

Weston Intermediate School



Figure 1: Main entrance

Weston Intermediate School was originally constructed in 2005, making it the newest building on Weston school campus. The fourth and fifth graders were located in the middle school for years while 3rd grade was at Hurlbutt. Portables were brought to the Middle School to help create space for the overcrowded school until this new building was built. This two story building is approximately 110,450 net square feet. Weston Intermediate School is home to 3rd through 5th grade serving 521 currently enrolled students and 78 staff members.

Site

Weston Intermediate School is located at 95 School Road on the 117-acre school campus site. It is located to the right after Central Office and the Annex building. The school parcel is tucked in between the football fields and the edge of the property.



Figure 2: Weston Intermediate School Site from google maps

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The school main entrance is located at the west and served by two parking lots with separate dedicated vehicle drop off and bus drop off. A service area and small parking lot are located at the rear of the building. The playground and hardscape are located at the back behind the gym and cafetorium. A small grass play area is also located in the back. The courtyard consists of concrete walkways with some planting areas and seat walls. It appears to be well maintained with some areas of concrete in need of cleaning. No dedicated fields exist at this school but has close proximity to the nearby high school fields. The rear of the school has a service area and small parking lot, a playground, hardscape and grass play area. The grass area is rather small but suitable. The PTA recently installed a sprinkler system to help maintain the area. Overall the site is in great condition.

Architecture

Overall, Weston Intermediate School is in great condition. The building has been very well maintained throughout its lifetime. The school floor plan is laid out in a simple courtyard configuration. It consists of classrooms off of double loaded corridors with a courtyard centrally located. When entering the building at the front, a large double height main corridor welcomes visitors. Administration spaces located to the south adjacent to the entry have a visual surveillance over the main parking lot and arrival. To the north off of the main corridor the public functions are group together. The Gym and

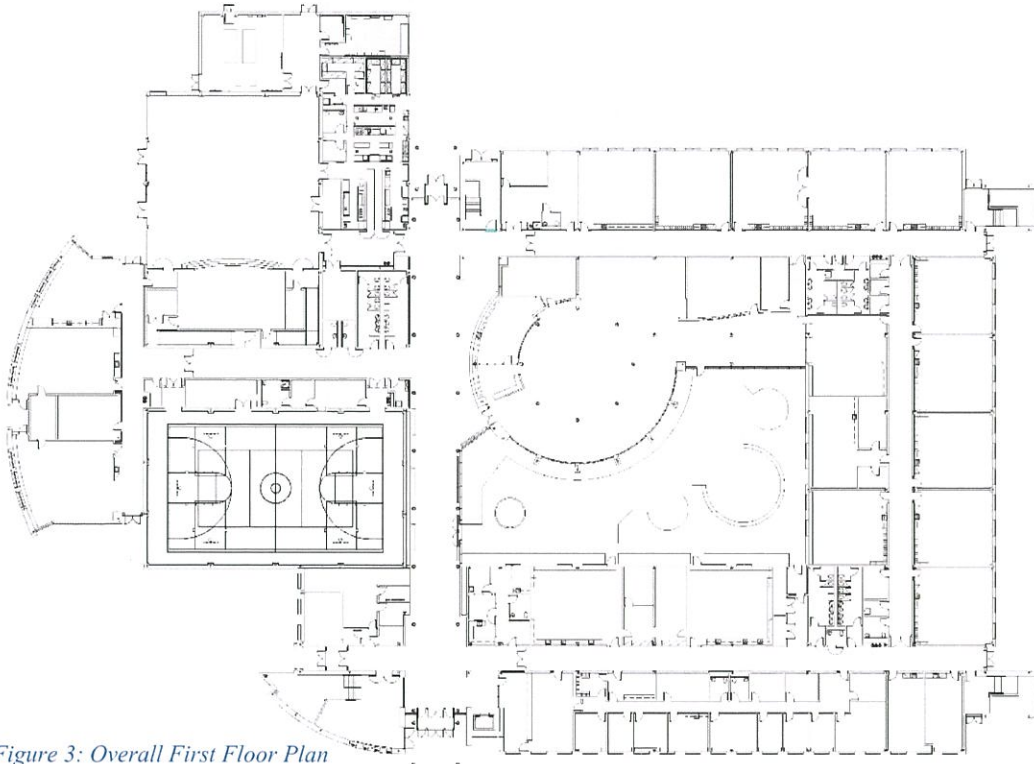


Figure 3: Overall First Floor Plan

Cafetorium are located across the hall from one another. The kitchen and boiler room are located at the rear. A cluster of music classrooms and a faculty room are located at the end of the corridor. On the opposite side of the main corridor the courtyard and Media Center sit. The round Media Center projects into the courtyard. The remainder of the floor plan consists of general classrooms, special education classrooms and computer labs. The Art room and nurse suite is located across the courtyard from the Media Center. Four stairways and an elevator allow for vertical circulation between the two floors. The second floor consists of additional classrooms, mostly for fourth and fifth grade. There are also additional special education classrooms, Spanish rooms and a Science room. This building is impeccably laid out and appears to be well organized and functional for the school community.

Interior

The interior of the building is well maintained based on the existing conditions and existing systems. A visual inspection of the walls, floor and ceiling were reviewed during the building walkthrough. The interior walls consist of concrete masonry units (CMU) or block and sheetrock. Everything are in good condition. Block walls define the major spaces such as Cafetorium and Gymnasium along with the corridors. Some of the block walls, mainly lower portions, at the corridors and in the Cafetorium are in need of cleaning. It could be beneficial to add a baseboard to the block walls in the corridor. The sheetrock walls in the administration suite have a wall paper covering. In some areas it is peeling. Additionally, a few areas throughout the entire facility could use some touch up paint, but most appear to be in reasonable condition. Ceramic tile at the toilet rooms are in good condition. The majority of the ceilings are 2x2 acoustical ceiling tiles. They generally appear to be in good condition although some tiles have significant stains. The majority of the flooring throughout the facility consist of 12x12 VCT tiles. Most appear to be in good condition with some areas of cracking. The sheet flooring in the Cafetorium appears to have had issues as some areas have been patched and replaced. Large seams or gaps were noted. It should be sealed so that water does not get underneath and cause any further damage. The rubber baseboards are in good condition. Overall the interior walls, floor and ceiling are in good condition.



Figure 4: Cafetorium CMU wall

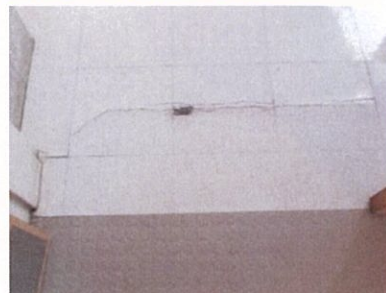


Figure 5: VCT cracking near stair



Figure 6: Window caulk cracking

The facility consists of a similar doors, frames and hardware. Most doors are wood doors, some with a glazing opening within the leaf. Hardware are hand levers and panic devices that meet today's code requirements. Frames are painted. Overall the interior doors are in good condition. It is recommended to continue painting frames as required. The interior of the windows are in good condition although caulk is beginning to crack in some locations. Typically caulk should be replaced every 10-15 years.

Casework throughout the school is in good condition. Most of the casework is plastic laminate. Most of the sinks within the casework are accessible. However, many are blocked with storage.

There were not many ADA accessibility issues noted at this facility due to its newer age. One item worth noting is that the handicap toilets does not have the required vertical grab bars installed. More importantly an egress code item was noted, the capacity of the gymnasium is not compliant with the egress capacity. With only 2 double doors, the allowable occupant load would not be able to egress as dictated by the International Building Code or the Connecticut Supplement. Another double door should be added at the exterior.

The interior building analysis is visual surveillance of the physical materials and architectural components of the school along with various code and ADA requirements. Overall the interior is in great condition.

Exterior



Figure 7: Precast sill

The exterior consists of brick and metal panels. The brick walls of the school are generally in good condition, with areas of settling and spalling. The original building is constructed with brick “veneer” with an airspace, insulation and either concrete masonry back up or metal stud with sheetrock back up. Overall, the mortar is in great condition. Limited areas will need more attention in the years to come such as the parapet. It is slowly beginning to wear. Mildew is forming on the precast sills, most notably on the lower level. These should be washed and sealed to maintain their lifespan. Also small amounts of mildew are building up in various areas on portions of the low wall. It was also noted the parapet wall at the gym is bowing and the metal cap is loose. *This will have further evaluation to determine the cause and remedy*. The base of the building in areas where it meets the concrete sidewalk have areas of caulk deteriorating. These areas should be caulked. It was also noted that control joints are showing early signs of cracking. Overall the masonry appears to be in good condition.



Figure 8: Deteriorating caulk at building base and sidewalk

When evaluating the energy efficiency of a building, it is known that nearly 25–40% of all heat energy is lost through windows. The windows are only 12 years old and in good condition. Continue to watch the window caulk as the life span is typically 5 -10 years. A minor amount of cracking was observed. It was also noted that some of the exterior doors, most notably the ones off the Cafetorium are extremely heavy. These doors should be checked and adjusted. The ballast roof is in great shape. The EPDM roof also in good shape. Overall the exterior is in good condition.

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Plumbing

Overall, the plumbing systems for the school are in good condition.

The Domestic cold water is provided by water supply wells that supply water to multiple buildings on the property. The location of the water service for the building was not observed.

Domestic hot water is produced by a dual fuel-fired water heater having an input rating of 600,000 BTUH and a storage volume of 250 gallons. The system is approximately 10 years old. The system should have an average life expectancy of approximately 20-25 years and remaining life expectancy it about 10-15 years. To maximize service life, the Water Heater should be regularly serviced per the manufacturer's maintenance recommendations including, but not limited to, draining and flushing, testing relief valve, and inspecting/replacing anode. Refer to manufacturer's O&M literature. There is no recirculation pump for the hot water system. At the time of the visit there was an issue with the aquastat and it was disassembled and being repaired. This was causing an issue with controlling the water temperature and the outlet temperature from the master mixing valve was showing 140°F. This needs to be resolved due to the fact that people can get scalded with water temperatures that high to the fixtures.



Water temperature was designed to be maintained by the use of heat trace cable on the hot water piping. At the time of the site visit, the controllers for the heat trace system were off and we were told that they had been off for years. No one was able to tell us the reason they were off. They just knew that they had always been off since they worked there and that there are issues with having to wait an extended period of time to get hot water at the further area of the building. At an additional visit to the building with a manufacturer's representative for the company that manufactures the heat trace system, the units were powered up and the controllers were reprogrammed.

Plumbing fixtures for the building appear to be good condition. The urinals were originally installed with sensor flush valves. The valves are being replaced with manual flush valves to allow for operation when the power is out. The water closets are wall mounted and were originally installed with sensor flush valves. The valves are being replaced with manual flush valves to allow for operation when the power is out. The lavatories are a combination of wall hung single and multiple station wash basins originally installed with sensor faucets. The valves are being replaced with manual metered faucets to allow for operation when the power is out. Classroom sinks are stainless steel with single lever faucets or wrist blade handles depending on the location. The sinks in the art classrooms have solids interceptors on their drainage piping. The interceptors should be checked periodically and cleared of any solids that have been collected in them. Electric water coolers are provided throughout the building.



While the overall condition of the fixtures is good, some of the issues noted during the visit are noted below. Some of the chrome trim on the flush valves is severely corroded and should be replaced. The reason for the corrosion is unknown and difficult to determine since it only seems to be effecting certain trim pieces and only on certain valves (See photo below left). A janitor's sink was observed with

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hoses connected to the faucet from a chemical feed system without a vacuum breaker to prevent back siphoning in the event of a drop in building water pressure (See photo below right). The condition could result in contamination the domestic water system creating a safety hazard. Recommend installing a vacuum breaker as soon as possible.



All of the fixtures in the kitchen are connected to a grease interceptor. No sanitary or storm piping issues were observed during the visit. If there are any areas with known issues, it is recommended that the pipes in that area get scoped with a camera to see if the root of the issue can be determined.

Fire Protection

The facility is fully sprinklered. The sprinkler piping and components appear to be in good condition. There are isolation valves and flow switches on the supply. This feeds 4 alarm valve risers that provide multi-zoned sprinkler coverage for the building. This main is fed from a pump house on the campus that serves multiple buildings. It is not known if the stage platform is wood-framed, as there was no visible way to access the area below the stage. Due to this, it is unknown if sprinkler protection has been provided under the stage or if it is required due to the type of construction materials used. The stage has not been provided with standpipes and the stage is less than 1000 square feet so no fire protection standpipes are required. Overall, the sprinkler system for the school appears to be in good condition.



Mechanical

The HVAC systems, installed during original 2004 construction, are in generally good condition. At approximately 13 years old, most of the HVAC Equipment is at midlife with 10 to 15 years of useful life remaining. The Boilers and pumps likely have a remaining useful life of 20 years or more.



Heat for the school is provided by two Smith Model 28A Hot Water Boilers, each with a heating capacity of approximately 3200 MBH. The Boilers are equipped with Power-Flame Dual Fuel Burners which were firing on natural gas at the time of our visit. The Boilers appear to be in good condition and well maintained. The Boiler Room is neat and well organized. The equipment, piping and insulation all appear to be in good condition with no visible signs of leakage.

Since Boiler life can be affected by poor water quality and inconsistent maintenance, it is recommended that the boiler water be periodically tested. Regular preventive maintenance should be performed to maximize the service life of Boilers and related equipment.



Combustion air is provided by a fan located in the Boiler Room which appears to be adequate and in good condition.

Draft Inducer is located at the top of the Chimney. Chimney height does not appear adequate to prevent flue gases from being introduced to the building through the rooftop air intakes under certain wind conditions. If odors of burning fuel are present within the building, the chimney height may be increased to address the situation. The Chimney and Draft Inducer should be cleaned and inspected as part of normal preventative maintenance.



The School is fully Air Conditioned. Chilled Water is produced by two roof mounted Air Cooled Chillers with a combined cooling capacity of 325 Tons. The Chillers appear to be in good condition. Each Chiller is served by dedicated Chilled Water Pumps, located in Penthouse Pump Rooms which distribute Chilled Water to the Rooftop Air Handling Equipment.

Chillers should be serviced annually by an HVAC Service Company in accordance with the manufacturers' Operation & Maintenance requirements.

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The Pumps appear to be in good condition, operating quietly, with no evidence of leakage. Pump life can be maximized by continued service, including periodic inspection, with repacking, lubrication, and replacement of bearings and motors as required.



The School is served by seven Rooftop Air Handling Units. The units appear to be in good condition however, there is some visible rust occurring, especially on the roof curbs. The Air Handling Units should receive continued preventative maintenance including regular lubrication, filter and fan belt replacement, and motor and bearing replacement as required. Condensate pans and drains should be cleaned and valves and dampers, including actuators, should be periodically checked for proper operation. Touch-up painting should be done as required.



A gas fired Dri-Steem Humidifier is located on the roof and supplies steam for humidification to the adjacent rooftop Air Handling Unit. The unit is in good condition with 10 or more years of useful life remaining.



Toilet and general exhaust is provided by Rooftop Exhaust Fans. The fans appear to be running and in good condition. The fans should be regularly inspected for proper motor and damper operation. Belts, actuators and motors should be replaced as needed.

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The Kitchen is furnished with a Grease Hood and roof mounted Grease Exhaust Fan. The hood is equipped with a chemical extinguishing system. The grease hood baffles, ductwork and fan should continue to be cleaned regularly.



The Grease Exhaust Fan appears to be in serviceable condition but the grease trough has come loose from the fan. Recommend reattaching the grease trough to the fan to prevent the cooking grease from damaging the roof.

The Underground Fuel Storage Tank (UST) was installed in 2004 and is scheduled for removal in 2034. The Tank Inventory and Leak Detection System should be periodically checked for proper operation.



Facility piping and ductwork will have a useful remaining life exceeding 20 years. Future consideration may be given to inspection and cleaning of the ductwork interior to ensure good indoor air quality. Flushing and cleaning of piping, coils and strainers will help maintain good fluid flow and heat transfer.

Automatic Temperature Controls for the facility are electric/electronic controls which are part of a Direct Digital Control (DDC) Building Automation System by Alerton.

If the facility was not commissioned, or has not been recommissioned since the original construction, there is likely to be a significant improvement in operating efficiency by recommissioning/retro-commissioning of the HVAC systems. Since the school requires large volumes of outside air and air economizer (100% outside air for free cooling), verifying proper function of Automatic Temperature Controls and especially Outside Air Dampers and Economizer Controls, could yield energy savings resulting in a good return on investment.

Energy-Star reports a median energy savings of 15% annually when recommissioning/retro-commissioning is performed.

Electrical

Interior Lighting



The existing luminaires are mostly made up of recessed 2'x4' parabolic fluorescent fixtures in the Offices and small Corridors/Passageways. The Classrooms have rows of pendant mounted indirect fluorescent fixtures. The main Corridors have fluorescent strip lights above multiple ceiling clouds except at the front entrance main corridor. There the fixtures are indirect metal halide sconces along one side of the corridor. The Cafeteria has pendant mounted round decorative fluorescent fixtures with pendant mounted indirect linear fluorescent wall wash fixtures and compact fluorescent/HID pendant mounted wall wash fixtures. The

Stage has pendant mounted fluorescent wraparound fixtures for general lighting with rows of incandescent border lights and incandescent spot lights for the theatrical lighting. Also, there are two ramped corridors leading to the stage with recessed fluorescent step lights mounted approximately 18"-24" above the floor. These do not appear to provide the minimum required light levels and should have additional lights added to these areas or the existing fixtures replaced with higher output LED fixtures. The Kitchen and Serving area has recessed 2'x4' & 2'x2' lensed fluorescent fixtures. The Gymnasium has pendant mounted 2'x4' industrial high bay fixtures with lenses and wire guards. The Media Center/Library has metal halide indirect sconces in the center where the ceiling is raised. The rest of the room is illuminated with LED down light fixtures. The Media Class and Work room/TV studio off the Media Center also have down light fixtures LED &



fluorescent. The Courtyard outside of the Media Center has three bollard fixtures and some in ground accent lights. The Computer Lab off the south end of the Media Center has rows of pendant fluorescent indirect light fixtures. The utility spaces are typically illuminated by pendant mounted fluorescent wraparound fixtures. The main stair at the front entrance has a recessed "red" accent up-light in the floor of the intermediate landing on a timer. This fixture along with a second similar fixture outside in the ground near the front entrance provides a colored accent of the building at night. All fixtures appear to be in good working condition.



Exterior Lighting



The existing luminaires throughout the exterior consist of recessed down light fixtures in the canopies. Building mounted white adjustable fluorescent fixtures with black louvers and a white shroud. The shroud is meant to provide the fixture with a full cutoff design to meet the code. The problem is the fixture can be adjusted where the fixture is no longer full cutoff. We propose these fixtures be replaced with new LED full cutoff fixtures; this will save energy and meet the code. The parking lot lighting is provided by pole mounted (approximately 20' high) LED low profile full cutoff fixtures. The pole mounted fixtures are all in good condition and should not need to be replaced or

upgraded. The lights were not on at the time of the walk through since it was late morning early afternoon, so their operation could not be verified. Without a photometric report with all the existing normal & emergency exterior fixtures, we cannot determine if the code required light levels are met. Also, we were not able to determine what fixtures are on the generator and which are not, to be able to determine if there are possible areas to could be without light upon loss of a single fixture or lamp. That would be a code violation and should be fixed immediately.

Exit signs & Emergency Lighting



The existing emergency lighting is provided by general building light fixtures wired to the generator distribution system and a few battery powered (normally off) fixtures. The current code does not allow a single transfer switch to serve both emergency and standby loads from the same switch. The standby loads (ie: HVAC equipment, kitchen refrigeration, misc. power, etc.) should be moved to a second transfer switch. We were not able to determine the extent of lighting on the generator to determine if proper light levels are provided during an emergency condition to meet the current code. This should be reviewed further, to determine if any area requires more emergency

fixtures, in addition to providing a "pure" emergency system. There are three remote mounted "dead light" single head emergency fixtures in the Courtyard at the two egress doors and one near the Media Center (south-east corner). These fixtures are each fed from a battery inverter above the ceiling in the room adjacent to the fixture. We were not able to determine which exterior light fixtures are wired from the generator. This should be confirmed, because this is a possible code violation. The loss of a single lamp/fixture or source cannot leave an area without lighting. Thus, if there is only one exterior fixture serving an area and the lamp or circuit fails, the area will be without lighting. This would require a second exterior fixture be added in the same area wired on a different circuit (normal or emergency) than is currently feeding the existing fixture.

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There are existing exit signs located throughout the facility, these signs are white thermoplastic housings with LED lamps. These signs appear to be in good condition and were all operating properly. There are also “area of rescue” signs on the second floor outside of the four stairwells and at intermediate locations in the corridors leading to the stairwells. There are no low mounted exit signs in the two assembly spaces (Gym & Café.), required under the current code. We recommend added low signs to all doors in the two rooms. We were not able to confirm if the Music Room (1205 sq. ft.) has code required exit signs and emergency lights.

This should be confirmed and if found to be missing, add an exit sign at each door and emergency lights. The exit signs are all in good condition and were all working at the time of the walk through.



Power



The existing electrical service originates from a pad mounted utility transformer located to the north-east side of the building. From the utility transformer, the secondary feeder runs underground to a 2500 amp, 480Y/277V – 3 phase service rated switch in the Main Electric Room. The service switch intern feeds a distribution section via bus splice section. The distribution section of the switchboard feeds panels in the Main Electric Room and throughout the building. There are seven other “normal” panels in the room (both 480/277V & 208/120V) along with three transformers. There is an automatic transfer switch fed from a 125 KW diesel generator outside next to the pad mounted utility transformer. The transfer switch feeds a 480/277V panel, step down transformer and a 208/120V panel. The two generator panels serve some interior lighting, exterior lighting, paging system, security system, fire alarm system, kitchen refrigeration, misc. power and some HVAC equipment (heating).

Also in the Main

Electric Room is a Unison theater lighting control panel and an ETC emergency transfer switch also for the theater lighting. There are building supplies stored in this room, and although it appears working clearances are maintained in front of all electrical equipment, I believe there is a code violation. This room only has one door in or out of the room, which would require double the working clearances in front of the equipment or an unobstructed path to the door. With the supplies in the room, neither option is met.



The existing power receptacles throughout the school are recessed mounted duplex and quad receptacles with metal cover plates. The main Computer Lab off the Media Center has flush floor mounted quad receptacles (1 duplex receptacle for power & 1 for data) with brass cover plates. There are also flush floor mounted quad receptacles on the stage in the Cafeteria. The second Computer Lab has two plug strips mounted under desks that appear to be fed from an extension cord to a quad receptacle. This needs to be reviewed to determine if an extension cord can be used to permanently

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feed the plug strip by code. The receptacles all appear to be in good operating condition.



There is a lightning protection system installed on the roof of the building, with air terminals and cables. There is damage to both the air terminals and the cable along the south side of the Gymnasium roof. There are cables that are broken apart, air terminals damaged or pull off the roof and a section of cables and terminals just sitting coiled up on the roof.



Voice / Data



The existing telephone system demark is in the Tel/Com. Room in front of the main electric room. There are tables and other items stored in the room, so we were not able to determine the condition of any the equipment. The main Data Closet is in the south-east corner of the Media Center, which has a network rack for data, punch down blocks for phones and security panels. There is a second Data Closet on the first floor across from the main stair at the front entrance. This room has the master clock headend equipment, a Rauland sound cabinet with a Bogen CD player & cassette deck. There are two hand held controllers to adjust the master clock system. There are two additional Data closets on the second

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floor. The existing data outlets throughout the school are recessed mounted. There are desk mounted phones in all the classrooms, along with a wall mounted clocks and recessed ceiling speakers. There are a few rooms with wall mounted phones like the Gymnasium. There are speakers in all the hallways and utility rooms. There are desk phones in all the Offices. All equipment appears to be operating properly.

Fire Alarm



The existing fire alarm system is an addressable Edwards (EST3) system, with the control panel located in the corridor behind the Main Office and the batteries are on the wall in the room behind the control panel. There is a remote panel in the Cafeteria with voice capability and a second remote panel in the main lobby across from the elevator outside the Main Office. There are additional power panels located throughout the school. There are manual pull stations with “stopper” covers at the egress doors along with audio/visual devices throughout the complex. There are visual devices in all the Classrooms. There are carbon monoxide detectors in the mechanical room where there is fuel burning equipment. There are smoke detectors throughout the school, in the corridors, classrooms, stairs, etc. The system appears to have voice capabilities throughout the school and not just in the assembly spaces. The devices throughout appear to be in good operating condition.

There is an existing security lock down system throughout the school, with emergency push button stations at the major entry/exit locations in addition to the Main Office, Security Desk and Cafeteria.

There is an existing “area of rescue” system located outside of the Main Office across from the Security desk that is serving the four stairs. There is code required illuminated signs at the entrance to the door of each stairwell on the second floor. In addition, there are additional signs in the corridors leading to the stairs.



WESTON SCHOOLS - FACILITIES FEASIBILITY STUDY

WESTON INTERMEDIATE SCHOOL - FACILITY CONDITIONS ANALYSIS

TAG NO.	ASSESSMENT	SYSTEM/ CODE REFERENCE	RANKING				CORRECTIVE ACTION	ESTIMATED COST	REMARKS
			4	3	2	1			
SITE CONDITIONS									
S1	Front pavers are beginning to sink			3			If it drops beyond a 1/2" it will not be considered accessible and will result in a tripping hazard	\$ 5,000	
S2	Front concrete sidewalk has a small amount of cracks		4				Seal Cracks as needed	\$ 3,000	
S3	Bituminous pathway has cracks		4				Seal cracks as needed	\$ 3,000	
S4	Bituminous pathway was driven on and the adjacent lawn is torn up		4				If this is typical, think about widening the pathway to avoid lawn damage	\$ 16,000	
S5	Courtyard Concrete seating wall & paths are discoloring with mildew		4				Power wash and seal to maintain longevity	\$ 6,000	
SITE SUBTOTAL									
								\$	33,000
EXTERIOR CONDITIONS									
A1	Cafetorium doors are extremely heavy and difficult to open				1		Adjust doors	\$ 1,000	
A2	Precast window sills, most notably at lower level are dirty and discoloring with mildew			3			Clean and seal	\$ 15,000	
A3	Areas at base of masonry and parapet are dirty with mildew and vegetation			3			Clean and seal	\$ 8,000	
A4	Caulk where building meets sidewalk caulk is deteriorating			3			Recaulk as required	\$ 2,000	
A5	Caulk and mortar around precast parapet cap and masonry have mildew			3			Recaulk as required	\$ 3,000	
A6	Control joint caulk is showing early signs of wear and cracking			3			Recaulk as required	\$ 5,000	
A7	Knee wall at gymnasium				1		Rebuild parapet, portion of roof and add external gutters - at \$800 per linear foot	\$ 264,000	
EXTERIOR SUBTOTAL									
								\$	298,000

WESTON INTERMEDIATE SCHOOL - FACILITY CONDITIONS ANALYSIS

TAG NO.	ASSESSMENT	SYSTEM/ CODE REFERENCE	RANKING	CORRECTIVE ACTION	ESTIMATED COST	REMARKS
INTERIOR CONDITIONS						
A8	Block walls dirty		3	Clean and seal	\$ 6,000	
A9	Sheet flooring in Cafetorium is torn and has large gaps		2	Determine if slab has moisture or movement issues. Replace floor.	\$ 81,180	
A10	Ceiling tiles are stained		3	Replace the ceiling tiles throughout the building	\$ 3,600	
A11	Penetration firestopping is not at all penetrations of boiler room		1	Fire putty around penetrations as needed	\$ 1,500	
A12	Furniture and equipment is located in gymnasium vestibule blocking egress clearance requirements		1	Move furniture	\$ -	
A13	Gym egress is undersized and inadequate. It does not meet code requirements.		1	Add double doors to exterior	\$ 25,000	
A14	VCT is cracked in various areas		2	Replace the floor tiles throughout the building	\$ 8,000	
A15	Window caulk is beginning to wear		3	Recaulk as required	\$ 36,000	
A16	Equipment is blocking knee space			Remove	\$ -	
A17	Vertical grab bars are not installed at all handicap toilets		2	Add grab bars at all handicap toilets	\$ 6,750	
A18	Elevator		4	Continue to evaluate and inspect the elevator	\$ 3,000	
A19	Classrooms with doors inbetween are often too noisy		3	Add acoustical seals around doors	\$ 20,000	
A20	Wallpaper in administration is getting damaged due to chairs		4	Add chair rail at main office and conference room	\$ 10,000	
INTERIOR SUBTOTAL					\$	201,030

WESTON INTERMEDIATE SCHOOL - FACILITY CONDITIONS ANALYSIS

TAG NO.	ASSESSMENT	SYSTEM/ CODE REFERENCE	RANKING	CORRECTIVE ACTION	ESTIMATED COST	REMARKS
PLUMBING/FIRE PROTECTION						
P1	Periodically inspect, test and replace plumbing valves, pressure regulators, backflow preventers, thermostatic mixing valves, pumps etc..	General	3	Replace faulty equipment as required.	\$ 10,000	Cost over next 10 years.
P2	A Janitors Sink was observed with hoses connected to faucet without a visible means to prevent backflow.	IPC Section 608	2	Install vacuum breaker.	\$ 500	Cost for each sink
FP1	The Sprinkler/Standpipe System requires periodic inspection, testing and maintenance in accordance with NFPA 25.	NFPA 25	3	Include annual cost of \$1000 in budget.	\$ 10,000	Cost for inspection, testing and maintenance over next 10 years.
PLUMBING/FP SUBTOTAL						
					\$	20,500
MECHANICAL SYSTEMS						
M1	Boilers and related equipment should have continued preventive maintenance	General	2	Provide regular Boiler service, water testing.	\$ 1,500	Annual Cost
M2	Chimney and Draft Inducer require regular service		2	Clean and Inspect chimney annually. Inspect and test Draft Inducer.	\$ 1,300	Annual Cost
M3	Combustion Air is provided by Fan in Boiler Room		2	Check for proper operation regularly. Replace drive belts, damper actuators and motors as required.	\$ 100	Annual Cost
M4	Two Chilliers should receive continued preventative maintenance		3	Perform Chiller service including testing of compressors, fans, controls and refrigerant charge, and cleaning heat exchangers.	\$ 2,400	Total annual cost for 2 Chilliers
M5	Hot Water and Chilled Water Pump life may be extended by regular service		3	Inspect and service pumps annually. Provide repairs as required.	\$ 1,600	Total annual Cost for 8 Pumps
M6	Air Handling Units require regular service		3	Replace filters and fan belts, lubricate bearings and damper linkages, check damper and valve operation, clean coils, condensate pans and drains.	\$ 3,500	Total annual Cost for 7 AHUs
M7	Air Handling Unit Curbs have multiple rust spots		3	Clean and touchup paint as required.	\$ 2,000	Total cost
M8	Steam Humidifier should receive regular service		3	Provide annual service of steam generator and distribution unit.	\$ 500	Annual Cost

WESTON INTERMEDIATE SCHOOL - FACILITY CONDITIONS ANALYSIS

TAG NO.	ASSESSMENT	SYSTEM/ CODE REFERENCE	RANKING	CORRECTIVE ACTION	ESTIMATED COST	REMARKS
M9	Roof Exhaust Fans require continued maintenance		3	Provide regular inspection for proper operation. Replace drive belts, damper actuators and motors as required.	\$ 1,400	Annual Cost
M10	Kitchen Grease Exhaust System requires regular cleaning and maintenance		2	Regular cleaning and maintenance to consist of cleaning of hood, baffles, ductwork and fan. Inspect and test extinguishing system. Replace grease trough.	\$ 3,000	Annual Cost
M11	Underground Fuel Storage Tank Inventory/Leak Detection System should be serviced regularly		3	Check operation of system console and sensors. Perform repairs as required. Service should be performed by factory authorized installer.	\$ 300	Annual Cost
M12	Hot and Chilled Water Piping and components should be serviced		3	Flush piping and coils, clean strainers. Document conditions to plan future maintenance frequency.	\$ 4,000	Estimated Cost
M13	Recommissioning of facility HVAC systems		2	Perform functional testing of all equipment and Automatic Temperature Controls to ensure operation per original design.	\$ 30,000	Likely Cost Range: \$20k to \$40k depending on level of detail.
MECHANICAL SUBTOTAL						\$ 51,600
ELECTRICAL SYSTEMS						
E1	Currently the generator is being used for emergency lighting for both interior and exterior fixtures, this does not appear to meet the current code requirement & should be reviewed further with the AHJ		1	Install code approved emergency lighting system throughout the school, there are a few options to achieve this (install a second ATS dedicated to the emergency system and associated equipment, stand alone twin head battery units throughout or battery ballasts in existing fixtures)	\$90,000	\$58k is for a twin head battery system and the \$90k is to modify the generator distribution, the third option would fall somewhere in between
E2	It does not appear to be sufficient emergency lighting in the Courtyard for egress to meet the current code		2	Install new LED fixtures to provide current code required light levels for egress	\$5,000.00	
E3	Light levels are low and do not appear to meet egress requirements for the accessible access to the Stage/Platform		2	Replace existing fixtures with new higher output LED fixtures or add new LED fixtures in addition to the existing fixtures	\$5,000.00	
E4	Existing fluorescent, HID & incandescent fixtures throughout the school, appear fully operational but not very efficient		4	Replace all existing fluorescent, HID and incandescent fixtures with new energy efficient LED fixtures.	\$662,712.00	allowance
E5	A portion of the existing lightning protection system is damaged & partially removed		3	Replace damaged wire and reinstall existing lightning rods and cable after wall/parapet has been repaired.	\$2,500.00	

WESTON INTERMEDIATE SCHOOL - FACILITY CONDITIONS ANALYSIS

TAG NO.	ASSESSMENT	SYSTEM/ CODE REFERENCE	RANKING	CORRECTIVE ACTION	ITEMIZED ESTIMATED COST	REMARKS
E6	There are no "low" mounted exit signs in the two assembly spaces (Gym. & Café.) to meet the current code		2	Install new self-illuminating exit sign on the kick plate of each pair of egress doors out of these rooms, plus 2 additional in the Gym.	\$3,500.00	
E7	Possible missing exit signs and emergency lights in Music Room		2	Add two exit signs, one at each door (not door to Storage) and emergency lights.	\$1,500.00	
E8	Exterior Egress doors that may only have one light fixture serving the area may not meet the current code		2	Add a second light fixture (new LED), wired to the opposite service (normal or emergency) than is currently serving the existing fixtures in this area.	\$5,000.00	
ELECTRICAL SUBTOTAL						\$ 775,212
TOTAL ESTIMATED COSTS						\$ 1,379,342

LEGEND PRIORITY - RANK

- 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.

