

TOWN OF SUFFIELD

CONDITIONS ASSESSMENT & MASTER PLAN

A. WARD SPAULDING SCHOOL
MCALISTER INTERMEDIATE SCHOOL
SUFFIELD MIDDLE SCHOOL
SUFFIELD HIGH SCHOOL
TOWN HALL ANNEX
SENIOR CENTER

POLICE DEPARTMENT
FIRE DEPARTMENT 1 (HQ)
FIRE DEPARTMENT 2
FIRE DEPARTMENT 3
FIRE DEPARTMENT 4



INTRODUCTION 1

INTRODUCTION

1. Introduction

1.1 Objectives

In January of 2021, Tecton Architects began work with The Town of Suffield, through its First Selectman, Superintendent of Schools, and Joint Facilities Committee to prepare a Municipal Facilities Master Plan for the Town. The intent of the plan was to assess the use and condition of select Municipal and Board of Education facilities and adjacent land to establish a priority, schedule, and budget for most effective use – modernization, replacement, or expansion – that would serve to create a framework for the Town's Capital Plan for the next ten years. Of the Town's twenty-four (24) currently owned/occupied buildings, eleven (11) were identified for inclusion in this study.

1.2 List of Buildings

BUILDING	ADDRESS	SQUARE FOOTAGE	ACREAGE	USE
A. Ward Spaulding Elementary School	945 Mountain Road	71,720	19.5	Education
McAlister Intermediate School	260 Mountain Road	71,925	32.4 (shared)	Education
Middle School	350 Mountain Road	128,233	32.4 (shared)	Education
High School	960 Sheldon Street	181,000	60.48	Education
Police Department	911 Mountain Road	8,955	2.69	Police/Public
Fire Department 1	73 Mountain Road	2,800	3.49	Fire/Public
Fire Department 2	9 Ratley Road	4,100	6.88	Fire/Public
Fire Department 3	3 Copperhill Road	3,388	1.08	Fire/Public
Fire Department 4	776 Thompsonville	2,427	3.46	Fire/Public
Senior Center	145 Bridge Street	11,701	3.27	Municipal
Town Hall Annex	97 Mountain Road	3,289	1.62	Municipal

The analysis of each of the programs and buildings consisted of a thorough review of prior studies and existing building documentation, a building walkthrough, data & document review (plans, reports, warranties, utility bills), a comprehensive and broad-based exiting conditions analysis, a functional, space needs and programmatic needs evaluation informed by various stakeholder focus group meetings, a robust community engagement process (surveys, building tours, Town-wide events, digital access to information), and the delineation of options with associated cost estimates and phasing plans that address current challenges and reflect Town and department goals for the future. In the existing conditions analysis that follows, each facility will be evaluated for condition of site features, exterior envelope, interior finishes, code compliance, building systems, functional requirements, and energy efficiency.

RANKING SYSTEMS DEFINED

1.3 Rankings System Defined

Ranking (range '1' to '5')

Via the site inspections and conditions assessments contained in the detailed report, the design team is providing a condition (or ranking) of various, select building physical components. An itemized course of action may be derived from this ranking as well as strategies and prioritization for maintenance of the facilities.

Vintage (year of construction)

Buildings that were constructed or renovated at different time periods (dates) are assigned a Vintage #. Elements of varying ages are evaluated separately. Vintage #'s for each facility are indicated on the vintage diagram & checklist.

Condition (range 'very poor' to 'very good')

Existing exterior and interior conditions of all building and site elements are determined by the following criteria for evaluation:

Ranking: 1 Very Poor [VP]	An element is evaluated as Very Poor [VP] when:
	- Requires prompt attention. - May last and may need to be replaced in 0 to 5 years. - The element is no longer performing its intended purpose. - Deterioration or damage affects more than 50% of the element. - May contribute to the failure or degradation of other building elements. - Has a severe negative impact on the overall efficiency and/or fiscal sustainability of the facility.
Ranking: 2 Poor [P]	An element is evaluated as Poor [P] when:
	- May last and may need to be replaced in 5 to 10 years. - The element may be approaching the end of its useful life. - Deterioration or damage affects less than 50% of the element. - May contribute to the failure or degradation of other building elements. - Has a negative impact on the overall efficiency and/or fiscal sustainability of the facility. - May last and may need to be replaced in 5 to 10 years.
Ranking: 3 Fair [F]	An element is evaluated as Fair [F] when:
	- May last and may need to be replaced in 10 to 15 years. - The element is functioning as intended and is still within its useful life. - Deterioration or damage affects less than 25% of the element. - There are early signs of wear, failure or deterioration, but the element is structurally sound. - Visible wear and tear is considered typical for a structure of this age and type. - Has a little impact on the overall efficiency and/or fiscal sustainability of the facility.
Ranking: 4 Good [G]	An element is evaluated as Good [G] when:
	- May last and may need to be replaced in 15 to 20 years. - The element is intact, sound and is functioning as intended, within its useful life. - There are few or no cosmetic issues or imperfections. - The element needs no repair other than minor / routine maintenance. - Visible appearance is considered typical for a structure of this age and type. - Has a no impact on the overall efficiency and/or fiscal sustainability of the facility.
Ranking: 5 Very Good [VG]	An element is evaluated as Very Good [VG] when:
	- Needs no attention and may last up to 25 years. - The element is intact, sound and is functioning as intended, within its useful life. - There are few or no cosmetic issues or imperfections. - The element needs no repair other than minor / routine maintenance. - Visible appearance is considered typical for a structure of this age and type. - Has a positive impact on the overall efficiency and/or fiscal sustainability of the facility.

SUMMARY & ANALYSIS 2

INTRODUCTION

Following completion of our analysis, the condition of each of the buildings is as follows:

BUILDING	AGE/CONSTRUCTION	CONDITION
A. Ward Spaulding Elementary	1954 (67 years old) + add/	Needs Work
McAlister Intermediate School	1939 (82 years old) + add/	Needs Work
Middle School	1964 (57 years old) + add/	Poor
High School	2002 (19 years old)	Good
Police Department	1988 (33 years old)	Fair
Fire Department 1	1962 (61 years old)	Needs Work
Fire Department 2	2004 (17 years old)	Good
Fire Department 3	1985 (36 years old)	Fair
Fire Department 4	1975 (46 years old)	Fair
Senior Center	1950 (71 years old)	Good
Town Hall Annex	1976 (45 years old)	Poor

A Town-wide survey illustrated that Town residents most prefer an investment in their schools, followed by an investment in community resources. That same survey identified the Middle School as the Town building requiring the greatest improvement in order to address existing physical conditions or programmatic needs.

A survey of the Joint Facilities Committee aligned with these results: that the greatest need exists at the Middle School, followed by Fire Department 1. The Committee ranked both of these buildings as urgent from an overall conditions, program, and health/safety standpoint.

INTRODUCTION

Through extensive analysis of the existing conditions and programmatic needs, this study identifies that **the greatest needs exist within the Middle School and Fire Department 1**, and therefore ranks them as Tier I (high priority) projects. Police Department and A. Ward Spaulding Elementary School are among the Tier II (moderate priority) projects.

In summary, the prioritization of each building is as follows:

(High Priority) Tier I – Tier II – Tier III (Low Priority)

BUILDING	AGE/CONSTRUCTION
A. Ward Spaulding Elementary School	Tier II
McAlister Intermediate School	Tier II
Middle School	Tier I
High School	Tier III
Police Department	Tier II
Fire Department 1	Tier I
Fire Department 2	Tier III
Fire Department 3	Tier III
Fire Department 4	Tier III
Senior Center	Tier III
Town Hall Annex	Tier II

The analysis outlined in subsequent pages is a cumulative and multi-factorial assessment of existing facility conditions completed by an integrated architectural and engineering team that in addition to the buildings themselves, also incorporates the collection and review of documentation, operational metrics, stakeholder feedback and input from the community at large. The resulting framework will consist of a long-term, phased implementation plan that comprehensively addresses Town needs. **In summary, the greatest need exists at the Middle School, followed by Fire Department 1. Therefore, as a first and highest priority, it is the recommendation of this study that the Middle School campus be initially addressed, with a solution to Fire Department 1 planned in the next five years.**

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

A. INTRODUCTION

A.1 Summary & Analysis

Suffield Middle School serves the 6th grade to 8th grade population of The Town of Suffield. The majority of the building is part of the 1964 original vintage. In 1965 a Vocational Agricultural building was constructed to the Northeast and many small to medium additions were put on the building in 1972 which not only added programmed space around the building, but also connected the main building to the Vocational Agricultural building. The school is centrally located on a large open site at the corner of Mountain Road and Hill Street. A circular drive aisle and bus loop comes off Mountain Road and wraps around inside the half circular courtyard by the main entrance door. This loop connects to a large open parking area to the East which is shared with McAlister Intermediate School.

Refer to Programing, Energy Efficiency & Capital Improvements sections for additional information.

GRADE LEVEL	6-8
STUDENTS	436
BUILDING AREA/SITE	128,489 SF / 32.4 acres (shared)
AGE/CONSTRUCTION	1964 (58), 1965 (57), 1972 (50)

Building Condition: Poor

- Site conditions are poor and traffic flow is not ideal
- Consistent roof leaks, roof was replaced in phases by different contractors with various warranties
- Overall concern with building envelope although it has been well maintained
- Original building well built, but many areas poorly constructed.
- Observed significant inefficiencies due to additions/renovations over time including lack of daylight in educational spaces
- Majority of toilet cores are in poor condition due to age and use.
- While 2002 upgrades addressed some code issues, some accessibility compliance issues remain related to floor & push/pull clearances and reach requirements
- Most major mechanical systems are past or at the end of their useful life.
- Overall MEP systems need a complete overhaul.

SUFFIED MIDDLE SCHOOL

350 MOUNTAIN ROAD, SUFFIELD, CT

CONDITIONS ASSESSMENT & MASTER PLAN



Tecton
ARCHITECTS

3.3



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MEP (*Mechanical, Electrical, Plumbing,*

Fire Protection & Security) D2

Site (*Civil, Landscape, Utilities*) D3

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INTRODUCTION

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

SUFFIELD MIDDLE SCHOOL – 350 MOUNTAIN RD, SUFFIELD, CT

A. INTRODUCTION

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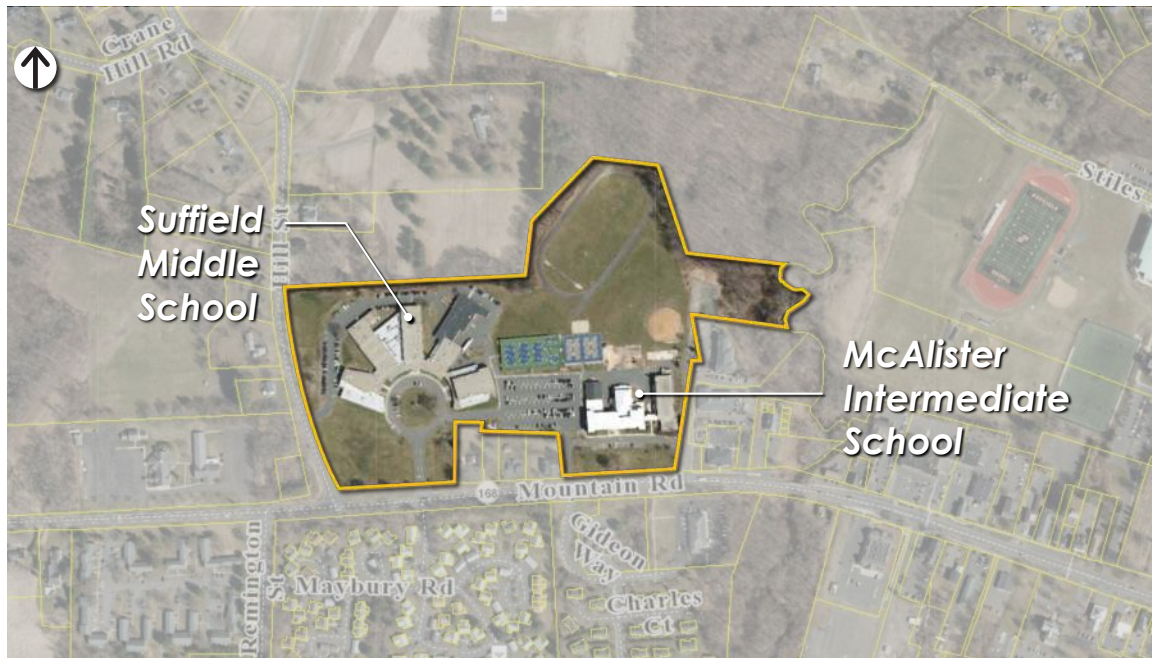
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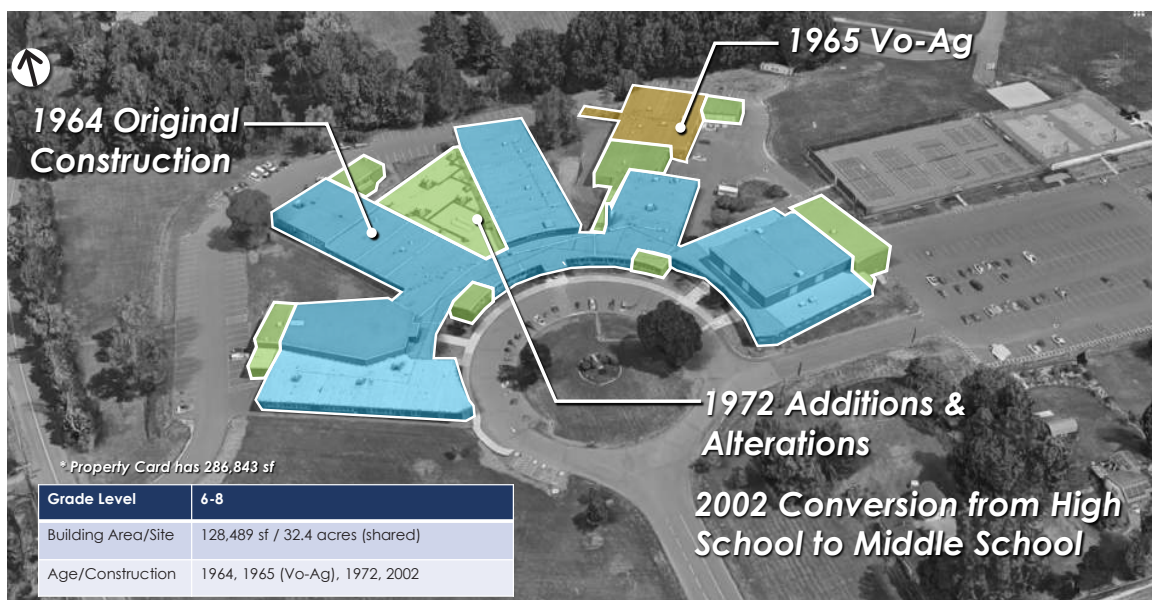
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SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



A1. 1: Aerial View of Existing School and Property



A1. 2: Vintage Plan

DATA & RANKINGS **B**

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

B. DATA & RANKINGS

B.1 Building Data

The Facility:

Name:	Suffield Middle School		
Address:	350 Mountain Rd		
Type / Use:	Middle School		
Total Building Area (SF):	128,489	Original Construction:	1964
Site Area (acres):	32.4 (Shared)	Additions (dates):	1965, 1972
Stories (above grade):	2	Construction Type(s):	
Building / Framing Materials:	Steel/Masonry/Modular	Roof Types & Age:	Modified Bitumen(2006-2014) 2031 (partial) warranty
Split-level / ramps (interior):	Yes	Heating (types):	Hot Water
Stairs (interior):	Yes	Fuel Types:	Natural Gas Non-Central, via indoor and outdoor units
Elevator:	Yes	Cooling (centralized):	Yes, via PTAC units and RTUs
Basement:	No	Ventilation:	208/120 volt, 3 ph, 4 wire 2500 amp
Mezzanine (finished)	No	Electrical:	Yes, exact model not determined
Crawl Space / Tunnels:	No	Generator:	Notifier NFS-3030 Voice Capable
Auxiliary Buildings:		Fire Alarm:	Sewer
Full ADA Compliance:	No Clearances, Toilets, Classroom Sinks	Sewer / Septic	
School Data		Municipal Water / Well	Municipal Water
Enrollment(2020):	436	Sprinklered (full / partial):	Yes, full coverage
Enrollment 10-yr:	359	Parking Count:	340, (200 in shared lot)
Net Enrollment Change:	-77	Meals:	3 waves
Location in Town:	Central	Meal Prep on site?:	Yes
Grade Structure:	6-8	Start Time:	7:40
Pre-K?:	No	Dismissal:	2:20
Athletic Fields:	(3) Tennis Courts, (2) Basketball Courts, Baseball Field, Soccer Field, Track and Field area Playground (All Shared)	Buses:	22, 2 others
		Additional Programs:	No

SUFFIELD MIDDLE SCHOOL – 350 MOUNTAIN RD, SUFFIELD, CT

B.2 Condition Rankings

Rankings:

- 1 Very poor [VP] Requires prompt attention, 0-2 years
- 2 Poor [P] May require attention in 2-5 years
- 3 Fair [F] May require attention in 5-10 years
- 4 Good [G] May require attention in 10+ years

Vintage: **V1**
V2
V3
V4

Exterior		V4 V3 V2 V1				
Component	Material(s)	Condition				Notes
Roofing	Modified bitumen roof	-	2	-	2	Installed 2006-2014, roof leaks present
	Membrane Roof	-	3	3	-	
	Flashing / joints	-	2	2	2	No issues seen, but roof leaks present
	Gutters / downspouts/scuppers	-	2	2	2	Roof drains mismatched and rusted
	Parapet Caps	-	2	2	2	Separated from building, rusting
Walls	Masonry (unpainted)	-	2	2	2	General cleaning/repainting required
	Joints (Building or expansion)	-	2	2	2	Mix of mortar/caulk/missing completely
	Foundations – exposed concrete	-	2	2	2	Spalling concrete
Entrances	Entrance doors	-	3	3	3	Mostly replaced throughout
	Overhead doors	-	-	3	3	Mostly replaced
	Exterior Hollow Metal Doors	-	2	2	2	Rusted at bases due to interior cleaning
Windows	Aluminum	-	2	2	2	Installed early 2000's, hard to open
	Masonry Windowsill	-	3	2	2	Some replaced
	Loose Lintels	-	2	2	1	Signs of deterioration
	Window Screens (exterior)	-	2	2	2	Holes and damage throughout
Walkways / site stairs	Concrete sidewalks		3			Minor cracking, organic growth
	Bituminous concrete sidewalks		2			Minor cracking, organic growth
	Bituminous concrete curb		2			Snowplow damage
Drives / parking lots	Bituminous concrete pavement		2			Cracking throughout
	Pavement striping		3			Striping fading throughout
Landscaping	Lawn		3			Patchy areas
	Plants		2			Some dying plants
	Trees		3			N/A
Recreation	Tennis Courts (Shared with McAlister)		2			N/A
	Basketball Courts (Shared with McAlister)		2			N/A
	Playground (Shared with McAlister)		2			N/A
Other Structures	Vehicular signage		2			N/A
	Catch basin tops		2			Some cracking around basins
	Catch basin structures		2			Drainage issues at West side of site
	Memorial Bench		3			N/A

SUFFIELD MIDDLE SCHOOL – 350 MOUNTAIN RD, SUFFIELD, CT

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Vintage: **V1**
V2
V3
V4

Interior						
		V4	V3	V2	V1	
Component	Material(s)	Condition				Notes
Flooring	Concrete (Epoxy coated)	-	3	2	2	Finishing peeling from concrete
	Concrete (Exposed)	-	3	2	2	N/A
	Vinyl Composite Tile	-	2	2	2	Missing or delaminated tiles
	Vinyl Asbestos Tile	-	-	1	1	Abatement or Encapsulation required
	Wood Plank Stage	-	-	-	2	Signs of wear and tear
	Carpet	-	2	2	2	Some areas of severe wear and tear
	Quarry Tile	-	-	-	2	N/A
	Ceramic Tile	-	2	2	1	Damaged throughout
Walls Surfaces	Masonry (painted)	-	2	2	2	Paint touch-up required
	Masonry (unpainted)	-	-	2	2	Repair needed from previous equipment
	Gypsum Board	-	2	2	2	V3 contains modular wall system
	Glazed Block	-	-	2	1	Settlement cracking and deterioration
	Modular	-	1	-	-	Should be replaced with permanent
	Ceramic Tile	-	2	2	1	Damaged throughout
Ceilings	Gypsum board ceilings / soffits	-	2	2	2	Spalling and unrepaired penetrations
	Acoustic panel ceiling	-	2	2	2	Some missing, damaged, or stained
	Acoustic panel ceiling (moisture & grease)	-	-	-	2	Initially installed, replaced with standard
Interior trim	Wood - Door / Window	-	2	2	2	N/A
	Wall Base – Vinyl / Ceramic Tile	-	2	2	2	N/A
Interior doors	Wood doors	-	2	2	1	Delaminating
	Hollow metal doors	-	2	2	2	N/A
	Hardware	-	2	2	2	N/A
Built-ins	Plastic Laminate Casework	-	2	2	1	V1 contains wood casework
	Countertops	-	2	2	2	Deteriorating surfaces
	Auditorium Seating	-	-	-	2	Missing or broken seat components
Toilet Facilities	Fixtures	-	2	2	1	Non-accessible fixtures
	Partitions	-	2	2	1	Many portions damaged from use
	Accessories (dispensers, driers)	-	2	2	1	N/A
Athletics	Gymnasium floor / play surface	-	-	2	2	Repair/refinish or replace
	Athletic equipment	-	-	2	2	Dated equipment
	Bleacher Seating	-	-	-	4	Recently replaced
	Lockers	-	-	1	1	Dated equipment

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

B.2 Condition Rankings

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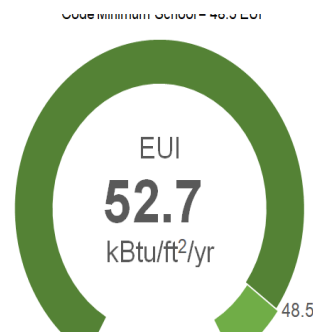
Building Systems						
		V4	V3	V2	V1	
Component	Material(s)	Condition				Notes
Fire Protection	Alarms & Devices	-	4	4	4	In good working condition
	Fire suppression (infrastructure / devices)	-	4	4	4	In good working condition
Plumbing Systems	Infrastructure (pipes, drains, etc.)	-	2	2	2	Infrastructure needs to be updated
	Fixtures	-	2	2	2	Fixtures need replacement
	Overall efficiency	-	2	2	2	Overall efficiency is poor
Mechanical / HVAC	Infrastructure (pipes, ducts, etc.)	-	2	2	2	Infrastructure needs to be updated
	Heating systems	-	2	2	2	Boilers will need to be replaced
	Cooling systems	-	2	2	2	In poor working condition
	Fixtures & equipment (Interior)	-	1	1	1	Some equipment not working
	Fixtures & equipment (Exterior/Roof top)	-	2	2	2	In poor working condition
	Overall efficiency	-	2	2	2	Overall efficiency is poor
Electrical (Service)	Infrastructure (panels, wiring, etc.)	-	3	3	3	Infrastructure in good condition
	Service & distribution	-	3	3	3	Mix of new and old equipment
	Generator	-	2	2	2	Generator in serviceable condition
	Other	-	-	-	-	N/A
Electrical Lighting	Infrastructure (panels, wiring, etc.)	-	3	3	3	Infrastructure in fair condition
	Fixtures (Interior)	-	3	3	3	Many Fluorescent fixtures throughout
	Efficiency (incl. natural & artificial light distr.)	-	3	3	3	Only a few LED retrofits
Security	Access Control	-	2	2	2	Systems installed at various locations
	Cameras	-	2	2	2	Systems installed at various locations

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

B. 2 Benchmarking

MECHANICAL, ELECTRICAL, FIRE PROTECTION, SECURITY			
SYSTEM	EQUIPMENT LIFE EXPECTANCY	EQUIPMENT AGE	USEFUL LIFE PERCENTAGE
Fire Protection System	40 Years	20 Years	50%
Plumbing Water Heater	25 Years	25 Years	100%
Plumbing Piping & Fixtures	40 Years	40 Years	100%
Mechanical Boiler Plant	40 Years	25 Years	63%
Mechanical Piping & Equipment	40 Years	40 Years	100%
Mechanical Air Conditioning	25 Years	10 Years	40%
Mechanical Controls	20 Years	5 Years	25%
Electrical Service & Distribution	40 Years	20 Years	50%
Electrical Lighting	30 Years	30 Years	100%
Electrical Generator	40 Years	30 Years	75%
Fire Alarm	20 Years	25 Years	125%

Suffield Middle School
Code Minimum School = 48.5 EUI



EXISTING CONDITIONS NARRATIVE C

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

SUFFIELD MIDDLE SCHOOL – 350 MOUNTAIN RD, SUFFIELD, CT

C.1 Architectural

Construction:

The majority of the building is part of the 1964 original vintage which is constructed from masonry and a steel superstructure. In 1965 a Vocational Agricultural building was constructed to the Northeast of a similar construction type. Many small to medium additions were put on the building in 1972 which not only added programmed space around the building, but also connected the main building to the Vocational Agricultural building. While most of these additions were of similar construction type, The connector between the two buildings and the infill between B-Wing and C-Wing were a modular construction. No structural issues were observed on initial walkthroughs.

The wings in this building are labeled A through F moving clockwise around the main entrance.

A Wing - Auditorium and supporting spaces, Music/Chorus Classrooms, Central Office Suite

B Wing – Classrooms, Auto Shop, Wood Shop

C Wing - Classrooms, Media Center

D Wing - Main Entrance, Curved corridor, Cafeteria/Servery, Mechanical spaces

E Wing - Storage, IT

F Wing - Gymnasium/Lockers

Exterior:

EXTERIOR (GENERAL): The main entrance faces South towards Mountain Road within the curved courtyard. Each wing has at least 3 additional entrances/egress exits and there are overhead garage doors on the backside of the building in B-Wing and E-Wing.

WALLS: Exterior walls are in fair condition overall. Masonry is in fair condition, requiring repointing and repair mostly at corners and roofs due to moisture infiltration. A former greenhouse, now just a raised exterior planter, sits at the North side of the building. When demolished, roof flashing was left and is still engaged in the exterior wall. This has potential to allow for moisture infiltration and should be removed. Brick staining and efflorescence was observed around the entire exterior envelope. Building joints are in fair to poor condition with a mix of mortar, caulk, and some areas with nothing at all. Exposed foundation walls are spalling and require repair.

WINDOWS/DOORS/ENTRANCES: The main entrance storefront system and interior vestibule doors are in good condition. Windows replaced in 2000 are in fair condition. Masonry window sills are in good to fair condition. Some appear to be much newer than the rest, notably in the Southeast corner of the building. Loose lintels at all exterior windows, man-doors, and overhead doors are rusting and require repair and re-painting to extend their useful life. This is a priority to maintain structural integrity. Overhead garage doors in the 1965 Vocational Agricultural building are in fair condition. Temporary solution of using paper to block view into viewports should be replaced with a more permanent solution. Exterior hollow metal doors are in good condition, almost no rusting was observed.

ROOF: Roofs throughout are a modified bitumen roofing system. They are in fair to poor condition

SUFFIELD MIDDLE SCHOOL – 350 MOUNTAIN RD, SUFFIELD, CT

throughout and all have been replaced between the years 2006 to 2014 and carrying 20 or 30-year warranties. Facilities mentioned there are consistent roof leaks and are concerned with the piece-meal roof replacements by different contractors and many different warranty terms. Roof drains are in fair to poor condition. Most of the roof drains are an older style and are heavily rusted. All roof drains should be replaced when modified bitumen roofs are replaced. Metal parapet caps and coping are in fair to poor condition. Parapets at F-wing are beginning to rust and have separated from the building, leaving space for insect and wildlife infiltration, while other sections are beginning to show heavy rust, particularly on the Southeast corner of the building.

Interior:

INTERIOR SPACES (GENERAL): Overall, the building and all additional vintages have been well maintained. The original building was well-built but some of the other vintages are poorly constructed. Interior spaces are in fair condition throughout including walls, ceilings, and floors. Interior partitions are brick/block or gypsum board, and ceilings are typically acoustic panel. Various additions over the years have reduced or eliminated natural daylight into education spaces, creating poor conditions for educating students.

TOILET FACILITIES (GENERAL): Toilet rooms in the original construction are in poor condition and have received minimal updates. This is especially evident for the toilets by the gymnasium. Floor tile is damaged throughout. Where repairs or plumbing fixture replacement has occurred, the tile does not match adjacent material. Areas of glazed block walls are showing sign of deterioration and isolated settlement cracking. Exposed piping has severe damage to insulation due to its exposure in an unsupervised area. Temporary wood chase enclosures should be replaced with a permanent solution. Toilet room ceilings are generally in poor condition with many damaged, missing, or stained tiles. The women's toilet facility near the gymnasium is in similar condition to the men's but has received some modest upgrades to toilet partitions.

STAIRS(GENERAL): Treads and risers are in fair condition throughout. Guardrails and handrails appear to comply with current code and are in fair condition.

A-WING (GENERAL): The A wing classrooms, Auditorium and Central Office Suite are all part of the original 1964 vintage. A small section of storage space and practice rooms behind the stage were added in the 1972 additions and renovations project. The Music and Chorus rooms are in fair condition overall. These spaces have vinyl composite tile and block tile walls, both of which are in fair condition. There is limited to no acoustical treatment in designated music rooms and should be installed.

CENTRAL OFFICE SUITE(A-WING): The Central Office Suite appears to have undergone recent renovations and is in fair to good condition overall. Limited access was given to this space during initial walkthroughs.

AUDITORIUM (A-WING): The auditorium is in fair condition overall. The exposed concrete slab beneath the seating is in fair condition with no visual signs of deterioration. Carpet installed in this area is in poor condition due to use and age and should be replaced. Concrete masonry unit walls are in fair condition with no visual signs of cracking. The acoustic panel ceiling in the auditorium is in fair condition overall with minimal staining on tiles adjacent to ceiling-mounted diffusers. Auditorium seating is in fair to poor condition with several chairs not functioning or missing components of the seat assembly. Stage area and support spaces are in fair to poor condition overall. Flooring material in support spaces

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is a combination of 8" x 8" asbestos containing material tile and exposed concrete. The ACM tile is showing signs of delamination and cracking and should be encapsulated or abated. The wood plank stage is in fair condition but is starting to show signs of deterioration due to age and use.

B-WING CLASSROOMS: The classrooms throughout the B-Wing are also from the 1964 construction although some updates have been made. Flooring in this area is vinyl composite tile and is in fair to good condition. The acoustic panel ceilings are in fair condition with some sagging. Exposed brick walls in the corridors are in good to fair condition with some small holes from previously hung items. Glazed concrete masonry unit walls within the classrooms are in good condition. The Wood Shop and former Auto shop are at the end of B-Wing. The auto shop is now used as storage with exposed structure in good condition. Mesh partitions have been added to create separate storage compartments and these are in good condition as well. The Wood shop still operates as a functioning wood shop. Overhead garage doors in these spaces are in fair condition. Classrooms in B-Wing have open structure and exposed concrete floors in similar condition to the wood and auto shops.

C-WING CLASSROOMS: This wing is the only space in the building that has a second story. Lockers in C-Wing appear to be original to the building and are in fair to poor condition. Corridors in this wing have a mixture of original 8" x 8" asbestos containing material tile and replacement vinyl composite tile. Inconsistent updates have left some classrooms with hazardous materials that should be abated or encapsulated. Ceilings appear to be in fair condition and are believed to be installed as part of the 2002 conversion from High School to Middle School. Science classrooms are in fair condition overall, also believed to have been part of the 2002 conversion. Doors, hardware, and frames are in fair to good condition throughout this wing. Some deterioration was observed on plastic laminate casework. The rear stair in C-Wing is in fair to good condition overall. The infill addition between B-Wing and C-Wing is a modular construction that has very poor sound isolation between educational spaces and should be addressed. Wood doors in this area are starting to delaminate and should be replaced. Scattered instances of millwork within this area have been replaced and are in good condition. The rest is original to the 1972 addition and should be brought up to current standards.

C WING TOILET FACILITIES: The toilet facilities within C-Wing are in fair condition overall. Glazed block walls have been painted over and are in fair to poor condition with some areas flaking and peeling from the subsurface. This is especially evident at the base of walls and behind fixtures. Toilet partitions are in fair to good condition. Toilet rooms have exposed piping with missing or damaged insulation. Some areas of missing or damaged block and/or access panels have been temporarily covered in plywood. These conditions required repair or a more permanent solution.

MEDIA CENTER (C-WING): It appears that recent updates have been made in the Media Center to floors, ceilings, and wall finishes. These elements are all in fair to good condition.

CAFETERIA/SERVERY(D-WING): The Cafeteria and Servery are in fair condition overall. Like McAlister, surface mounted conduit has been installed as retrofit at existing masonry interior walls. This conduit is not aesthetically pleasing and is an additional opportunity for damage due to its age and use. Ceilings are in fair condition with some observed missing and/or damaged tiles. The doors into the Servery are in fair to good condition. The kitchen dry storage rooms are in poor condition due to age and use. Vinyl tile floor has missing tile and/or delaminated or cracked tiles. Hollow metal doors leading to the exterior are showing signs of deterioration at the base due to moisture, use, and cleaning. Servery and Kitchen ceilings are in poor condition. Moisture and grease resistant tiles appear to have been installed initially but over time replacement tiles have been normal acoustic panels. Quarry tile floors are in fair condition. Glazed masonry walls are in fair condition with some damage due to use and age.

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ADMIN SUITE(D-WING): The Administrative Suite is in good condition overall. It appears to have received recent upgrades. The carpet, painted masonry and gypsum board walls, and tile ceilings are all in fair to good condition.

E-WING: E-Wing is broken out into the original Vocational Agricultural building and the infill that connects it back to D-Wing. The 1965 Vocational Agricultural spaces were housed in a standalone building until the 1972 additions added a modular construction infill. The infill construction has very poor sound isolation between educational spaces and should be addressed. Millwork is seen significantly less throughout this wing and what does exist is in poor condition. Windows installed in this area were poorly caulked at heads, jambs, and sills on initial installation, allowing for the potential of moisture and air penetration. Corridors in the modular construction have some scattered areas of exposed slabs, cracked tiles, and replacement tile pieces that do not match adjacent materials. The West side of the 1965 Vocational Agricultural building has been renovated to an IT department. This area is in fair to good condition overall. Limited access was given to review this area during the walkthrough. The east side of this building houses limited programmed space and is primarily used as storage. This area is in fair to poor condition overall and has received limited finish upgrades since its original construction in 1965. The corridors in E-Wing are believed to be ACM floor tile, likely original to the structure, and should be abated or encapsulated.

E-WING TOILET FACILITIES: Toilet facilities in E-Wing are in fair condition overall with ceramic floor tile and painted masonry walls. Toilet partitions, possibly original to the structure, are in poor condition and need replacement. Severe damage and deterioration were observed at wall mounted heating units due to age, use, and proximity to plumbing fixtures. The ceiling in this area is in fair condition.

GYMNASIUM (F-WING): The gymnasium and support spaces are original to the 1964 construction and are in fair to poor condition overall. The original wood plank floors are in poor condition and in need of significant repair or replacement. Walls in this space are a combination of masonry and acoustic masonry and are in fair condition. There are two roll up curtains that are in fair to good condition and were functioning at the time of the walkthrough. Bleachers appear to have been recently replaced, are in fair to good condition, and are operable according to facilities at the time of our walkthrough. Former shower and lockers areas are functionally obsolete and in poor condition overall. These showers are currently being used as storage space that is openly accessible to students. Toilet facilities are in fair to poor condition overall. Glazed block walls are showing signs of deterioration and isolated settlement cracking. Metal toilet partitions are in poor condition and should be replaced. Lockers appear to be in fair condition and overall functioning. Locker room ceilings show signs of spalling or instances of penetrations that have not been repaired or infilled. Tile flooring has missing or damaged tile throughout. Boys locker room has severe damage due to moisture infiltration from mechanical equipment or the environment. Facilities has constructed wood changing areas adjacent to lockers that are in fair condition overall.

Code & Safety

ADA: While the 2002 upgrades addressed some code and accessibility compliance issues, many remain related to floor and push/pull clearances. In general, toilet facilities have not received upgrades to work towards ADA compliance. An elevator does exist that goes up to the second story space in C-Wing. Some classrooms within this wing have received casework updates but others remain non-compliant. Modest ADA-compliant modifications have been made to toilet facilities within C-Wing, but they are not consistent. Several ramps exist in E-Wing that are not ADA compliant. These currently

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serve storage space but will need to be made compliant to use this as programmed space. E-Wing also contains non-accessible toilet facilities. Door and floor clearances are not in compliance. The majority of toilets in F-Wing are also non-accessible.

SAFETY: Lack of appropriate storage space around the gymnasium has led to former shower areas being used as storage. These areas are open to student traffic and could be a hazard if students were to access stored items. Existing ramps around shop classrooms are very steep with a door directly at the bottom. Some abatement has been completed throughout the building.

C.2 MEP

B.4 Plumbing/Fire Protection:

HOT WATER GENERATION: The buildings existing domestic hot water is generated via multiple natural gas and electric water heaters throughout. The water heaters vary in age and size, and are located in different rooms throughout the building. Some of the water heaters are newer and in good working condition, some are a bit older and nearing the end of their useful lives.

DOMESTIC WATER SERVICE: The existing building is currently served by a municipal domestic water service. The service looks to be original to the 1965 construction with some valve replacement and appears to be in fair condition.

DOMESTIC WATER PIPING: Domestic water piping was observed to be a combination of copper and steel piping. The piping is original to the 1965 construction with some enhancements during renovations along the way. Overall the majority of the piping appears to be approximately 50 years old and at the end of its useful life.

PLUMBING FIXTURES: The plumbing fixtures in the building vary in age from different renovations. The majority of plumbing fixtures are approximately 40 to 50 years old with the newest being around 20 years old. Many of the plumbing fixtures are failing and at the end of their useful lives.

SANITARY SERVICE: The building is served by a municipal sanitary service. The service appears to be original to the construction and is in fair working condition.

STORM SERVICE: There is a roof drain system on the roof that serves as the storm service. The rain travels down through the storm piping to the storm main in the street.

NATURAL GAS SERVICE: There is a natural gas service located outside of the building. The service and piping appear to have been updated and are in good working condition.

FIRE PROTECTION: The building contains a fire protection service. The building is fully sprinkled and the fire protection system appears to be in acceptable condition.

B.5 Mechanical:

HEATING SYSTEMS: The existing boiler plant consists of two natural gas cast iron boilers located in the mechanical room. The boilers are manufactured by Smith and have an output of 3,567 MBH. The boilers are approximately 40 years old and at the end of their useful lives. Hot water is distributed throughout the building via a pair of base mounted pumps, these pumps distribute heating hot water from the boilers to the building heating equipment. The pumps are approximately 40 years old and at the end of their useful lives.

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HOT WATER PIPING: The hot water heating systems consists of Steel and Copper piping. This piping varies in age dating back to the original 1965 construction. Some of the piping was updated during the 2002 renovation, and that piping is in fair condition. The rest of the piping is between 30 and 50 years old and at the end of its useful life.

TERMINAL UNITS: The building consists of hot water wall convectors, fin-tube radiation, and unit heaters to provide perimeter heat to various rooms. These pieces of mechanical equipment vary in age but are overall old and past their useful life expectancies. A majority of the classrooms and offices contain a unit ventilator or a packaged terminal air conditioner (PTAC) unit. The unit ventilators and PTAC units utilize hot water coils and the hot water coming from the boiler plant to provide heating. All of the PTAC units and only some of the unit ventilators utilize a refrigeration coil to provide cooling. Each unit ventilator that provides cooling has its own condensing unit that sits outside of the building. The unit ventilators, PTAC units, and condensing units were installed during the 2002 renovation and are nearing the end of their useful lives. There are seven hot water variable air volume (VAV) boxes located in the staff office area of the building. Each VAV box provides hot water reheat and air volume variation to the air distributed by rooftop unit (RTU)-5. The VAV boxes were installed in 2002 and are nearing the end of their useful lives. A hot water fan coil unit provides heating to Lobby D110. The fan coil unit was installed during the 2002 renovation and is nearing the end of its useful life.

VENTILATION SYSTEMS: The unit ventilators and PTAC units throughout the building provide ventilation air to the spaces they serve. The unit ventilators and PTAC units are not working efficiently and are not ventilating properly, they are at the end of their useful lives and will need to be replaced. There are six rooftop units that provide heating, cooling, and ventilation to the spaces they serve. All six units were installed in 2002 and are nearing the end of their useful lives. There are eight air handling units located within the building, six serve the Gymnasium and two serve the Locker Rooms. Each air handling unit provides heating, cooling, and ventilation air to the rooms they serve. All eight air handling units are approximately 40 to 50 years old and are past their useful lives. The kitchen contains a make-up air unit that provides outdoor to the space whenever the exhaust hood is in use. The make-up air unit is approximately 40 to 50 years old and past its useful life. A majority of the rooms throughout the building contain an exhaust fan that takes all of the exhaust air out of the building. The exhaust fans vary in age but most of them were installed during the 2002 renovation. The exhaust fans are approximately 20 years old and at the end of their useful lives.

COOLING SYSTEMS: Cooling is provided to the building through the various mechanical equipment mentioned above. There is no cooling plant in this building. The PTAC units and some of the unit ventilators provide cooling to the classrooms and offices through a direct expansion coil located inside of the units. The unit ventilators each have their own condensing unit located outside or on the roof to provide refrigerant to the coil while the PTAC's contain that within the unit itself. The six rooftop units provide cooling to the spaces they serve through a direct expansion coil within the unit itself as well. There are two computer room air conditioning units that supply cooling to each computer room respectively. These air conditioning units were installed in 2002 and are nearing the end of their useful lives. The condensing units that provide the refrigeration for cooling to all of the mechanical equipment appear to be 20 to 40 years old and are at the end of their useful lives. The existing air handling units serving the Gymnasium and Locker Rooms provide outdoor air cooling to their respective spaces as well.

DUCTWORK: The ductwork throughout the building varies in age. The ductwork serves the rooftop units, air handling units, exhaust fans, computer room air conditioning units, and the make-up air unit. A majority of the ductwork was installed in 2002 and is now nearing the end of its useful life. All other ductwork is

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approximately 50 years old and past its useful life.

CONTROLS: The building does not have a Building Management System (BMS). The building contains electrical temperature sensors and controls in various room locations.

B.7 Electrical:

MAIN ELECTRIC SERVICE: The utility electric service originates within a transformer vault located inside the building adjacent to the main electric room.

The main electric service for the building is rated 2,500 Amps, 208/120 volts, 3-phase, 4-wire, and includes a service switchboard with a main circuit breaker disconnect switch, utility company metering compartment, and (3) distribution sections. This service and main switchboard were installed in the 2002 renovation/conversion. The service equipment is in good working condition and replacement parts for the GE Spectra Series equipment are readily available. Utility demand records indicate this service has peaked with approximately 800 amperes of continuous load therefore any proposed expansion on the existing 2500 ampere service should not be an issue.

ELECTRICAL DISTRIBUTION: The electrical distribution consists of conduit and feeders from the main switchboard distribution sections to branch circuit panel boards located throughout the building. A 600 ampere auto transfer switch is provided for powering optional standby loads.

GENERATOR: A pad mounted gas fired standby generator is located outside the main electric room. The exact capacity and operational history for this unit has not been determined. This system provides power to a 600 ampere auto transfer switch (ATS) that serves as the source of power for optional standby loads in the building. This generator is beyond useful life but can continue in service with proper preventative maintenance.

LIGHTING SYSTEMS: The interior lighting throughout the building consists of linear fluorescent systems incorporated into 2x4, 2x2, 1x4 recessed and surface mounted troffer light fixtures. The fixtures were installed as part of the renovation and expansion project in 2002.

Exterior lighting has been upgraded to LED type floodlights and wall packs.

Emergency lighting systems for the building are provisioned through multiple systems:

- a. Two Standard Time emergency inverter / battery backed systems provide served from an emergency branch circuit served off of the emergency generator. These systems appear to be operational but are extremely old and well beyond useful life.
- b. Self-contained twin head battery units are scattered throughout the buildings stand-alone units or twin heads incorporated into exit sign assemblies.
- c. Exit signs are installed with integral batteries and chargers.

Lighting control consists of wall mounted switches. Ceiling mounted occupancy sensors were incorporated into various rooms throughout the building.

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FIRE ALARM SYSTEM: The fire alarm system in the building consist of a Notifier NFS-3030 fire alarm control panel, voice handset stations, remote annunciator panel, ADA compliant speaker/strobe units, ADA compliant strobe only units, manual fire alarm pull stations, smoke detectors, heat detectors, duct mounted smoke detectors with remote test switches, and sprinkler system flow and tamper switches. The fire alarm control panel is a newer upgrade with the majority of the peripheral devices from the former system integrated into the operation of the new control panel. This system covers the entire school and appears to be code compliant in coverage. This system is in good working condition.

COMMUNICATION SERVICES: Cable TV service is utilized in the building. Service cable enters the building and distributes through multiple amplifiers to distribution hubs throughout.

Fiber service is provided to the building and distributed throughout.

Communication services enter the main telecomm room via multiple 4" conduits brought in from the street.

MDF and IDF rooms are provisioned throughout the building at locations that promote the proper coverage to conform with network cabling distance limitations. Building horizontal cabling is Cat 6 with PoE type network switches installed on two post racks. The rooms are appropriately outfitted with grounding and bonding, basket tray rack and dedicated cooling systems.

Wireless access points are provisioned throughout and appear to be the Aerohive AP250 series.

Franklin Time clock and program equipment is provided in the building.

Infinias access control for security is provided throughout.

Avigilon camera equipment in use at the facility.

Ceiling and wall mounted speakers are provided throughout for general paging.

C.3 Site

SITE (GENERAL): Suffield Middle School its centrally located on a large open site at the corner of Mountain Road and Hill Street. A circular drive aisle and bus loop comes off Mountain Road and wraps around inside the half circular courtyard by the main entrance door. This loop connects to a large open parking area to the East which is shared with McAlister Intermediate School. A secondary drive aisle loop connects this parking area around the back of the school and exits onto Hill Street. Additional parking is located along either side of this secondary loop. To the East of the Middle School are shared athletic fields. Site traffic flow, parking, and security are a major concern on this site. Unsecured perimeter access is also a security issue.

WALKWAYS/SITE STAIRS: Concrete sidewalks are in fair condition with some control joints containing organic growth. Concrete sidewalk at curb cuts appears to be much newer than adjacent walkways. Bituminous concrete sidewalks along the rear of the building are in fair to poor condition. Cracking can be seen throughout with organic growth coming through.

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ROADWAYS/PARKING: Painted concrete and bituminous concrete curbs are in fair condition with snowplow damaged observed around the front loop. Drive aisle and parking around this loop are cracking and in fair condition. Concrete aprons to rear garage doors show heavy cracking and are in poor condition. The bus loop is too small for modern buses and there is not enough dedicated parking at the Middle School.

LANDSCAPING: Lawns throughout are in fair to good condition with minimal patches of missing grass. Rock garden along exterior wall at the front sidewalk is in good condition, however, some plants appear to be dying and routine maintenance is recommended.

ATHLETIC FIELDS: Athletic fields consist of the following: 3 Tennis Courts, 2 basketball courts, a baseball field, a soccer field, and a track and field area. There is also a playground just outside the rear entrance to the school. Playground equipment appears to be in good condition. These fields and playgrounds are shared with the McAlister Intermediate School. Although on a shared site, the fields are remote from the Middle School and there are limited outdoor opportunities for education.

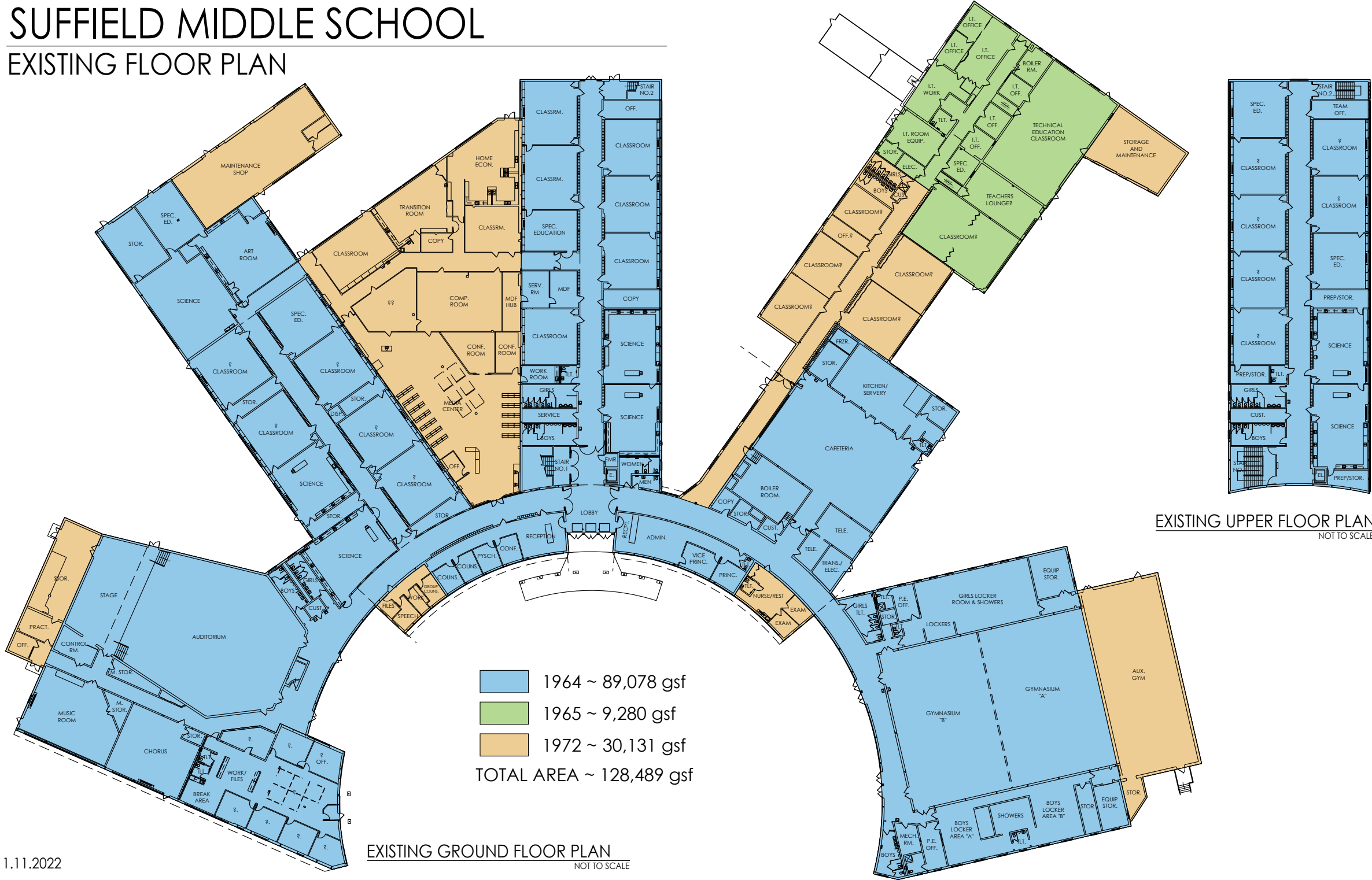
OTHER STRUCTURES: Cracks travel down sloped asphalt drive aisles to catch basins. Asphalt is cracked and depressed around the catch basin tops with organic growth coming through. A known drainage issue was expressed by facilities at the time of the walkthrough. The catch basin tops are in fair condition with some chipped edges beginning to show. Concrete memorial bench near main entrance is in good condition. Limited areas exist for snow storage.

PHOTO LOG D

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SUFFIELD MIDDLE SCHOOL
EXISTING FLOOR PLAN



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● D1. 1: Detail view of window opening in original 1964 building.



● D1. 2: Detail view of loading/receiving area at cafeteria.

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● D1. 3: View of garage doors into 1965 Vo-ag addition (left) and 1972 addition (right). Currently used for facilities.



● D1. 4: View toward original Vo-ag 1965 addition, now renovated tech room.

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● D1. 5: View of typical exterior wall in 1965 Vo-ag addition. Note spalling concrete foundation wall



● D1. 6: Detail view of 1965 Vo-ag addition, note deteriorating steel lintels above windows and spalling concrete foundation wall below.

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● D1. 7: View of 1972 stage storage addition

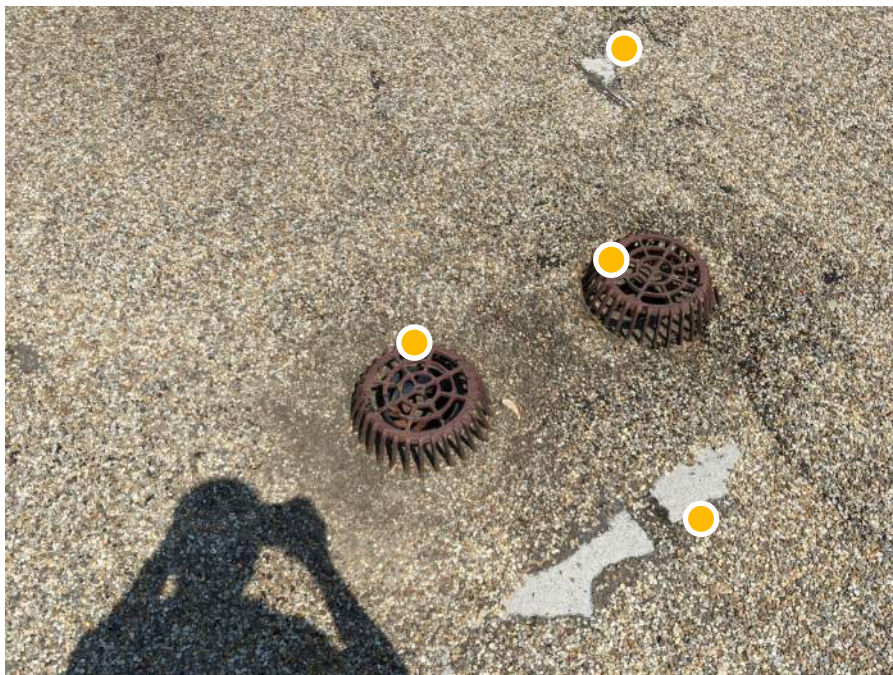


● D1. 8: View of 1972 addition roof in foreground with original 1964 two story classroom wing beyond.

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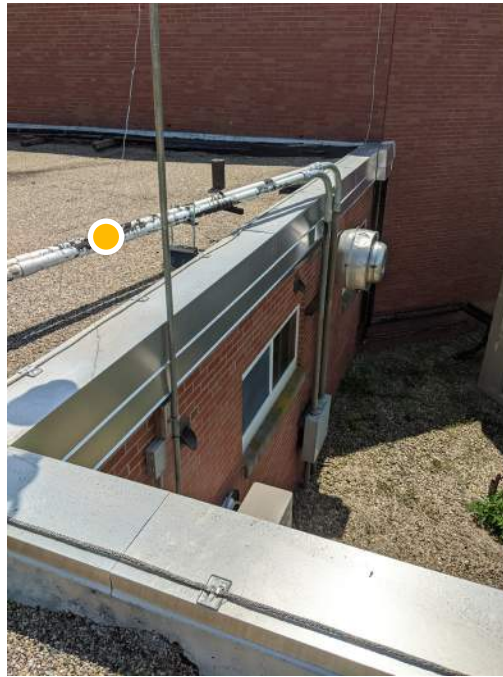


D1. 9: View of 1972 addition roof (left) with original 1964 two story classroom wing beyond.



D1. 10: View of built up roofing with double roof drain, note portions of the roof have exposed built up with limited gravel protection.

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● D1. 11: View of original 1964 construction with surface mounted electrical conduits, roof mounted, into original electrical room.



● D1. 12: Detail view of original 1964 construction, two story portion, with surface mounted electrical conduits, roof mounted, into original electrical room.

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- D1. 13: View of original 1964 gymnasium foreground with 1972 auxiliary gym addition in background.



- D1. 14: Roof mounted barrel vault skylights into media center, part of the 1972 additions and modifications.

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● D1. 15: View of entry to gymnasium portion of the building, original 1964 with window modifications in 2002.

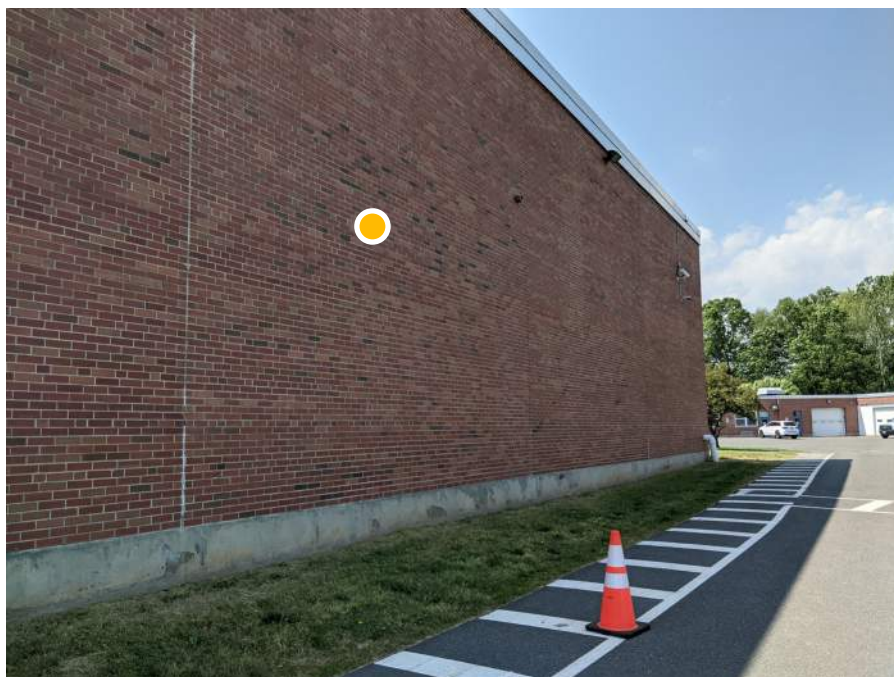


● D1. 16: Detail view of the overall condition of the composite masonry wall, part of the original 1964 building.

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● D1. 17: Detail view of typical expansion joint in poor condition overall.



● D1. 18: View of the east wall of the 1972 auxiliary gymnasium.

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● D1. 19: View of 1972 auxiliary gym (left) and original 1964 construction (right).



● D1. 20: Overall view of the original cafeteria in the 1964 building (left) and the Vo-ag addition (right) in 1965.

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- D1. 21: Detail view of the original building facade. Note the overall fair condition of the masonry, jointing and the exposed concrete foundation wall.



- D1. 22: View of the former greenhouse area of the 1965 Vo-ag addition, overall area in poor condition.

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● D1. 23: Detail view of the step flashing that remains from the former greenhouse, part of the 1965 Vo-ag addition.



● D1. 24: Overall view of the two story classroom portion of the middle school, original construction 1964.

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- D1. 25: View of 1972 addition (left) and original construction from 1964 (right). Interior program contains maintenance shop and specialized education.

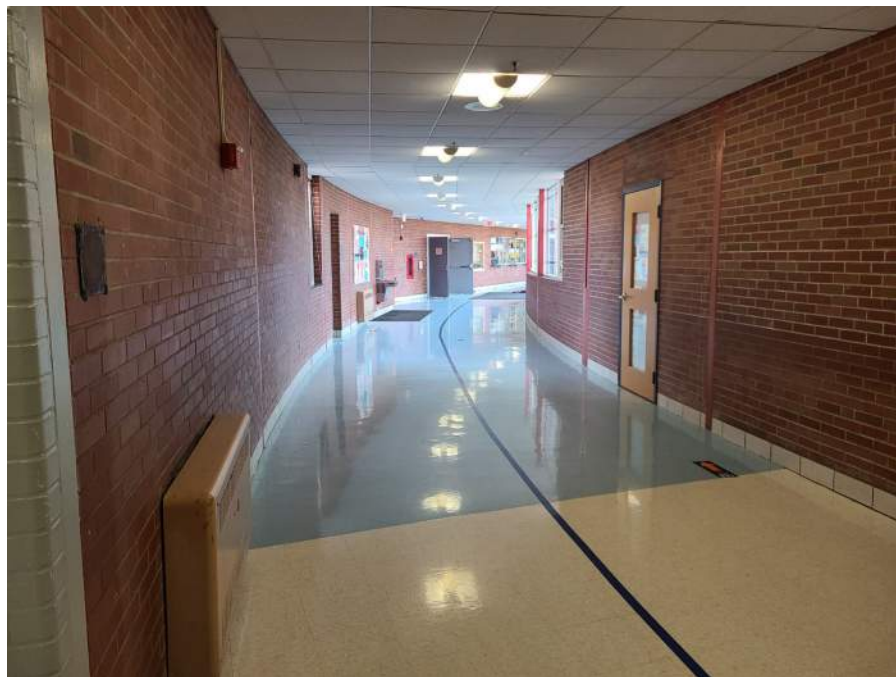


- D1. 26: View of single story classroom wing, original construction 1964.

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● D1. 27: View of existing cafeteria.



● D1. 28: View of curved main connector hallway.

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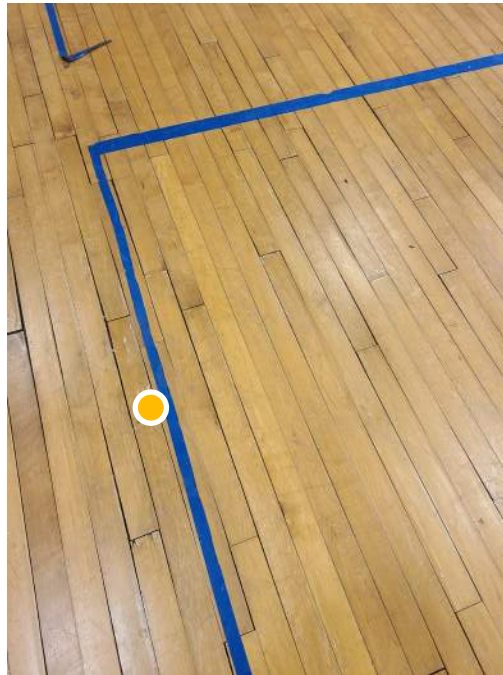


● D1. 29: View of curved main connector hallway.

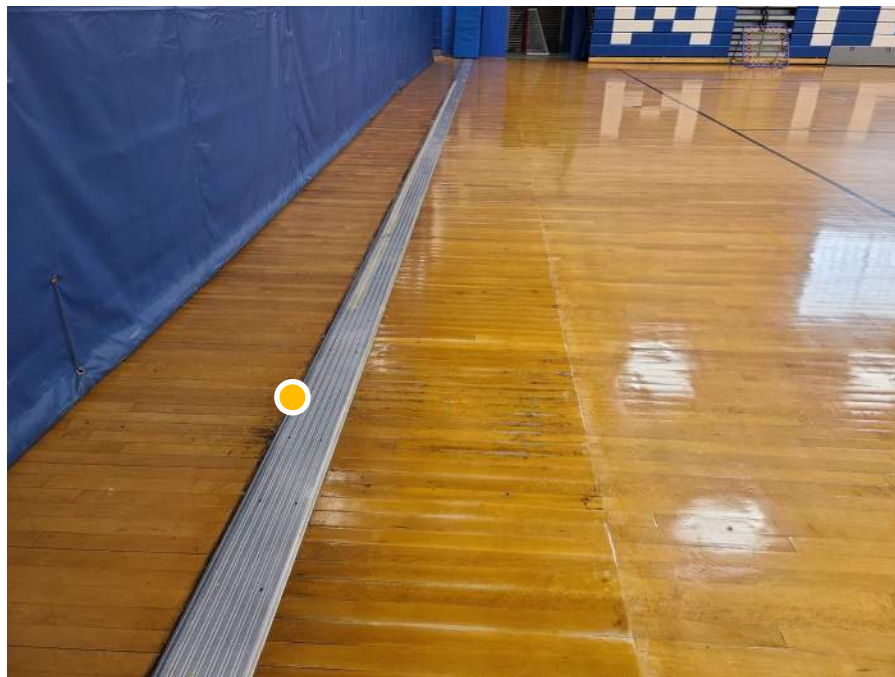


● D1. 30: View of auxiliary gymnasium.

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● D1. 31: Detail view of existing wood flooring in gymnasium.



● D1. 32: Detail view of building expansion joint between existing wood flooring in gymnasium (1964) and auxiliary gymnasium (1972).

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D1. 33: View of former girls locker and shower area located in original 1964 construction.



D1. 34: View of girls shower stall in original building, no longer utilized and does not meet current accessibility codes.

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● D1. 35: View of lockers in girls locker room.



● D1. 36: Detail view of toilet configuration adjacent to girls locker room, does not meet current accessibility codes.

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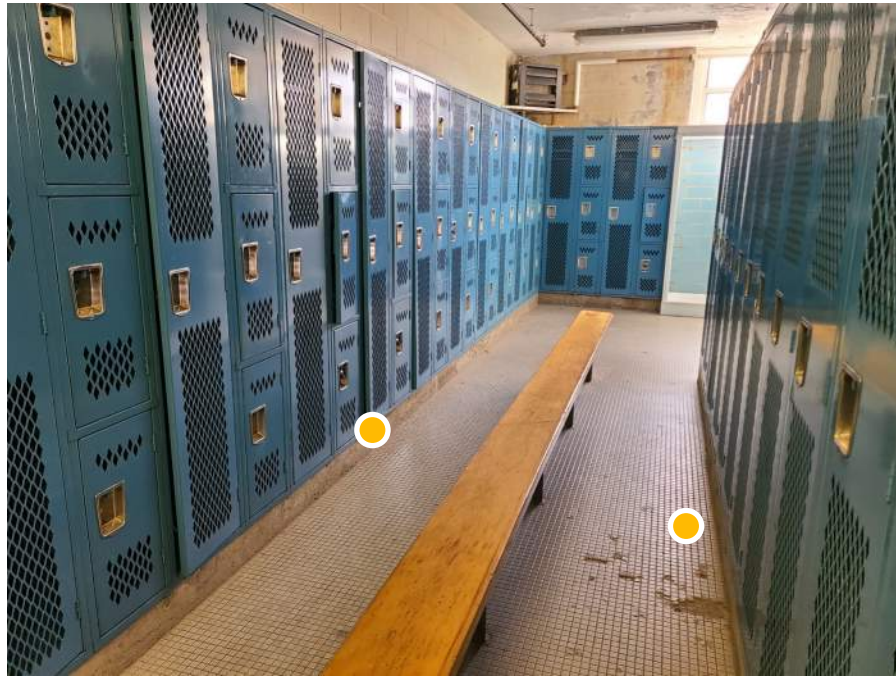


- D1. 37: View of connecting corridor adjacent to main gymnasium in the original building.

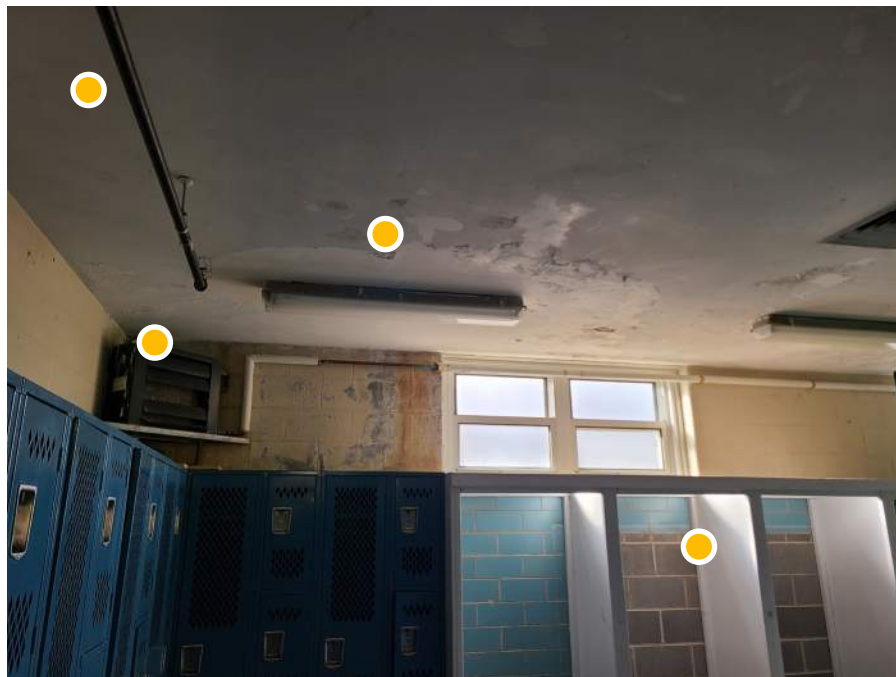


- D1. 38: Detail view of existing toilet reconfiguration in toilet rooms adjacent to gymnasium, note condition and repairs/patches on floors and walls.

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● D1. 39: Detail view of boys locker room area, does not meet current accessibility codes.

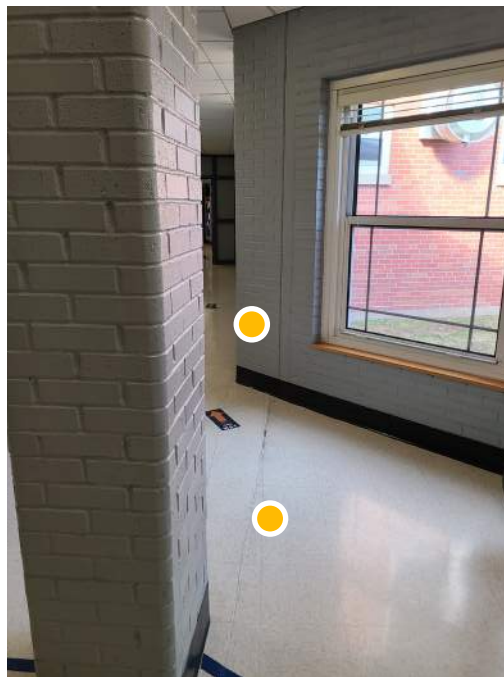


● D1. 40: Detail view of changing area retrofit in boys locker room, note poor condition of walls, ceilings, and exposed equipment and piping (original to the building).

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- D1. 41: Detail view of changing area retrofit in boys locker room, note poor condition of walls, ceilings, and exposed equipment and piping (original to the building).



- D1. 42: 1972 corridor addition to original 1964 construction.

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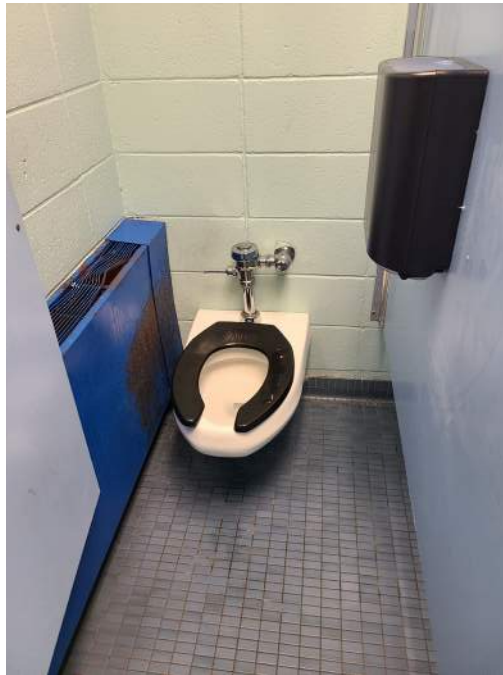


● D1. 43: Detail view of modular wall construction in the 1972 addition

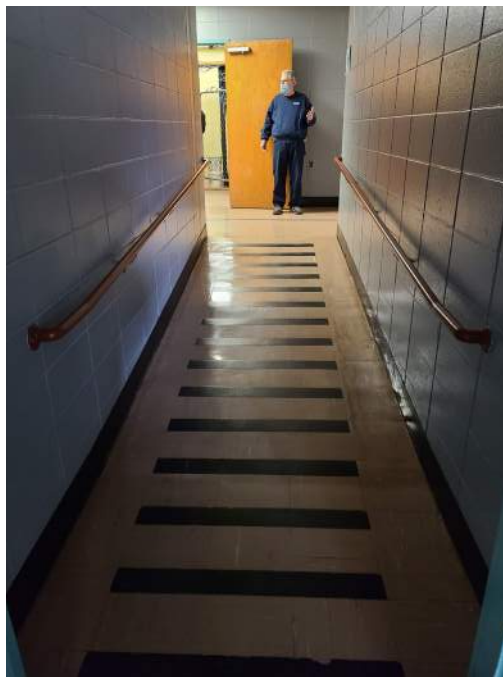


● D1. 44: View of typical door into classroom as a part of the modular wall construction (1972 addition).

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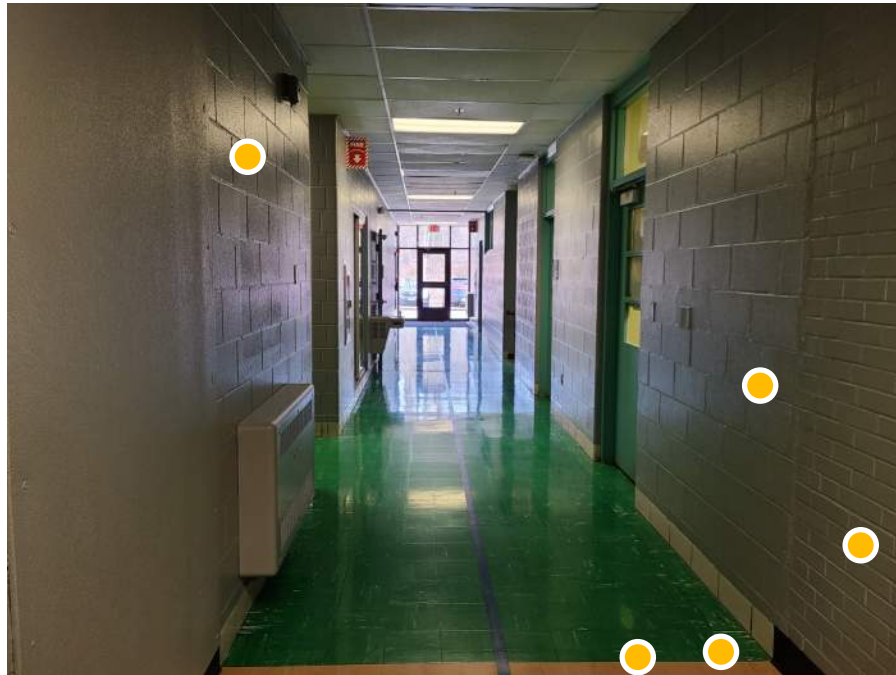


- D1. 45: Detail view of unit cabinet heater adjacent to plumbing fixture retrofit, does not meet current accessibility codes.



- D1. 46: Detail view of ramp into former teachers lounge area, does not meet current accessibility codes.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

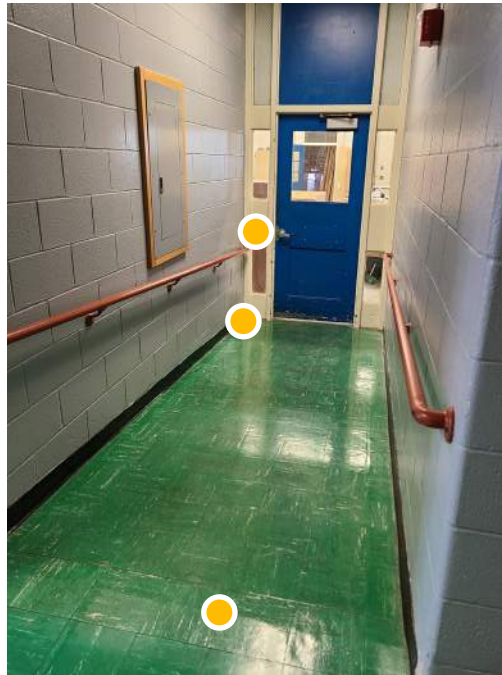


● D1. 47: View of connecting corridor between 1972 addition and 1965 Vo-ag addition, VAT flooring and combination of various types of wall construction.



● D1. 48: Detail view of flooring patch/retrofit, possible vinyl asbestos tile original to building.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



- D1. 49: Detail view of inaccessible ramp at entry to tech educational classroom, does not meet current accessibility codes.

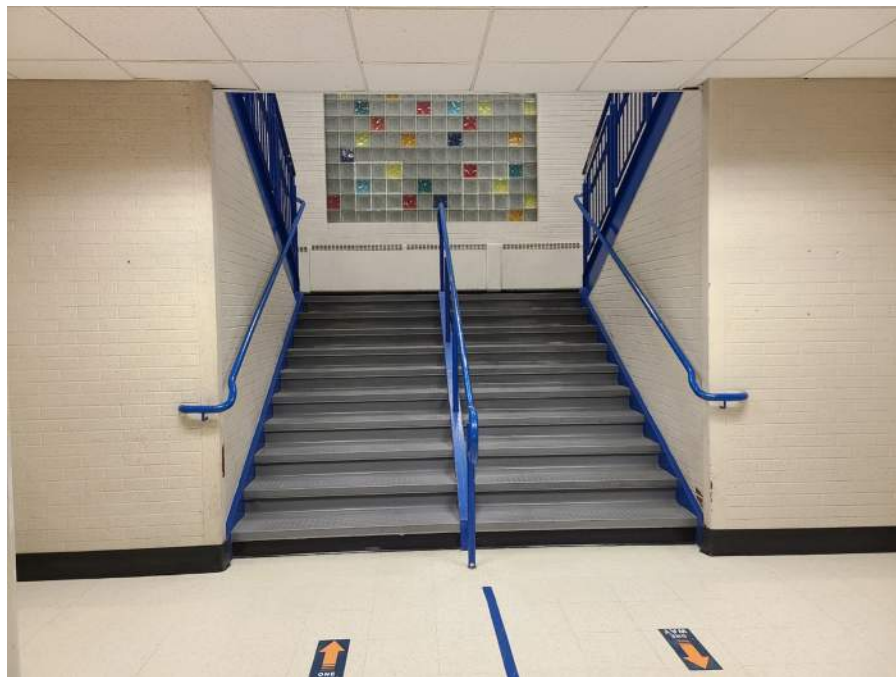


- D1. 50: Flooring transition retrofit and/or removal of transition altogether.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D1. 51: Detail view of dry storage support space for the cafeteria, note the poor condition of the door, door frame and flooring.

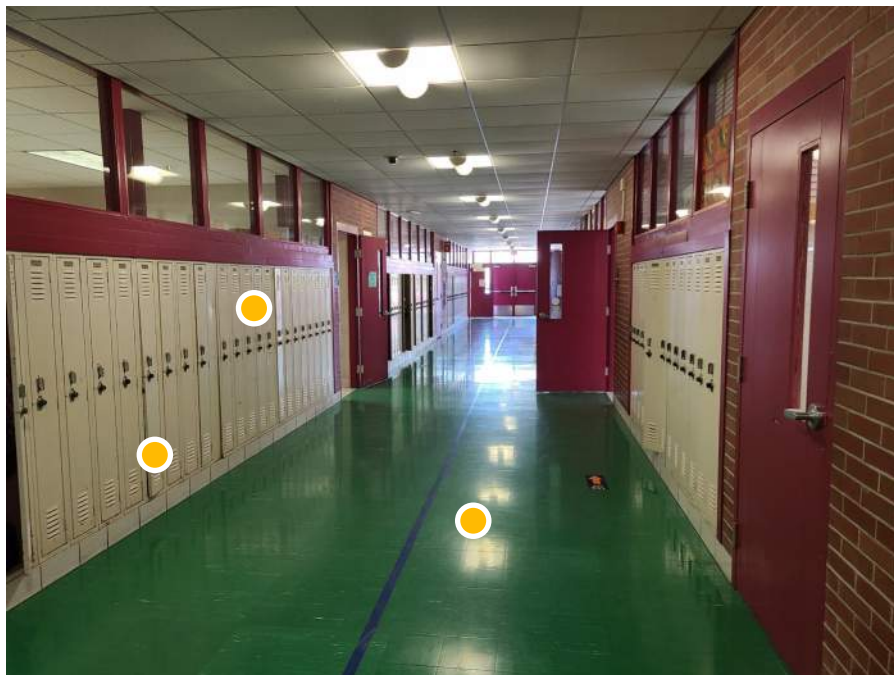


● D1. 52: Stairway entry in the original 1964 building to second floor classrooms.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



D1. 53: Typical bathroom retrofit in original two story classroom portion of the building, note the condition of the walls and floors

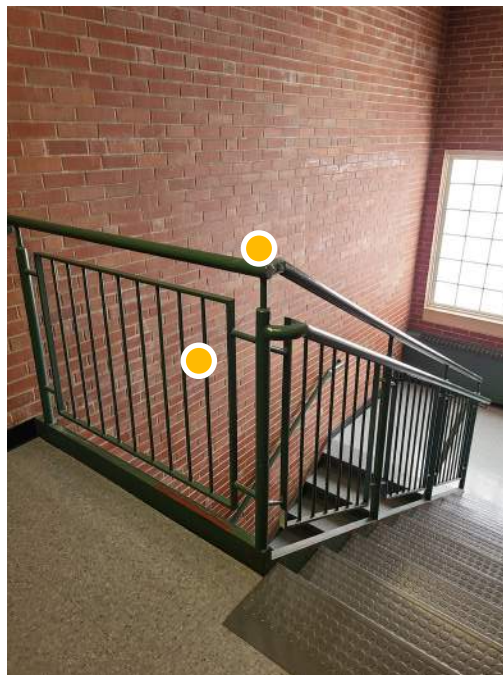


D1. 54: View of second floor classroom corridor, note possible vinyl asbestos tile flooring and overall condition of original lockers.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

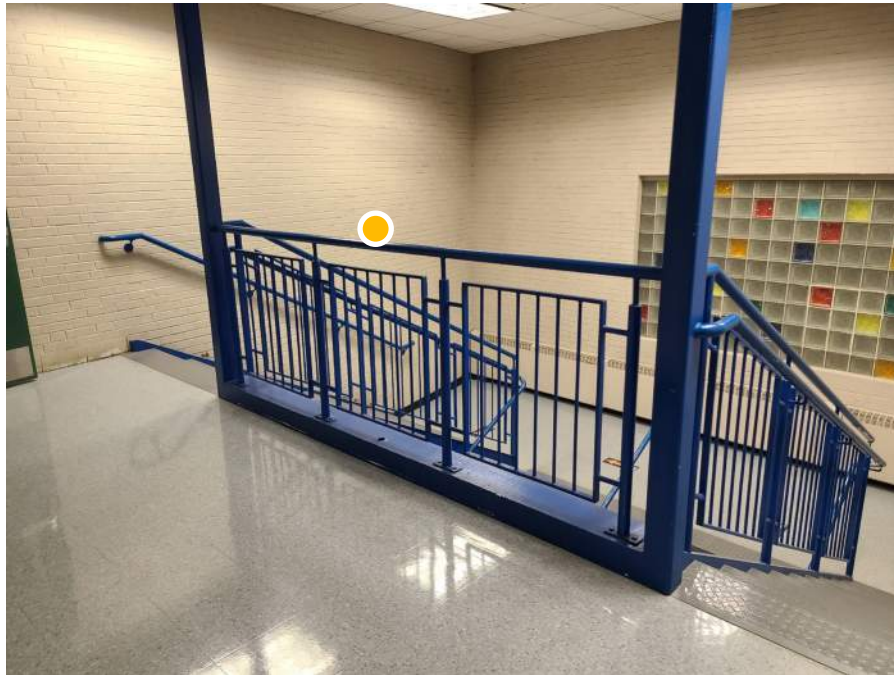


● D1. 55: Typical entry door into classrooms



● D1. 56: Detail view of egress stair and guard retrofit.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

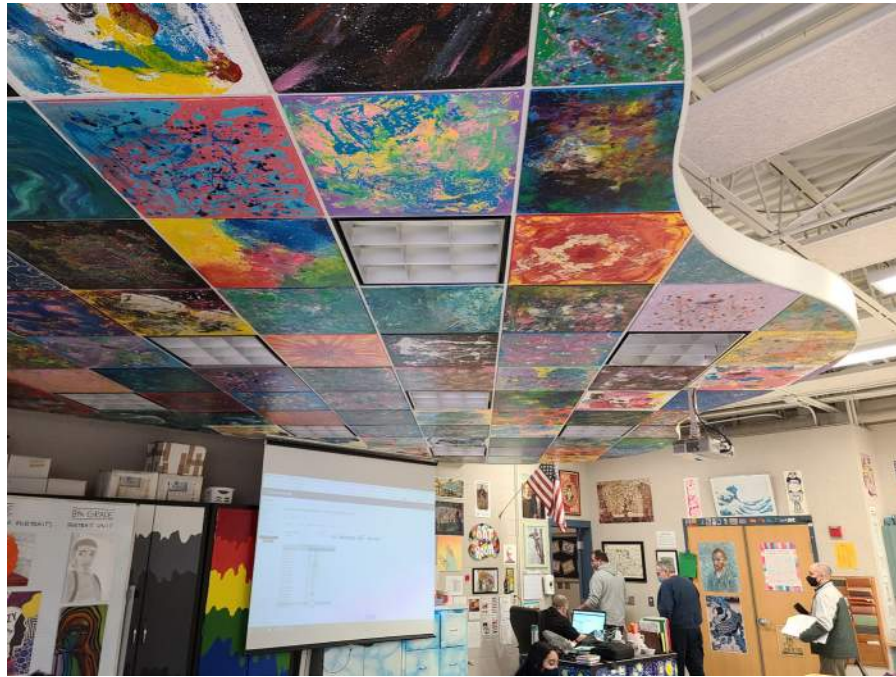


D1. 57: Detail view of egress stair and guard retrofit.



D1. 58: View of 1972 connecting corridor with modular wall construction, note condition of door and hardware.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D1. 59: View of art room ceiling retrofit and modifications.

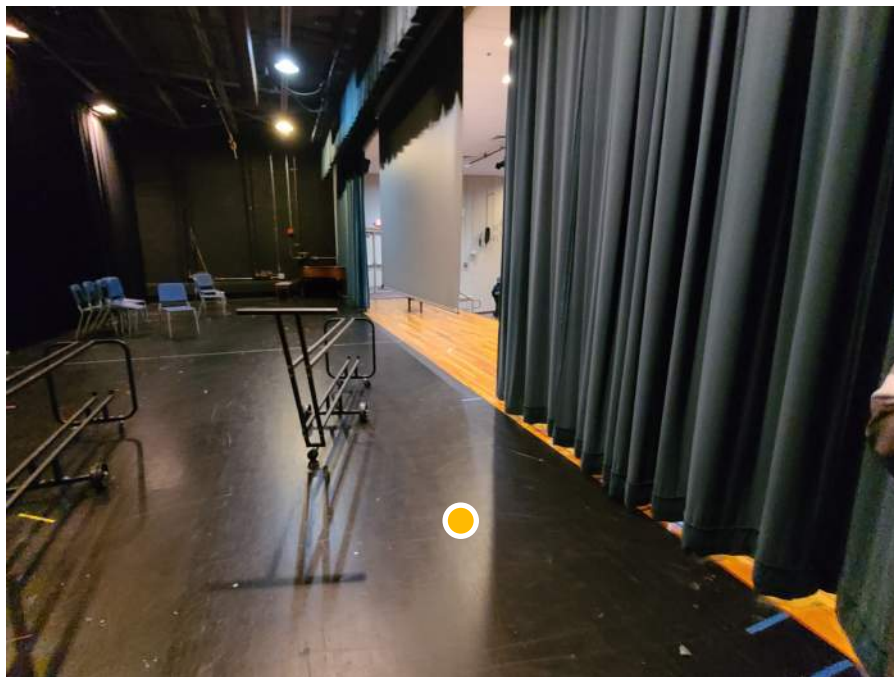


● D1. 60: Detail view of toilet fixture reconfiguration to meet accessibility codes, note floor patching and repairs

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D1. 61: Detail view of IT storage and server room with VAT flooring retrofits.



● D1. 62: View of stage area and curtains, part of original 1964 construction.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

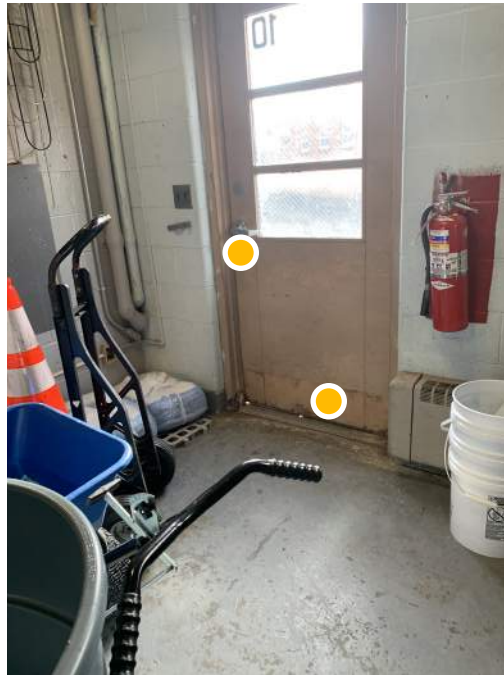


● D1. 63: Detail view of corridor in central office administration retrofit.



● D1. 64: Detail view of typical office in IT office and administration retrofit.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D1. 65: Detail view of custodial / storage room, note condition of exterior door.



● D1. 66: View of typical corridor in 1972 addition, note the modular wall construction.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

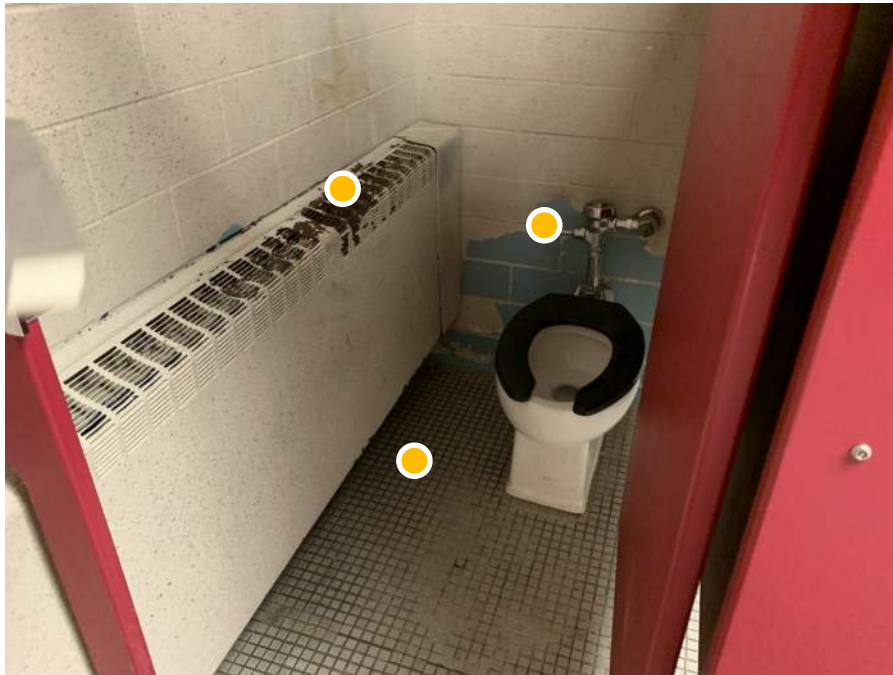


● D1. 67: Typical bathroom retrofit in original building, note the condition of the metal toilet partitions, does not meet current accessibility codes.



● D1. 68: Typical bathroom retrofit in original building of the building, note the condition of the walls.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



- D1. 69: Detail view of unit cabinet heater adjacent to plumbing fixture retrofit, does not meet current accessibility codes.



- D1. 70: View of science classroom modifications and upgrades 2002

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D1. 71: View of typical corridor in original 1964 building.



● D1. 72: View of retrofit and upgrades to the north egress stair in original building

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

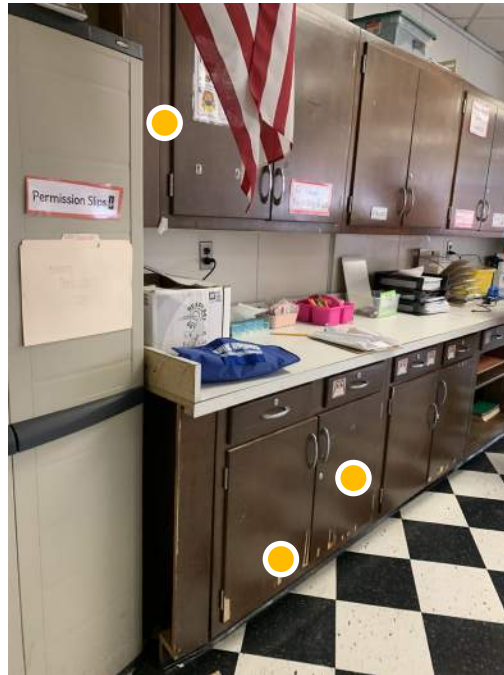


- D1. 73: Typical bathroom retrofit in original building, note the condition of the patched/retrofit floors, does not meet all current accessibility codes.

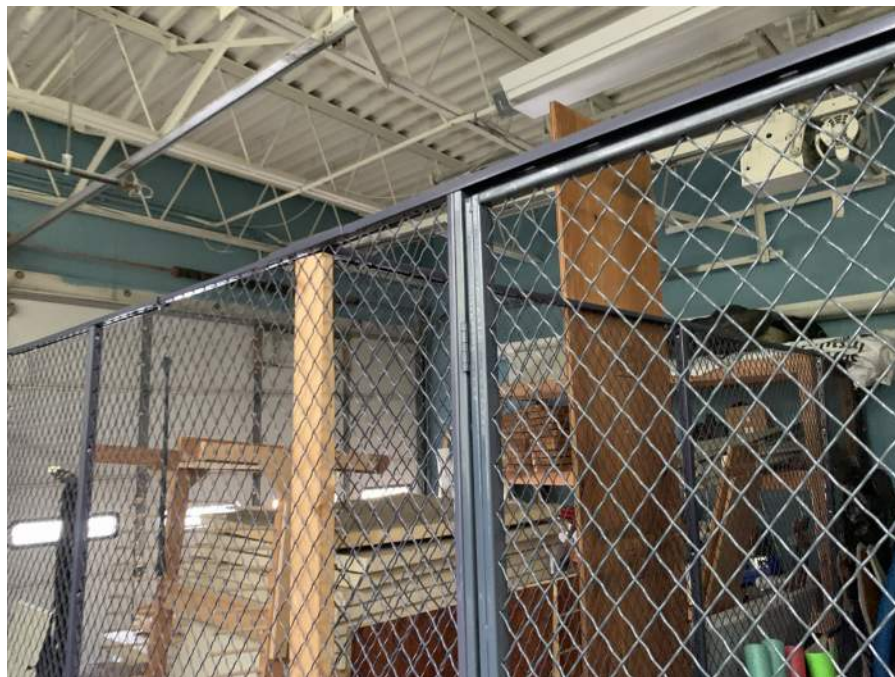


- D1. 74: View of home economic/life skills room with original cabinetry and millwork (left) and modest upgrades beyond, does not meet all current accessibility codes.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D1. 75: View of home economic/life skills room with original cabinetry and millwork in poor condition, original to 1972 addition.



● D1. 76: View of maintenance shop storage area.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D1. 77: View of corridor in original 1964 building.



● D1. 78: View of curved connecting corridor in original 1964 building.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

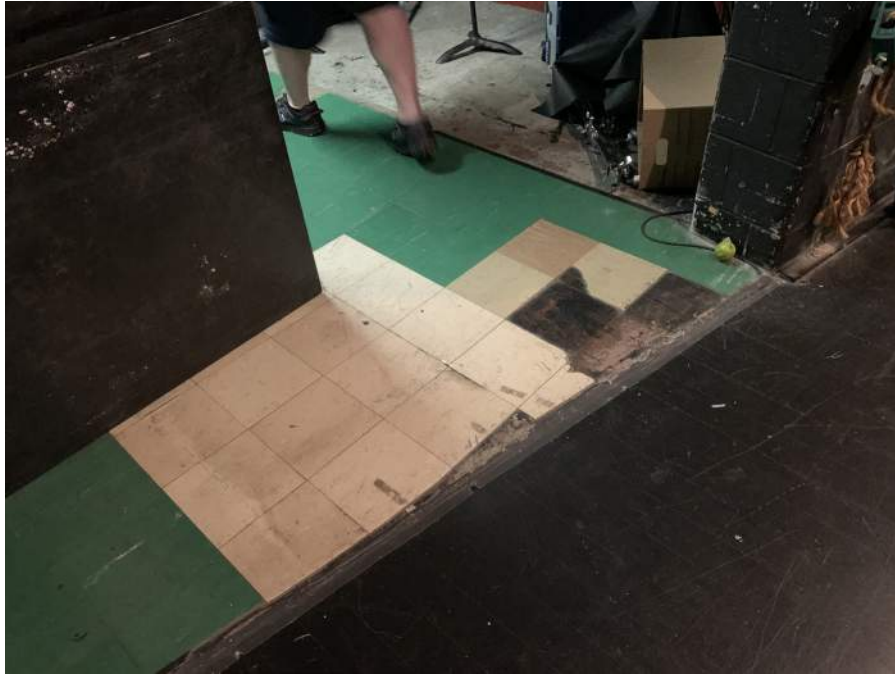


● D1. 79: View of existing auditorium, original 1964 construction.



● D1. 80: View of existing band/chorus room.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D1. 81: Detail view of patched/retrofit flooring at stage/storage areas, note condition of floor and possible VAT flooring.



● D1. 82: View of the media center, infill addition 1972.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



- D1. 83: Detailed view of blind system under the existing barrel vault skylight, 1972 infill addition

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 1: Access Control Equipment.



● D2. 2: Air Handling Unit Serving Girls Locker Room in Poor Condition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 3: Air Handling Unit Serving a Locker Room in Poor Condition.

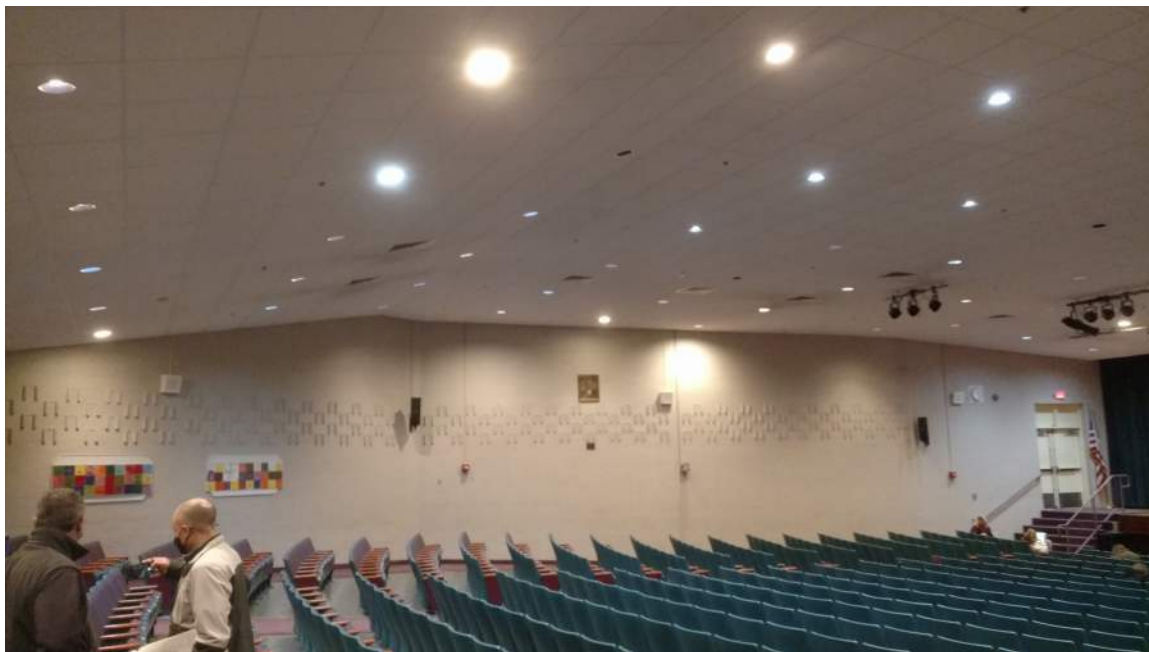


● D2. 4: American Standard Rooftop Unit in Poor Condition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 5: Area of Rescue Assistance Intercom.



● D2. 6: Auditorium Electrical Lighting Fixtures and Equipment.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 7: Condensing Units and Wall Mounted Exhaust Fans Outside in Fair Condition.

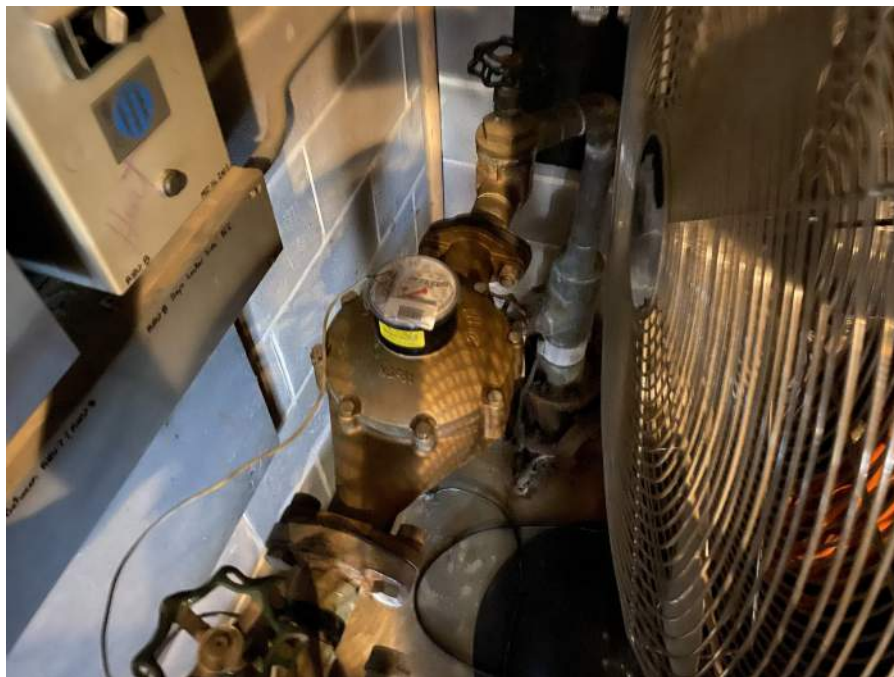


● D2. 8: Domestic Water Heater in Poor Condition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 9: Domestic Water Piping in Very Poor Condition.



● D2. 10: Domestic Water Service and Meter.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 11: Domestic Water Thermostatic Mixing Valve.



● D2. 12: Electrical Automatic Transfer Switch.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 13: Electrical Branch Circuit Panels.



● D2. 14: Electrical Generator Remote Battery Charger.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 15: Electrical Kitchen Branch Circuit Panel.



● D2. 16: Electrical Main Service Switchboard.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 17: Electrical Meter.



● D2. 18: Electrical Stage Power and Control.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 19: Electrical Standby Power Distribution Panel.



● D2. 20: Emergency Lighting Inverter System #1.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 21: Exhaust Fans and Condensing Units on Roof.



● D2. 22: Exterior LED Wallpack Lighting.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

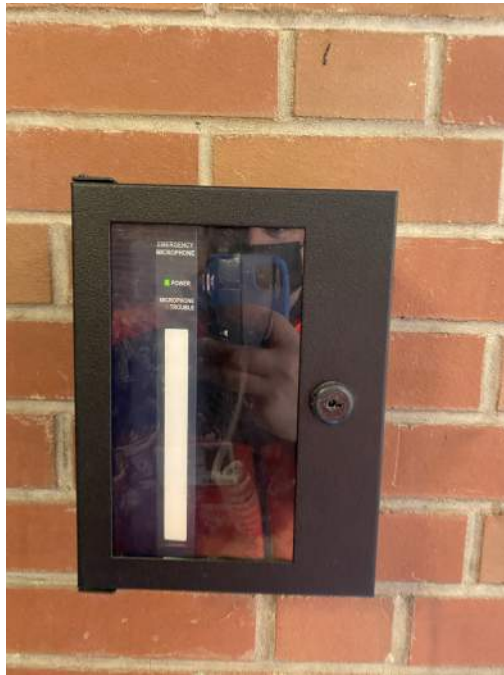


● D2. 23: Exterior Security Camera.

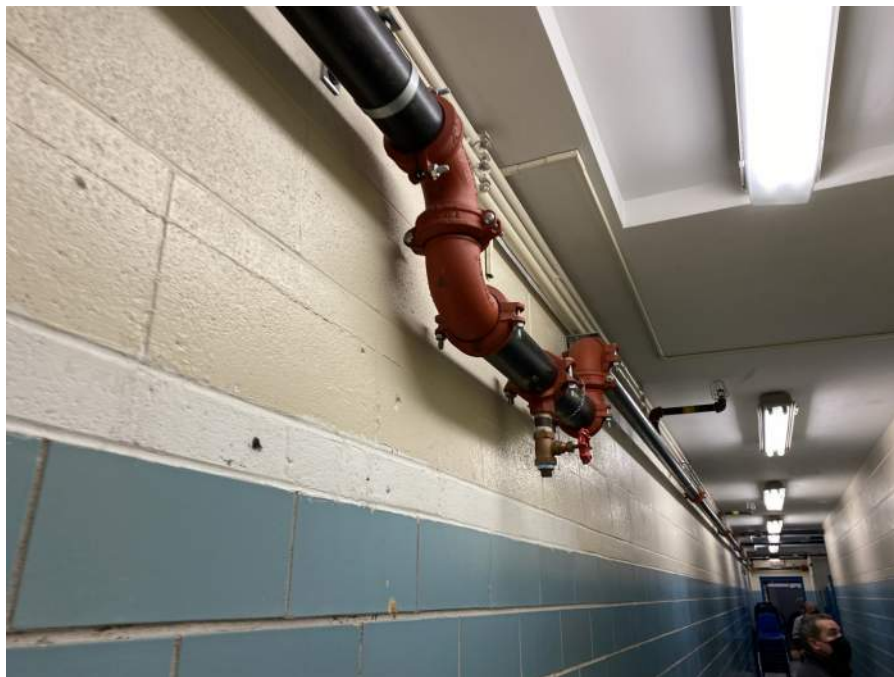


● D2. 24: Fire Alarm Control Panel.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 25: Fire Alarm Remote Voice Command Center.

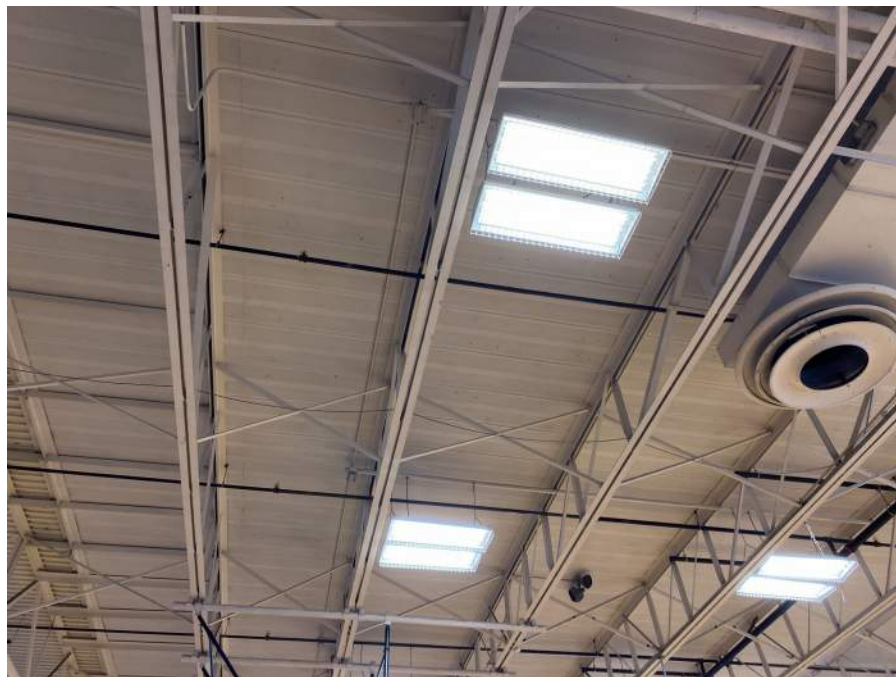


● D2. 26: Fire Protection Piping and Sprinkler Heads in Fair Condition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 27: Gymnasium Air Handler and Ductwork in Poor Condition.

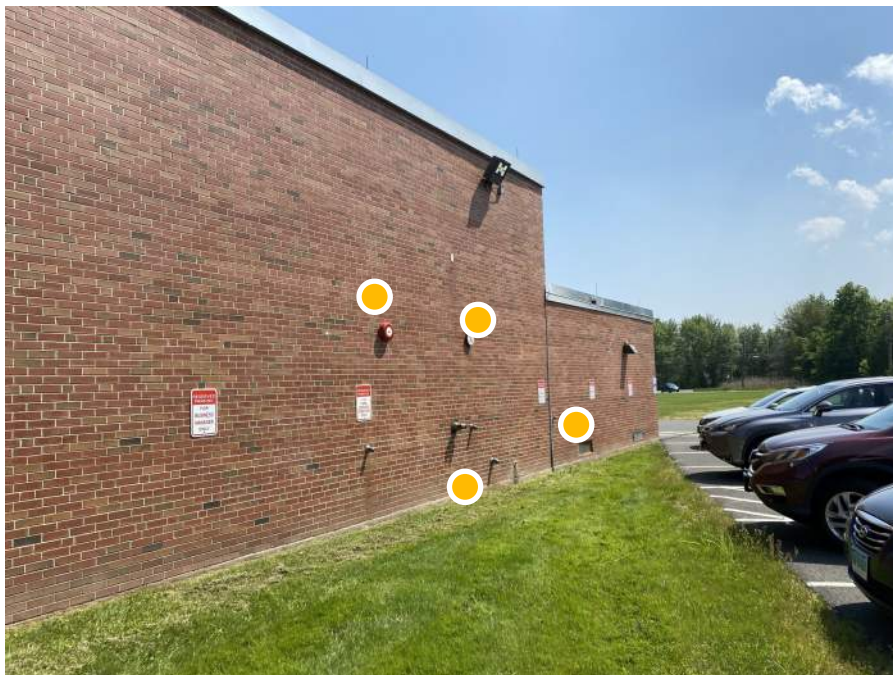


● D2. 28: Gymnasium Fire Protection Pipes and Sprinklers in Good Condition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 29: View of auxillary gym 1972 (center/left) and roll up curtain (right)



● D2. 30: Detail view of mechanical equipment connections, fire protection system alarms and overflow drains on north side of 1972 stage storage addition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 31: Hot Water Boiler and Burner in Mechanical Room.

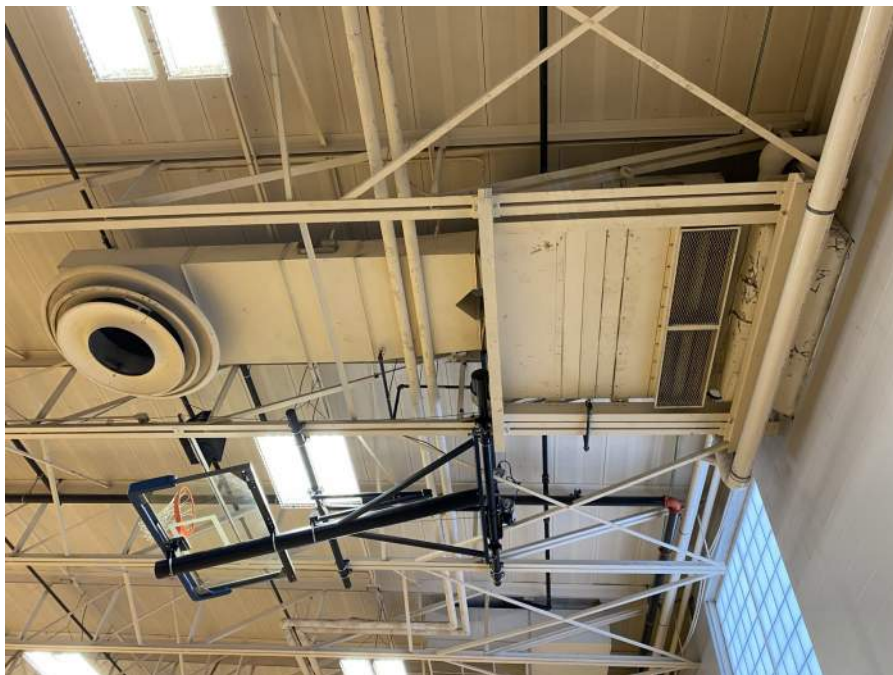


● D2. 32: Boys toilet room with exposed heating pipes to unit cabinet heater, adjacent to gymnasium, original construction 1964.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 33: Hot Water Convactor in Poor Condition.



● D2. 34: Hot Water Piping in Gymnasium in Poor Condition.

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● D2. 35: Hot Water Piping in Poor Condition.



● D2. 36: Hot Water Pumps in Poor Condition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 37: Hot Water Unit Heater and Piping in Poor Condition.



● D2. 38: Hot Water Unit Heater in Fair Condition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 39: IDF Data Rack #2.



● D2. 40: IDF Data Rack #2.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 41: View of existing cafeteria, original construction 1964.



● D2. 42: View of entry vestibule area adjacent to the gymnasium, original construction 1964.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 43: View of connecting corridor in the 1972 addition.



● D2. 44: General view of the media center, 1972 infill addition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



- D2. 45: Detail view of the kitchen / server line. Kitchen Lighting with Linear Fluorescent.



- D2. 46: MDF Data Rack.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 47: McQuay Condensing Unit in Poor Condition.



● D2. 48: Natural Gas Domestic Hot Water Tank in Mechanical Room.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 49: Natural Gas Service.



● D2. 50: Old School Fire Alarm.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 51: Detail view of fixture replacement retrofit, does not meet all current accessibility codes.



● D2. 52: detail view of exposed piping in auxiliary gymnasium.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 53: View of typical roof drain.

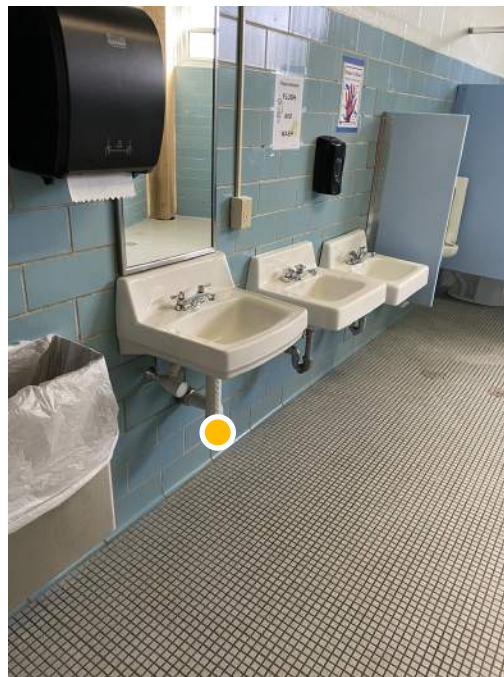


● D2. 54: Roof Mounted Condensing Unit in Poor Condition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 55: Roof Mounted Exhaust Fans in Poor Condition.



● D2. 56: Detail view of sink retrofit for accessibility compliance.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 57: Small Trane Unit in Poor Condition.



● D2. 58: Storm Piping from Roof Drain in Fair Condition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 59: Telephone Service Distribution.



● D2. 60: Typical Classroom Speaker.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 61: View of typical classroom with unit ventilator and perimeter radiation units at exterior wall.



● D2. 62: Typical PTAC Unit in Poor Condition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 63: View of typical classroom with unit ventilator and perimeter radiation units at exterior wall, note the fan to compensate for additional air circulation.



● D2. 64: Typical York Rooftop Unit in Poor Condition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 65: Unit Ventilator and PTAC Unit Outdoor Air Intakes Along Wall.



● D2. 66: Various Mechanical Equipment on Roof in Poor Working Condition.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D2. 67: Wall Mounted Split Unit For Cooling in IDF Room.



● D2. 68: Wireless Access Point.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



D3. 1: View of dumpster area along with generator, note no protection around ground mounted generator.



D3. 2: View of former greenhouse foundation wall in foreground, two story classroom wing shown beyond.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



● D3. 3: View of courtyard between existing auditorium and classroom wing.



● D3. 4: View of courtyard between existing auditorium and classroom wing.

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT



- D3. 5: View of main entry and administration offices to middle school, note the poor condition of asphalt drive and parking in the foreground.

CAPITAL IMPROVEMENTS

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

SUFFIELD MIDDLE SCHOOL - 350 MOUNTAIN RD, SUFFIELD, CT

Suffield Middle School - ROM Summary											Building Area: 128,489				CIP Prioritization				
SYSTEM / LINE ITEM DESCRIPTION	Amount	Unit	Unit Price	Current Replacement Cost	General Conditions	Bonds, Ins., Permit	(Unforeseen Conditions)	Temporary Facilities and Controls	Subtotal - Line Item	Line Item Contingency + Approx. Soft Costs (Design, printing, advertising, etc.)	Projected Line Item Cost	Escalation, Market Premium	Projected Line Item Cost W/Premium	REMARKS	Immediate	1-3 Years	3-5 Years	5-10 Years	10+ Years
					10%	1.5%	7.5%	5.0%		12.5%		20%			0.0%	7.2%	16.8%	31.8%	56.6%
Site Improvements																			
Repaving of existing drives	6,272	SY	\$55	\$ 344,972	\$ 34,497	\$ 5,175	\$ 25,873	\$ 17,249	\$ 427,766	\$ 53,471	\$ 481,236	\$ 96,247	\$ 577,484	Splits allocation between MIS & SMS. Maintain base, strip and reuse aggregate.					
Repaving of existing parking areas	3,224	SY	\$45	\$ 145,063	\$ 14,506	\$ 2,176	\$ 10,880	\$ 7,253	\$ 179,878	\$ 22,485	\$ 202,362	\$ 40,472	\$ 242,835	Splits allocation between MIS & SMS. Maintain base, strip and reuse aggregate.					
Granite curbing	3,600	LF	\$50	\$ 180,000	\$ 18,000	\$ 2,700	\$ 13,500	\$ 9,000	\$ 223,200	\$ 27,900	\$ 251,100	\$ 50,220	\$ 301,320	Splits allocation between MIS & SMS. Main drives and parking perimeter.					
Concrete sidewalks	5,767	SF	\$14	\$ 80,738	\$ 8,074	\$ 1,211	\$ 6,055	\$ 4,037	\$ 100,115	\$ 12,514	\$ 112,630	\$ 22,526	\$ 135,155	Reuse of base material, replace existing only, no expansion.					
Bituminous sidewalks	2,778	SY	\$45	\$ 125,000	\$ 12,500	\$ 1,875	\$ 9,375	\$ 6,250	\$ 155,000	\$ 19,375	\$ 174,375	\$ 34,875	\$ 209,250	None.					
Storm water drainage	128,489	SF	\$10	\$ 1,284,890	\$ 128,489	\$ 19,273	\$ 96,367	\$ 64,245	\$ 1,593,264	\$ 199,158	\$ 1,792,422	\$ 358,484	\$ 2,150,906	Assumes replacement and subsurface retention to meet current requirements, new catch basins and piping.					
Parking lot lighting	5	EA	\$5,500	\$ 27,500	\$ 2,750	\$ 413	\$ 2,063	\$ 1,375	\$ 34,100	\$ 4,263	\$ 38,363	\$ 7,673	\$ 46,035	Unmet site lighting exists, recommended.					
Play area surface	0	SY	\$65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Includes subsurface drainage and base, new universally accessible play surface with subsurface drainage.					
Bollard/Ground lighting	10	EA	\$3,500	\$ 35,000	\$ 3,500	\$ 525	\$ 2,625	\$ 1,750	\$ 43,400	\$ 5,425	\$ 48,825	\$ 9,765	\$ 58,590	Unmet bollard lighting exists, recommended.					
Playground Equipment	0	EA	\$65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Age appropriate play area with universal ADA access.					
Fencing (4 ft vinyl coated chain link)	0	LF	\$65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	East and south side of site to provide some level of separation of perimeter of site.					
Exterior Improvements																			
Brick Repair/Repainting	128,489	SF	\$8	\$ 1,027,912	\$ 102,791	\$ 15,419	\$ 77,093	\$ 51,396	\$ 1,274,611	\$ 159,326	\$ 1,433,937	\$ 286,787	\$ 1,720,725	replacement of spalling brick, retinting of joints, and sealer.					
Window Replacement	11,836	SF	\$75	\$ 887,700	\$ 88,770	\$ 13,316	\$ 66,578	\$ 44,385	\$ 1,100,748	\$ 137,594	\$ 1,238,342	\$ 247,668	\$ 1,486,010	replacement of existing.					
Security Window Film (Allowance)	7,891	SF	\$15	\$ 118,360	\$ 11,836	\$ 1,775	\$ 8,877	\$ 5,918	\$ 146,766	\$ 18,346	\$ 165,112	\$ 33,022	\$ 198,135	as per CT state standards for school safety and infrastructure guidelines, first level only.					
Caulking & Sealant Replacement	128,489	SF	\$2	\$ 256,978	\$ 25,698	\$ 3,855	\$ 19,273	\$ 12,849	\$ 318,653	\$ 39,832	\$ 358,484	\$ 71,697	\$ 430,181	Backer rod and sealant replacement - all joints.					
Exterior Doors	29	EA	\$3,500	\$ 101,500	\$ 10,150	\$ 1,523	\$ 7,613	\$ 5,075	\$ 125,860	\$ 15,733	\$ 141,593	\$ 28,319	\$ 169,911	replace with new hollow metal door and frames.					
Patch, repair, paint trim	128,489	SF	\$2	\$ 256,978	\$ 25,698	\$ 3,855	\$ 19,273	\$ 12,849	\$ 318,653	\$ 39,832	\$ 358,484	\$ 71,697	\$ 430,181	facets and trim replacement.					
Soffit, canopy repair/refinish	3,738	SF	\$15	\$ 56,070	\$ 5,607	\$ 841	\$ 4,205	\$ 2,804	\$ 69,527	\$ 8,691	\$ 78,218	\$ 15,644	\$ 93,861	limited areas.					
Roof Replacement	128,489	SF	\$28	\$ 3,597,692	\$ 359,769	\$ 53,965	\$ 269,827	\$ 179,885	\$ 4,461,138	\$ 557,642	\$ 5,018,780	\$ 1,003,756	\$ 6,022,536	replace in kind, new insulation to meet current energy code.					
Interior Improvements																			
Door, frame, and hardware replacement	186	EA	\$1,750	\$ 325,500	\$ 32,550	\$ 4,883	\$ 24,413	\$ 16,275	\$ 403,620	\$ 50,453	\$ 454,073	\$ 90,815	\$ 544,887	does not include security hardware or devices, removal of existing.					
Reconfiguration of door for ADA	51	EA	\$5,000	\$ 255,000	\$ 25,500	\$ 3,825	\$ 19,125	\$ 12,750	\$ 316,200	\$ 39,525	\$ 355,725	\$ 71,145	\$ 426,870	reconfiguration of walls for push/pull clearance.					
Flooring	120,389	SF	\$15	\$ 1,805,835	\$ 180,584	\$ 27,088	\$ 135,438	\$ 90,292	\$ 2,239,235	\$ 279,904	\$ 2,519,140	\$ 503,828	\$ 3,022,968	assumes basic tile flooring, remove and dispose of old.					
Gymnasium Flooring Replacement	8,100	SF	\$18	\$ 145,800	\$ 14,580	\$ 2,187	\$ 10,935	\$ 7,290	\$ 180,792	\$ 22,599	\$ 203,391	\$ 40,678	\$ 244,069	assumes basic tile flooring, remove and dispose of old.					
Ceilings	128,489	SF	\$11	\$ 1,413,379	\$ 141,338	\$ 21,201	\$ 106,003	\$ 70,669	\$ 1,752,590	\$ 219,074	\$ 1,971,664	\$ 394,333	\$ 2,365,996	assumes lay in tile ceiling, remove and dispose of old.					
Toilet Room reconfiguration/renovation	3,463	SF	\$325	\$ 1,125,475	\$ 112,548	\$ 16,882	\$ 84,411	\$ 56,274	\$ 1,395,589	\$ 174,449	\$ 1,570,038	\$ 314,008	\$ 1,884,045	does not include fixtures or plumbing costs, does not include PK (recently renovated).					
Millwork	1,407	LF	\$650	\$ 914,550	\$ 91,455	\$ 13,718	\$ 68,591	\$ 45,728	\$ 1,134,042	\$ 141,755	\$ 1,275,797	\$ 255,159	\$ 1,530,957	removal of existing, high and low PLAM cabinets with solid surface countertops, does not include PK.					
Caulking and Painting	128,489	SF	\$6.5	\$ 835,179	\$ 83,518	\$ 12,528	\$ 62,638	\$ 41,759	\$ 1,035,621	\$ 129,453	\$ 1,165,074	\$ 233,015	\$ 1,398,089	allocation for all walls.					
Interior glazing	550	SF	\$50	\$ 27,500	\$ 2,750	\$ 413	\$ 2,063	\$ 1,375	\$ 34,100	\$ 4,263	\$ 38,363	\$ 7,673	\$ 46,035						
Drinking Fountain replacements	7	EA	\$6,500	\$ 45,500	\$ 4,550	\$ 683	\$ 3,413	\$ 2,275	\$ 56,420	\$ 7,053	\$ 63,473	\$ 12,695	\$ 76,167	equally distributed throughout school.					
Chair lift (ADA Accessibility)		EA	\$65,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	Accessible route to stage is already provided.					
Elevator	2	STOP	\$65,000	\$ 130,000	\$ 13,000	\$ 1,950	\$ 9,750	\$ 6,500	\$ 161,200	\$ 20,150	\$ 181,350	\$ 36,270	\$ 217,620						
Misc - Kitchen Equipment	128,489	SF	\$7	\$ 835,179	\$ 83,518	\$ 12,528	\$ 62,638	\$ 41,759	\$ 1,035,621	\$ 129,453	\$ 1,165,074	\$ 233,015	\$ 1,398,089	complete replacement of equipment, freezer, cooler.					
Division 21 - Fire Protection																			
Fire Protection Distribution System	128,489	SF	\$8	\$ 1,027,912	\$ 102,791	\$ 15,419	\$ 77,093	\$ 51,396	\$ 1,274,611	\$ 159,326	\$ 1,433,937	\$ 286,787	\$ 1,720,725	Replacement of entire fire protection system.					
Fire Pump	128,489	SF	\$1.50	\$ 192,734	\$ 19,273	\$ 2,891	\$ 14,455	\$ 9,637	\$ 238,990	\$ 29,874	\$ 268,863	\$ 53,773	\$ 322,636	Building does not contain a fire pump.					
Division 22 - Plumbing																			
Water Distribution and Drainage Systems	128,489	SF	\$10	\$ 1,284,890	\$ 128,489	\$ 19,273	\$ 96,367	\$ 64,245	\$ 1,593,264	\$ 199,158	\$ 1,792,422	\$ 358,484	\$ 2,150,906	A majority of the piping in original to the 1964 construction and past the end of its useful life.					
Plumbing Fixtures / Equipment	128,489	SF	\$5	\$ 642,445	\$ 64,245	\$ 9,637	\$ 48,183	\$ 32,122	\$ 796,632	\$ 99,579	\$ 896,211	\$ 179,242	\$ 1,075,453	Replacement of all plumbing fixtures throughout the building.					
Water Heaters	128,489	SF	\$1.50	\$ 192,734	\$ 19,273	\$ 2,891	\$ 14,455	\$ 9,637	\$ 238,990	\$ 29,874	\$ 268,863	\$ 53,773	\$ 322,636	Water heaters vary in age throughout. Newer water heaters are approaching the end of their useful lives in 5-10 years. Older water heaters are past the end of their useful lives.					
Misc - Sanitary Slab Cutting, Floor Repair, Trenching	128,489	SF	\$5	\$ 642,445	\$ 64,245	\$ 9,637	\$ 48,183	\$ 32,122	\$ 796,632	\$ 99,579	\$ 896,211	\$ 179,242	\$ 1,075,453						
Division 23 - Mechanical																			
Heating Plant (Boilers, Pumps, etc.)	128,489	SF	\$5	\$ 642,445	\$ 64,245	\$ 9,637	\$ 48,183	\$ 32,122	\$ 796,632	\$ 99,579	\$ 896,211	\$ 179,242	\$ 1,075,453	All heating plant equipment is approaching the end of its useful life.					
Terminal Units	128,489	SF	\$5	\$ 642,445	\$ 64,245	\$ 9,637	\$ 48,183	\$ 32,122	\$ 796,632	\$ 99,579	\$ 896,211	\$ 179,242	\$ 1,075,453	Convectors, unit heaters, fin tube radiation, PTAC units unit ventilators, and variable air volume boxes are all approaching the end of their useful lives.					
Air Handling Systems	128,489	SF	\$7	\$ 899,423	\$ 89,942	\$ 13,491	\$ 67,457	\$ 44,971	\$ 1,115,285	\$ 139,411	\$ 1,254,695	\$ 250,939	\$ 1,505,634	Air handling systems, ductwork, and exhaust fans of various vintage are approaching the end of their useful lives.					
Control Systems	128,489	SF	\$8	\$ 1,027,912	\$ 102,791	\$ 15,419	\$ 77,093	\$ 51,396	\$ 1,274,611	\$ 159,326	\$ 1,433,937	\$ 286,787	\$ 1,720,725	MIS does not work properly, needs to be replaced/ repaired.					
Air Conditioning	128,489	SF	\$5	\$ 642,445	\$ 64,245	\$ 9,637	\$ 48,183	\$ 32,122	\$ 796,632	\$ 99,579	\$ 896,211	\$ 179,242	\$ 1,075,453	There is no central air conditioning plant within this building. Cooling is provided the air handling systems, PTAC units, and unit ventilators.					
HVAC Modernization Premium	128,489	SF	\$40	\$ 5,139,560	\$ 513,956	\$ 77,093	\$ 385,467	\$ 256,978	\$ 6,373,054	\$ 796,632	\$ 7,169,686	\$ 1,433,937	\$ 8,603,623	Costs above are to replace systems as is. Current system is not up to current CT School design standards.					
Division 24 - Electrical																			
Electrical Service / Distribution	128,489	SF	\$25	\$ 3,212,225	\$ 321,223	\$ 48,183	\$ 240,917	\$ 160,611	\$ 3,983,159	\$ 497,895	\$ 4,481,054	\$ 896,211	\$ 5,377,265	Electric service appears to be in good working condition.					
Generator	128,489	SF	\$1.5	\$ 192,734	\$ 19,273	\$ 2,891	\$ 14,455	\$ 9,637	\$ 238,990	\$ 29,874	\$ 268,863	\$ 53,773	\$ 322,636	Generator is in serviceable condition.					
Lighting - General	128,489	SF	\$8	\$ 1,027,912	\$ 102,791	\$ 15,419	\$ 77,093	\$ 51,396	\$ 1,274,611	\$ 159,326	\$ 1,433,937	\$ 286,787	\$ 1,720,725	Fluorescent fixtures installed with some retrofit with LED bulbs.					
Fire Alarm System	128,489	SF	\$7	\$ 899,423	\$ 89,942	\$ 13,491	\$ 67,457	\$ 44,971	\$ 1,115,285	\$ 139,411	\$ 1,254,695	\$ 250,939	\$ 1,505,634	Fire alarm system is in good condition. System is voice-capable.					
Technology Infrastructure	128,489	SF	\$12	\$ 1,541,868	\$ 154,187	\$ 23,128	\$ 115,640	\$ 77,093	\$ 1,911,916	\$ 238,990	\$ 2,150,906	\$ 430,181	\$ 2,581,087						
Security Alarms and control devices	128,489	SF	\$5	\$ 642,445	\$ 64,245	\$ 9,637	\$ 48,183	\$ 32,122	\$ 796,632	\$ 99,579	\$ 896,211	\$ 179,242	\$ 1,075,453						
Subtotal for CIP Items				\$ 36,879,244					\$ 45,730,263		\$ 51,446,546	\$ 10,289,309	\$ 61,735,855						
Cost Per Square Foot				\$ 287.02	\$ -	\$ -	\$ -	\$ -	\$ 355.91	\$ -	\$ 400.40	\$ 80.08	\$ 480.48						
Building Vintage Summary																			
Building Vintage	Area		% to TH																
Building Vintage ~ 1964	89,078	V1	69.33%																
Building Vintage ~ 1965	9,280	V2	7.22%																
Building Vintage ~ 1972	30,131	V3	23.45%																
	128,489		100.00%																

