in piping	CT HB-6761	3					The water supply should be tested for lead content and remediated as required.	\$ 3,800	Hazmat potential - there may be lead, asbestos or PCBs
P02	Pipes have corrosion and missing pipe insulation in mechanical / water service room	IECC C404.5	3					Provide new and continuous pipe insulation on existing pipe to prevent corrosion	\$ 13,000	
P03	Kitchen water heaters are past their serviceable life expectancy and are located in an inappropriate area	General			2			Replace the 80 gallon kitchen electric water heaters in kind as they are both past their serviceable life expectancy and relocate to an appropriate area with floor drain or provide drain pan with leak detector	\$ 45,000	qty 2x \$22.5K each
P04	East and West wing water heaters are past their serviceable life expectancy	General			2			Replace the east and west wing 30 gallon electric water heaters in kind as they are both past their serviceable life expectancy, provide drain pan with leak detector.	\$ 26,000	qty 2x \$13K each
P05	Master thermostatic mixing valve not provided for water heaters	IPC 613.1			2			Provide ASSE 1017 rated master thermostatic mixing valves with temperature gauge on all water heaters except unit serving the Nurse area eyewash	\$ 22,500	qty 3x \$7.5K ea.
P06	Scald prevention device not observed on lavatories	IPC 419.5			2			Provide ASSE 1070 rated thermostatic mixing valves on all handwashing lavatories	\$ 10,500	qty 21x
P07	Water heater pressure relief valves discharging to buckets	IPC			1			Provide thermal expansion tanks on each water heater to manage pressure fluctuations	\$ 6,700	qty 4x
P08	Provide means of hot water temperature maintenance serving lavatories per IECC requirements	C404.5.1	3					Install electric heat trace with insulation on un-recirculated piping serving lavatories up to 2' of the fixture	\$ 26,000	Item required by current code, but likely not during time of original installation
P09	Service and inspect septic system(s) and pump out tank(s) accordingly.	General	4					Service and inspect septic system(s) and pump out tank(s) accordingly.	\$ 2,500	

P10	Camera scope and snake clean all drains and below slab sanitary piping	General		3				Camera scope and snake clean all drains and below slab sanitary piping	\$ 5,500	
P11	Provide trap seal barrier on existing floor drains to prevent traps from drying out	IPC 1002.4.1.4			2			Provide trap seal barrier on existing floor drains to prevent traps from drying out	\$ 1,200	
P12	School cooks meals for Bakerville & New Hartford, determine if grease waste is produced	CT PHC			2			Provide a point of use automatic grease recovery unit on required sinks	\$ 15,000	TBD if this is required, cost is a place holder
P13	The kitchen is classified as type IV requiring a grease trap	CT PHC			2			Provide a point of use automatic grease recovery unit on required sinks	\$ 10,000	
P14	Some plumbing fixtures are dated / original to the building	General	4					Replace legacy Plumbing fixtures with new per Architectural program	\$ 12,000	
P15	Domestic water cross contamination potential on detergent feed	IPC 608.1			1			Provide a backflow preventers on chemical detergent supply line to prevent hazardous cross contamination	\$ 3,300	qty 2x
P16	Exterior gas piping is rusting	NFPA 54, 7.1.3			1			Paint all exterior propane piping corrosion resistant per NFPA.	\$ 250	
P17	Radon testing	General			2			Continue to test for radon per CT regulations to ensure levels remain below State thresholds	\$ 3,500	
P18	Proposed HVAC equipment will be gas fired	General			1			Provide, gas piping, fittings, hangers, regulators, etc. in support of proposed HVAC equipment	\$ 60,000	□
P19	Proposed HVAC equipment will require condensate drainage	General			2			Provide condensate piping, fittings, insulation, hangers, etc. in support of proposed HVAC equipment	\$ 5,500	□
FP01	Continue to maintain & test all systems per NFPA 25 and equipment manufacturer's requirements	NFPA 25			2			Continue to maintain & test all systems per NFPA 25 and equipment manufacturer's requirements	\$ -	no additional cost
FP02	Some piping is corroded in the Pump House	NFPA 13 16.4.2			1			Paint / touch up corroded piping	\$ 5,500	
FP03	Replace the Fire Pump and Diesel Engine and components with in the next 5 years	General			2			Replace the Fire Pump and Diesel Engine and components with in the next 5 years.	\$ 75,000	
FP04	Proposed HVAC upgrades include new ductwork, structure, and equipment	General			2			Adjust existing sprinkler system to facilitate installation of new HVAC ductwork, structure, and equipment	\$ 38,500	□
PLUMBING/FP SUBTOTAL										\$ 391,250

Antolini School

Mechanical



ARCHITECTS
ENGINEERS
INTERIORS

[illegible]

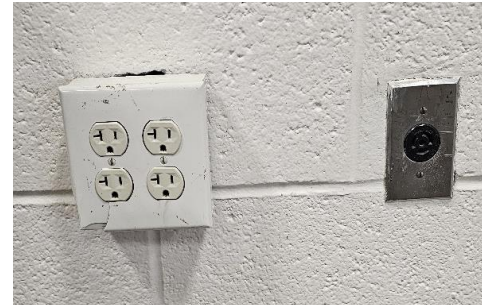
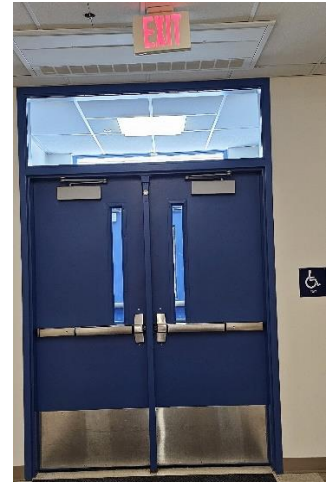
Antolini School

Electrical



Antolini School

Electrical



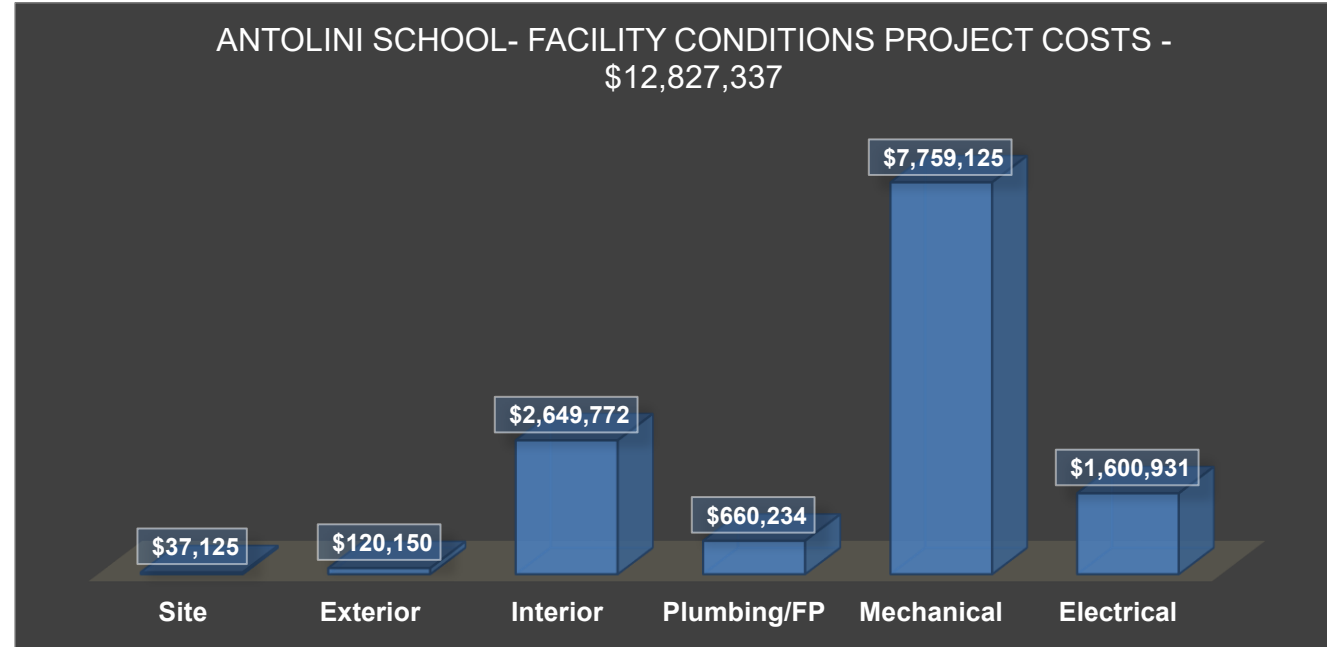
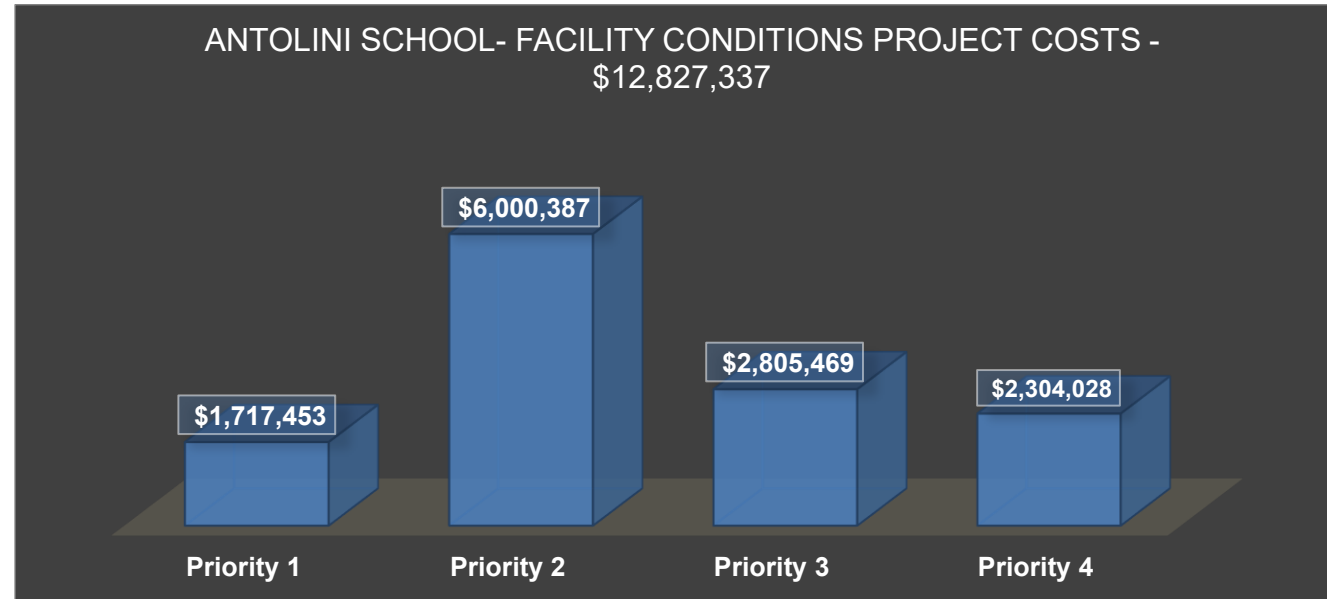
Electrical

TAG NO.	ASSESSMENT	SYSTEM / CODE REF.	RANKING					CORRECTIVE ACTION	ITIMIZED ESIMATED COST	REMARKS
			4	3	2	1	n/a			
ELECTRICAL SYSTEMS										
E01	Circuit index cards for electrical panels are not per code	NEC Article 408.4(A)	4					Trace all active circuits for electrical panels and updated circuit index cards with legible permanent clear identification of every circuit.	\$ 13,000	
E02	Source of supply for electrical panels is not indicated on panels per code	NEC Article 408.4(B)	4					Trace electrical feeders for all panels and install label, indicating each device or equipment where the power originates, permanently affixed to panel and not handwritten.	\$ 6,500	
E03	Lack of lock-on device on circuit breaker feeding the fire alarm system equipment	NEC & NFPA 72 Section 10.6.5.4				1		Install a fire alarm lock-on device kit on circuit breaker feeding fire alarm equipment.	\$ 500	
E04	Electrical panels in public areas are not locked				2			Lock all panels in public areas. Replace all locking mechanisms that are not functioning properly.	\$ 400	Recommended good practice to prevent unauthorized access.
E05	Lack of circuit breaker lock, in the on position, feeding the security system, network communications, and master intercom equipment				2			Install a circuit breaker lock, in the on position, for security system, network communications, and master intercom equipment.	\$ 300	Recommended good practice to prevent intentionally or accidentally terminating power to these systems.
E06	General power receptacles and cover plates are in fair and poor condition	NEC Article 406.9 & 210.8(B) (1-12)			2			Test all power receptacles for proper wiring and fix as required. Replace all broken receptacles and cover plates or have loose plug-in connections. New receptacles must be tamper-resistant in all public areas and GFCI protected within 6 feet of water source.	\$ 5,000	Tamper-resistant receptacles are required by current code for major building renovation.

E07	Lack of general power receptacles in classrooms requiring the use of extension cords	NEC Article 406.9			2			Install tamper-resistant receptacles in various locations to eliminate the need for extension cords.	\$ 12,500	This will require a study to determine the quantities required in each room.
E08	Non-GFCI type or protected kitchen power receptacles & equipment	NEC Article 406.9 & 210.8(B) (1-12)			2			Test all power receptacles for proper wiring and fix as required. Replace all non-GFCI type or protected, all broken receptacles and cover plates or have loose plug-in connections. New receptacles must be tamper-resistant and GFCI protected.	\$ 5,000	
E09	Replace Interior light fixtures & non-compliant energy code controls	Energy Code			3			Replace all interior light fixtures and controls with LED fixtures and controls with dimming, occupancy, and daylight harvesting to comply with current energy codes.	\$ 580,000	Required for major building renovation only per current codes.
E10	Non dark sky & energy code compliant exterior light fixtures	Dark Sky & Energy Code			3			Replace all exterior light fixture with Full cutoff 3000K LED fixtures to minimize light pollution, glare, and light trespass to comply with dark sky and current energy codes.	\$ 9,000	Required for major building renovation only per current codes.
E11	Lack of ADA accessible exit light fixtures at accessible egress doors	ADA	4					Replace or Add ADA accessible exit light fixtures with the international symbol of accessibility (ISA) for wheelchair access at accessible egress doors.	\$ 2,000	Required for major building renovation only per current codes.
E12	Mechanical equipment being replaced due to age per mechanical report	General			1			Demo & New power for mechanical equipment being replaced.	\$ 10,000	
E13	Additional equipment per mechanical report	General			2			New power for additional mechanical equipment.	\$ 30,000	
E14	Plumbing equipment being replaced due to age per plumbing report	General			1			Demo & New power for plumbing equipment being replaced.	\$ 2,500	
E15	Plumbing piping heat trace being added per plumbing report	General			3			New power for additional plumbing piping heat trace.	\$ 2,000	
E16	Existing electrical service is not sized for air conditioning project	General			2			Demo & new electrical service upgrade for air conditioning project	\$ 180,000	☐
E17	Existing generator and transfer switch is not sized for air conditioning project	General			3			Demo existing & new generator and transfer switch for air conditioning project	\$ 90,000	Powering of entire building is optional. ☐
ELECTRICAL SUBTOTAL										\$ 948,700

Antolini School

Overall Costs





Conclusion

Facility Conditions Costs						
School	Site	Architectural	Plumbing / FP	Mechanical	Electrical	Total
Bakerville School	\$ 58,185	\$ 5,882,903	\$ 1,200,234	\$ 4,863,375	\$ 752,119	\$ 12,756,817
New Hartford Elementary	\$ 54,540	\$ 6,113,686	\$ 274,219	\$ 5,918,063	\$ 1,087,594	\$ 13,448,101
Antolini School	\$ 37,125	\$ 2,769,922	\$ 660,234	\$ 7,759,125	\$ 1,600,931	\$ 12,827,337
TOTAL COST	\$ 149,850	\$ 14,766,511	\$ 2,134,688	\$ 18,540,563	\$ 3,440,644	\$ 39,032,255

Facility Conditions Priorities							
School	Priority 1	Priority 2	Priority 3	Priority 4	Total	sq ft	cost per SQ FT
Bakerville School	\$ 1,994,119	\$ 7,879,857	\$ 2,200,863	\$ 681,978	\$ 12,756,817	18,483	\$ 690
New Hartford Elementary	\$ 2,014,841	\$ 7,412,605	\$ 2,405,548	\$ 1,615,106	\$ 13,448,101	23,405	\$ 575
Antolini School	\$ 1,717,453	\$ 6,000,387	\$ 2,805,469	\$ 2,304,028	\$ 12,827,337	58,177	\$ 220
TOTAL COST	\$ 5,726,413	\$21,292,850	\$ 7,411,880	\$ 4,601,112	\$ 39,032,255	100,065	\$ 390

Facility Condition Index Benchmarking

FCI is a nationally recognized metric used to evaluate the overall physical condition of a building in a clear and objective manner.

$$\left[\frac{\text{Total cost of repairs}}{\text{Current replacement value}} \right] \times 100 = \text{FCI\%}$$



Antolini School

$$\frac{\$12,827,337}{\$58,177,000} = 22\%$$



New Hartford Elementary

$$\frac{\$13,448,101}{\$23,405,000} = 57\%$$



Bakerville School

$$\frac{\$12,756,817}{\$18,483,000} = 69\%$$

Facility Condition Closing

The Facility Condition Assessment is not the end of the conversation —it is the beginning of a strategic, district-wide roadmap.

By beginning with a thorough Facility Condition Assessment, we ensure that this Utilization Study is responsible, transparent, and grounded in reality. This is how to move from reactive spending to strategic investment — and from uncertainty to a clear path forward.

