

DRAFT

SPACE NEEDS ASSESSMENT

William J. Johnston Middle School

&

Bacon Academy High School

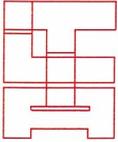
Colchester, CT

The Lawrence Associates, Architects/Planners, P.C.

Manchester, CT

October 9, 2007





THE LAWRENCE ASSOCIATES

ARCHITECTS / PLANNERS, P.C.

1075 TOLLAND TURNPIKE • MANCHESTER, CONNECTICUT • 06042

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SPACE NEEDS ASSESSMENT, WJMS & BA THE JOURNEY:

2007

JANUARY	FEBRUARY	MARCH
<ul style="list-style-type: none"><input type="checkbox"/> TLA SELECTED<input type="checkbox"/> OWNER-ARCHITECT AGREEMENT SIGNED<input type="checkbox"/> KICK-OFF MEETING	<ul style="list-style-type: none"><input type="checkbox"/> PROJECT STATUS REPORT TO SPACE ASSMNT.SUB-COMM.<input type="checkbox"/> PROGRAMMING MEETING WITH BACON PRINCIPAL<input type="checkbox"/> OCR RELATED DESIGN WORK STARTED	<ul style="list-style-type: none"><input type="checkbox"/> FIRST COMMUNITY WORKSHOP (3/15/2007)<input type="checkbox"/> MEP EVALUATION OF WJMS AND BA COMPLETED
APRIL	MAY	JUNE
<ul style="list-style-type: none"><input type="checkbox"/> PROJECT STATUS REPORT TO SPACE ASSMNT.SUB-COMM.	<ul style="list-style-type: none"><input type="checkbox"/> PROGRAMMING MEETINGS WITH 20 BA STAFF & DEPT. HEADS<input type="checkbox"/> PROGRAMMING MEETINGS WITH 37 WJMS STAFF & ADMINISTRATORS<input type="checkbox"/> SECOND COMMUNITY WORKSHOP (5/24/2007)	<ul style="list-style-type: none"><input type="checkbox"/> PROJECT STATUS REPORT TO SPACE ASSMNT.SUB-COMM.<input type="checkbox"/> DESIGN WORK WJMS IN PROGRESS
JULY	AUGUST	SEPTEMBER
<ul style="list-style-type: none"><input type="checkbox"/> PROJECT STATUS REPORT TO SPACE ASSMNT.SUB-COMM.<input type="checkbox"/> DESIGN WORK WJMS IN PROGRESS	<ul style="list-style-type: none"><input type="checkbox"/> PROJECT STATUS REPORT TO SPACE ASSMNT.SUB-COMM.<input type="checkbox"/> DESIGN WORK BA IN PROGRESS	<ul style="list-style-type: none"><input type="checkbox"/> PROJECT STATUS REPORT TO SPACE ASSMNT.SUB-COMM.<input type="checkbox"/> DESIGN WORK BA IN PROGRESS
OCTOBER	NOVEMBER	DECEMBER
<ul style="list-style-type: none"><input type="checkbox"/> PROJECT STATUS REPORT TO SPACE ASSMNT.SUB-COMM.<input type="checkbox"/> PROJECT STATUS REPORT TO BORAD OF EDUCATION/BUILDING COMMITTEE		

DATE: 09-02-04
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: BACON ACADEMY & WJMS

09-02-04
 THE LAMMANCE ASSOCIATES
 1000 W. BROADWAY, SUITE 200
 CHICAGO, IL 60606
 TEL: (312) 467-1000
 FAX: (312) 467-1001
 WWW.LAMMANCE.COM

PROJECT: BACON ACADEMY & WJMS
 SHEET: A-1
 SCALE: AS SHOWN
 DATE: 09-02-04

SPACE NEEDS STUDY
 BACON ACADEMY & WJMS
 Colchester, CT 06415

PROPOSED MASTER PLAN

A-1



MASTER PLAN: OPTION #1
 ALLUS: 66,200 S.F.
 FORMER CUS: 69,000 S.F.
 TOTAL: 135,200 S.F.
 ENROLLMENT REQ'D: 824 STUDENTS

SCALE: 0" = 25' @ 1" = 100'

RELOCATE 6TH GRADE IN THIS WING
 RENOVATE 8TH GRADE WING
 NEW ENCLOSED CONNECTORS
 CONVERT EXIST. GYM / LOCKERS / SHOWERS INTO NEW CAFE WITH STAGE & KITCHEN
 REMOVE PORTABLE C.R.
 CONVERT EXIST. CAFE / KITCHEN INTO MULTI-PURPOSE ROOMS
 RENOVATE BOTH FLOORS FOR 7TH GRADE WING

NORWICH AVE.

PLEASANT STREET

JACK JACKETTER INT. SCHOOL

WETLANDS
 LEEB BROOK

RYAN PROPERTY

HURON PROPERTY

COMMERCE
 ASSOC.
 PROPERTY

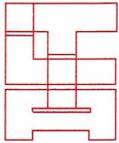
PROPOSED SOCCER FIELD

PROPOSED SOCCER FIELD

PROPOSED BALL FIELD

PROPOSED BALL FIELD

PLAY AREA



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WJMS OPTION # 1 KEY FEATURES:

Total Area: 135,200 S.F.

829 Student Enrollment Projection Needed for Full State Reimbursement

- New Enclosed Walkways to Former Cafeteria
- Relocate Portable Classrooms off Site
- Major Renovations to Former CIS and Current 8th Grade Wing
- Normal Renovations to WJMS
- Relocate 6th Grade in the West Wing of WJMS
- Relocate 7th Grade Wing in the 2-Story Wing of Former CIS
- Convert Former CIS Gymnasium into New Centrally Located Cafeteria & Kitchen
- Convert Former CIS Cafeteria & Kitchen into Multi-Purpose Rooms
- 2 New Multi-Purpose Fields (Soccer & Lacrosse)
- 3 New Baseball/Softball Fields

PROS	CONS
1. Limited New Construction	1. Spread Out Building Footprint,
2. Centrally Located Cafeteria	2. Loss of Former CIS Gymnasium
3. Least Expensive of the Four Options	3. Use of Split Level Wing to Continue
4. Enclosed Access to Cafeteria	4. Running Track Not Feasible
	5. Additional fields not feasible

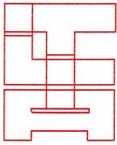
BUDGET ESTIMATE IN CURRENT DOLLARS BASED ON:

TASKS	\$ VALUE
1. Move Portable Classrooms Off Site and Restore Site	450,000
2. Playing Fields and Related Site Work	500,000
3. New Construction (Enclosed Walkways) 1,500 s.f. X \$250	375,000
4. Major Renovations Former CIS 69,000 s.f X \$175	12,075,000
5. Major Renovations Current 8 th Grade Wing 13,200 s.f X 175	2,310,000
6. Normal Renovations WJMS 53,000 s.f X \$125	6,625,000
TOTAL	22,335,000



MASTER PLAN: OPTION 2
 WINGS: 66,200 S.F.
 FORMER CIS MINUS GYM: 57,000 S.F.
 TOTAL: 123,200
 ENROLLMENT REQ'D: 755 STUDENTS





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WJMS OPTION # 2 KEY FEATURES:

Total Area: 123,200 S.F.

755 Student Enrollment Projection Needed for Full State Reimbursement

- Remove Portable Classrooms off Site.
- Demolish Former CIS Cafeteria
- Demolish 2-Story Wing of Former CIS and Construct New 2-Story Wing with Basement
- Relocate 7th Grade Wing in the New 2-Story Wing (F. Floor Aligned with Former CIS Admin. Level)
- Major Renovations to Former CIS and Current 8th Grade Wing
- Normal renovations to WJMS
- Relocate 6th Grade in the West Wing of WJMS
- Convert Former CIS Gymnasium into New Centrally Located Cafeteria & Kitchen
- One New Multi-Purpose Fields (Soccer & Lacrosse)
- 5 New Baseball/Softball Fields
- 80 New Parking Spaces for Fields
- New Pavilion with Toilets for Fields

PROS	CONS
1. Split Level Wing Replaced with New	1. Spread Out Building Footprint
2. Centrally Located Cafeteria	2. Loss of Former CIS Gymnasium
3. Kitchen Delivery in the Front	3. Kitchen Delivery in the Front
4. More Playing Fields than Option # 1	

BUDGET ESTIMATE IN CURRENT DOLLARS BASED ON:

TASKS	\$ VALUE
1. Move Portable Classrooms Off Site and Restore Site	450,000
2. Playing Fields, Pavilion and Related Site Work	650,000
3. Demolition Former CIS Cafeteria & 2-Story Wing	80,000
4. New Construction 2-Story Wing 30,800 s.f. X \$250	7,700,000
5. Major Renovations Former CIS 26,200 s.f X \$175	4,585,000
6. Major Renovations Current 8 th Grade Wing 13,200 s.f X 175	2,310,000
7. Normal Renovations WJMS 53,000 s.f X \$125	6,625,000
TOTAL	22,400,000

PROPERTY OF BACON
 1000 BACON AVE. COLCHESTER, CT 06415
 860.439.1100
 10/15/2014

NO DATE REVISION

NO	DATE	REVISION

THE LAWRENCE ASSOCIATES
 105 W. COLCHESTER AVENUE, COLCHESTER, CT 06415
 860.439.1100
 05-0024

PROJECT: BACON ACADEMY & MILMS
 COLCHESTER, CT 06415

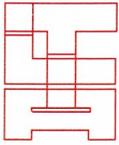
PROPOSED MASTER PLAN
 SCALE: 1" = 100'
 DATE: 10/15/14
 SHEET: A-3



MASTER PLAN: OPTION 3
 MILMS MINUS 8TH GR. WING: 53,000 S.F.
 NEW 3-STORY WING: 52,000 S.F.
 FORMER CIB MINUS CAFE & C.R. WING: 26,000 S.F.
TOTAL: 131,000 S.F.

ENROLLMENT REQ'D: 800 STUDENTS
 SCALE: 1" = 100'
 0' 25' 50' 100' 200'

● ● ● ● ● TRAIL



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WJMS OPTION # 3 KEY FEATURES:

Total Area: 131,000 S.F.

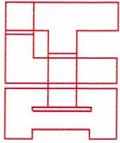
800 Student Enrollment Projection Needed for State Reimbursement

- Remove Portable Classrooms off Site.
- Demolish Former CIS Cafeteria
- Demolish Current 8th Grade Wing and Construct 3-Story Wing
- Locate New Cafeteria and Kitchen on the 1st. Floor of the 3-Story Wing
- Locate 7th Grade on the 2nd Floor of the 3-Story Win
- Major Renovations to Former CIS Building & Locate 8th Grade Wing
- Relocate New Entrance, School Office, Nurse and Conference Rooms into the Renovated Former CIS
- Relocate Board of Education and Other Town Offices in the Renovated 2-Story Wing of Former CIS
- Minor renovations to WJMS
- Relocate 6th Grade Wing in the West Wing of WJMS
- 3 New Multi-Purpose Fields (Soccer & Lacrosse)
- 2 New Baseball/Softball Fields
- New Emergency Access Road from Pleasant Street Connecting JJIS and CES Parking Areas
- 200 New Parking Spaces for Fields
- New Pavilion with Toilets for Fields

PROS	CONS
1. Centrally Located Entrance	1. Spread Out Building Footprint
2. Centrally Located Cafeteria	2. Loss of Former CIS Gymnasium
3. Split Level Wing Replaced with New Wing	
4. More Playing Fields than Option # 3	

BUDGET ESTIMATE IN CURRENT DOLLARS BASED ON:

TASKS	\$ VALUE
1. Move Portable Classrooms Off Site and Restore Site	450,000
2. Playing Fields, Pavilion, Parking, Roads and Related Site Work	1,500,000
3. Demolition Former CIS Cafeteria 8 th Grade Wing	80,000
4. New Construction 3-Story Wing 52,000 s.f. X \$250	13,000,000
5. Major Renovations Former CIS 26,200 s.f X \$175 (Educational Use)	4,585,000
7. Normal Renovations WJMS 53,000 s.f X \$125	6,625,000
TOTAL	26,240,000
Major Renovations Former CIS 30,800 s.f X \$175 (Non-Ed.Use)**	5,390,000



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WJMS OPTION # 4 KEY FEATURES:

Total Area: 135,550 S.F.

850 Student Enrollment Projection Needed to be Eligible for State Reimbursement

- Remove Portable Classrooms off Site.
- Demolish Former CIS Cafeteria
- Demolish Current 8th Grade Wing
- Construct 3-Story Wing on the West Side of WJMS
- Provide New Access from Norwich Avenue
- Locate New School Entrance, Cafeteria and Kitchen on the 1st. Floor of the 3-Story Wing
- Locate 7th Grade on the 2nd Floor of the 3-Story Wing
- Locate 8th Grade on the 3rd Floor of the 3-Story Wing
- Relocate New Entrance, School Office, Nurse and Conference Rooms into the Renovated Former CIS
- Minor renovations to WJMS
- Major Renovations to Former CIS Building
- Relocate Board of Education, Community Center, Senior Center and Other Town Offices in the Renovated Former CIS (Community Use of Former CIS Gymnasium)
- Build New Addition to Former CIS for Indoor Swimming Pool For the Community/Senior Center
- New Running Track
- 2 New Multi-Purpose Fields (Soccer & Lacrosse)
- 3 New Baseball/Softball Fields
- New Amphitheater
- New Emergency Access Road from Pleasant Street Connecting JJIS and CES Parking Areas and a New Exit to Norwich Avenue
- 300 New Parking Spaces for Fields
- 3 New Pavilions with Toilets for Fields
- New Walking Trail in the Wetlands

PROS	CONS
1. Maximum Site Utilization	1. More Scrutiny by Regulatory Agencies
2. Shared Uses of Resources and Facilities	
3. Major Traffic Improvements, On and Off Site	
4. Minimum Tear Down of Existing Buildings	

BUDGET ESTIMATE IN CURRENT DOLLARS BASED ON:

TASKS	\$ VALUE
1. Move Portable Classrooms Off Site and Restore Site	450,000
2. Playing Fields, Track, Pavilion, Parking, Roads and Related Site Work	2,000,000
3. Demolition Former CIS Cafeteria 8 th Grade Wing	80,000
4. New Construction 3-Story Wing 85,500 s.f. X \$250	21,375,000
5. Normal Renovations WJMS 53,000 s.f X \$125	6,625,000
TOTAL	30,530,000
Normal Renovations Former CIS 57,000 s.f X \$125 (Non-Ed.Use)**	7,125,000

Mechanical and Electrical Systems Deficiencies

William Johnston Middle School

Colchester, CT

Year Built 1962 with a 1983 renovation and addition

Head Custodian: Joe Cocomo

Date/Start Time of CES Inspection: February 21, 2007 11:00 AM

Approximate School Area: 62,000 sq ft

Mechanical System Summary

- Two HB Smith 640 mil boilers have two Carlin 10-20 gph oil fired burners each. One boiler seems to have not been run in a number of years. This boiler should be repaired and placed in service so as to run as the 100% backup boiler it was designed for. Even though the boiler age is past three useful life they should be considered for replacement.
- Boiler chimney should be cleaned annually due to the use of #2 fuel oil.
- Two hot water system pumps with a third pump used as standby. The third pump may not be serviceable as a standby pump. The rising stem gate valves are old and personnel are uneasy to operate these valves as the valve may not open/close again. These valves should be replaced with new ball type or similar valves equal to the type used in the school district.
- The existing oil fired hot water heater was replaced by three 200 gallon Bock indirect storage heaters. The existing heater should be removed from the system, unless it is used for low domestic water heating needs.
- Existing rising stem gate valves are problematic. As mentioned above the valves are possibly non-functional and should be replaced during the time any service of the piping system is required. Building personnel presently shut the total building water supply off to make the smallest repair. This would require adding valves to the repair budget when other repairs are accomplished.
- Existing pneumatic controls are functioning but have many small issues. Some classrooms (3 in the 8th grade wing) are not being controlled by the thermostats as there is either water in the lines, non-functioning valve heads or non-functioning thermostats. This system should have new components and an upgraded filter/dryer or be completely replaced by a DDC Building Management system.
- Asbestos is labeled as being present on system elbows.
- Building is heated with perimeter baseboard or convectors. The fins of these systems should be cleaned to increase heat transfer efficiency thus energy conservation.
- Elevator has many minor control problems and is presently non-functioning 4 to 5 times a year.
- Existing 10,000 gallon underground fuel oil storage tank was unknown as to age and should be checked for problems, leaks and longevity.
- Roof leak was evident at the old gym and hall entering into the newer section of the building.
- Some toilet rooms are very old with fixtures that have passed their useful life. Lavatories and toilets in handicapped rooms may not be in conformance with the present school codes.
- Some electric water coolers have been removed and should be replaced. The code required number of drinking fountains is not being maintained at this time.
- The large 1000 gallon storage tank in the newer area of the building is larger than what is required. This system was sized on a certain number of showers being taken each day and it is understood that showers are not being taken by the students. This should be isolated so that system is available only on an as needed basis and not using oil to heat it if not needed.

- A leak in the hot water valve is present in the air handler that feeds the media room.
- Science teachers have requested their classrooms need sinks for programming requirements.
- This school is without sprinklers and it should be investigated and budgeted for installation.
- Kitchen grease trap should be cleaned annually.
- Carpets in some areas of the building do not seem to be the hypo-allergenic type that were used in the Bacon Academy or like the ones used in other areas of the building.
- Insulation repair required in some air handlers in the new section of the building.
- Computer labs may need a small Sanyo or Mitsubishi type split system air conditioner to cool the computer equipment. Room 113 has a note to shut off monitors to keep spaces cooler.
- Various heating equipment grilles are rusted and exposed for possible student injury.
- Old gym locker room has exposed piping and a radiation cover is missing for possible student injury.
- Weather-stripping at doors should be checked and upgraded as many air and water leaks are present.
- Insulation on ducting in the newer area boiler room needs repair.
- Old gym make up air heater needs upgrading, barometric damper repair as it has reached its useful life.

Electrical System Summary

Power

- The pad mounted transformer 750 kVA, 208/120V is in good condition.
- The main switch at service entrance, GE 127-A-5777, AK611 WC-TT Type AK-2-50-1, 1600A, 208/120V and main distribution boards serving the 1962 building are old and need replacement.
- The main 1200A/3P disconnect switch with two distributions “DP-1” and “DP-2” located in 1987 building has been fed from 1962 building. The distribution boards are old and needs to be upgraded.
- The elevator occasionally shows problems. The contact is old.
- The handicap lift at stairs occasionally is not working properly. The limited switch is not working properly.
- There is no emergency generator.
- Most of panelboards in 1962 building and their associated feeders & branch circuitry are old and need replacement
- Some of panelboards in 1987 building are old and need to be upgraded.
- Avoid placing any articles, boxes, cleaning equipment in front of electrical switchboard, panels, fire alarm system, security system, and equipment etc.

Lighting

- The fluorescent lamps used in classrooms, corridors, etc are T8 type with electronic ballasts.
- Most of the lighting throughout the building is controlled by an occupancy sensor.
- Emergency lighting in the 1962 building is fed from an old central battery. The system is “Chloride” 3250 DC system, catalog # 3250B24, input 120V, 32V output. It is old and need replacement.
- Most of the emergency lighting in the 1987 building is from self-battery dual headlight. Some of them are old and needs replacement.
- Lighting levels in some classrooms are poor and need to be upgraded.
- Lighting levels in media center used metal halide and fluorescent are good.

- Lighting levels in gymnasium (1962 building) are poor (15 footcandles).
- Lighting levels in gymnasium (1987 building) are good (45 footcandles).
- Parking lot lights is good. There is no complaint for the light levels.
- Exterior wall mounted light fixtures are not vandalism proof. Some of them are broken (lens). There is no complaint for the light levels.

Signal

- Fire alarm system (zone type) is old and needs to be upgraded.
- All typical classrooms do not have horn/strobe units. Horn/strobes are required to be provided in all classrooms by CT code.
- Horn/Strobes should be added in some corridors. The existing spacing is inadequate.
- Intercom/PA system is old and needs to be upgraded. Some classrooms could not hear the announcement.
- Security system is good.
- School Bell system is not working properly. The scheduled time is not programmed. It needs replacement.
- Some combination clock/speaker units are old and need replacement.

Colchester School District								
William Johnston Middle School								
February 21, 2007								
SYSTEM	System Priority 1 to 4 (1=Health & Safety, 2=High, 3=Medium, 4=Low)	System Rating 1 to 5 (1 Poor, 5 Excellent)	Last Major Reconstruction (Year)	Projected Replacement (Year)	Quantity	Unit Price	Current Replacement Cost	REMARKS
General Observations								
General Appearance	-	-	-	-	-	-	-	No reported problems
Accessibility	-	-	-	-	-	-	-	No reported problems
Asbestos	-	-	-	-	-	-	-	See mechanical for pipe elbow
Division 2 - Site Construction								
Site - Electrical	-	-	-	-	-	-	-	No reported problems
Site - Lighting								
Building Mounted Fixtures	2	2	-	2007	-	LS	\$ 6,000	Replace the existing broken len fixtures
Pole Mounted Fixtures	-	-	-	-	-	-	-	No reported problems
Site - Gas	2	5	-	-	-	-	-	Functional, no reported problems
Site - Water								
Site - Fuel Tanks	3	3	-	-	-	LS	\$ 2,500	No detailed information available, testing is warranted
Site - Storm Water	2	5	-	-	-	-	-	Functional, no reported problems
Kitchen grease trap	2	5	-	-	-	LS	\$ 2,500	Functional, no reported problems cleaning each year is recommended
Site - Sanitary	2	5	-	-	-	-	-	Functional, no reported problems
Division 8 - Doors and Windows								
Doors - Exterior weatherstripping	-	-	-	-	48	\$200 each	\$ 9,600	repair and replace
Doors - Interior	-	-	-	-	-	-	-	No reported problems
Division 9 - Finishes								
Floor Finishes								
Existing Carpet replace at new areas	1	3	-	2008	8000	\$5 / sq ft	\$ 40,000	Coord for hypo allergenic type
Renovate Toilet Room finishes	3	2	-	2010	-	-	-	Coord with mechanical replacements
Division 10 - Specialties								
Lab sinks	-	-	-	-	4	\$ 2,500	\$ 10,000	Coord with program requirements
Lockers								

Colchester School District								
William Johnston Middle School								
February 21, 2007								
SYSTEM	System Priority 1 to 4 (1=Health & Safety, 2=High, 3=Medium, 4=Low)	System Rating 1 to 5 (1=Poor, 5=Excellent)	Last Major Reconstruction (Year)	Projected Replacement (Year)	Quantity	Unit Price	Current Replacement Cost	REMARKS
Division 13 - Special Construction								
Security Systems	4	4	-	2010	-	LS	\$ 12,000	Future Upgrade
Fire Alarm Systems	1	2	-	2007	-	LS	\$ 78,000	Upgrade Fire Alarm System
Sprinkler Systems	NA	NA	-	-	62,000	\$4/SF	\$ 248,000	Require sprinkler system
School Bell System	3	1	-	2007	-	LS	\$ 10,000	Replace the existing system
Clock Systems	4	3	-	2009	-	LS	\$ 34,000	Future Upgrade
Division 14 - Conveying Systems								
Elevators	-	-	-	-	-	-	\$ 6,000	Repair existing
Division 15 - Mechanical								
General Mechanical (Motors, filters, etc ...)	NA	NA	-	-	-	-	-	Maintenance and repair to extend life
Water Distribution System			-	-	-	-	-	Maintenance and repair to extend life
Plumbing Drainage System	3	2	-	2007	-	LS	\$ 1,000	Snake sanitary main annually to relieve backups and future problems
Water coolers required	3	3	-	2008	-	per fix	\$ 1,500	Coord with program and codes
Storm Drainage System	3	4	-	-	-	-	-	No reported problems
Heating/Cooling Piping System	3	3	-	2008	-	per fix	\$ 500	Rising stem valves as needed
Chemical Waste Piping	NA	NA	-	-	-	-	-	
Plumbing Fixtures / Equipment	3	2	-	2008	-	per fix	\$ 1,000	Toilets and handicapped toilets, upgrade
Water Heaters	4	3	-	2008	-	LS	\$ 5,000	Remove separate gas-fired water heater
Boiler / Furnaces / Accessories	2	3	-	2008	-	LS	\$ 10,000	Repair exist second boiler with req'd appurtenances
Ventilation Systems	NA	NA	-	-	-	-	-	
Ductwork/Accessories	2	3	-	-	-	-	-	Maintenance and repair to extend life
Mechanical Insulation	2	3	-	2008	-	LS	\$ 25,000	Asbestos on piping elbows requires removal and new insulation
Convection units	NA	NA	-	-	-	-	\$ 10,000	Repair covers in lockers and corridors
Air Handling Systems	2	3	-	2010	-	LS	\$ 30,000	Recommend new air handling unit for old gym
Repair valve at media center	2	2	-	2007	-	LS	\$ 1,500	Glycol leak presently collected in bucket
Chillers/Cooling Towers	2	NA	-	2010	-	-	-	Maintenance and repair to extend life
Terminal Units	2	NA	-	2010	-	LS	\$ 50,000	Recommend complete cleaning of existing radiator fins
Exhaust Systems	2	4	-	2010	-	LS	\$ 40,000	Recommend new outdoor air/exhaust system to ensure required ventilation air is provided.
Control Systems	2	1	-	2010	-	LS	\$ 150,000	Recommend standardized school district wide building management systems utilizing digital controls for new HVAC systems
Heating Fuel Systems	3	2	-	2010	-	LS	\$ 10,000	Recommend replacement of fuel oil pump, piping, fuel oil specialties.
Air Conditioning Systems	2	3	-	2016	-	LS	\$ 25,000	Air conditioning systems consist of existing rooftop split system units.
Computer lab cooling system	3	3	-	2007	-	LS	\$ 10,000	Sanyo split system cooling

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William Johnston Middle School								
February 21, 2007								
SYSTEM	System Priority 1 to 4 (1=Health & Safety, 2=High, 3=Medium, 4=Low)	System Rating 1 to 5 (1 Poor, 5 Excellent)	Last Major Reconstruction (Year)	Projected Replacement (Year)	Quantity	Unit Price	Current Replacement Cost	REMARKS
Division 16 - Electrical								
General Electrical (Panelboards, misc. etc ...)	-	-	-	-	-	LS	\$ 102,000	Miscellaneous
Panelboards (1962 Building)	2	2	-	2009	-	LS	\$ 160,000	Replace old panelboards and their associated feeders & branch circuitry.
Panelboards (1987 Building)	2	3	-	2010	-	LS	\$ 80,000	Replace old panelboards and their associated feeders & branch circuitry.
Electrical Service / Distribution (1962 Building)	2	2	-	2008	-	LS	\$ 50,000	Provide main and distribution boards.
Electrical Disconnect Switch/Distribution (1987 Building)	2	3	-	2009	-	LS	\$ 12,000	Replace distribution panels
Lighting - General								
Upgrade Classroom Lighting	3	3	-	2008	-	LS	\$ 220,000	Provide pendant linear direct/indirect fluorescent fixtures.
Upgrade Corridor Lighting	3	3	-	2008	-	LS	\$ 64,000	Provide recessed direct/indirect fluorescent fixtures.
Upgrade General Lighting	3	3	-	2008	-	LS	\$ 80,000	Provide recessed 2' x 4' direct/indirect in offices, exit sign, etc.
Upgrade Gymnasium Lighting (1962 Building)	3	2	-	2007	-	LS	\$ 12,000	Upgrade light level.
Upgrade lighting control	3	2	-	2008	-	LS	\$ 15,000	Provide ceiling occupancy sensors, daylight sensors, switches, etc.
Lighting - Emergency Lighting	1	2	-	2007	-	LS	\$ 50,000	Upgrade emergency lighting
Grounding and Bonding	-	-	-	-	-	-	-	No reported problems
Packaged Engine Generators	-	-	-	-	-	-	-	N/A
Overhead Electrical Distribution	-	-	-	-	-	-	-	N/A
Uninterruptible Power Supply (UPS)/Battery and Inverter Systems	-	-	-	-	-	-	-	Included in emergency lighting
Communication Systems	3	1	-	2007	-	LS	\$ 55,000	Provide new PA system
Technology Systems	-	-	-	-	-	-	-	No reported problems

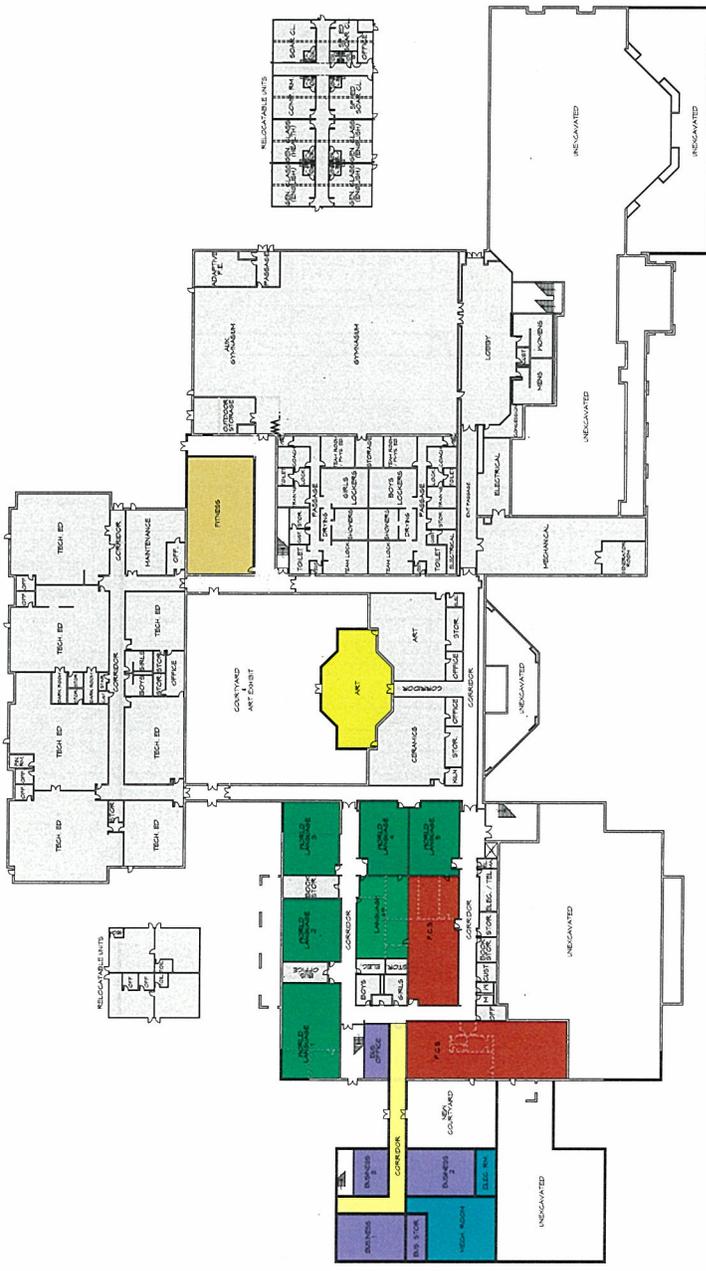
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 09-0024
 PROJECT NAME: THE BACON ACADEMY TO ALTERATION
 PROJECT LOCATION: 100 BROADWAY, BRIDGEPORT, CONNECTICUT 06610
 ARCHITECT: THE LAWRENCE ASSOCIATES
 DATE: 08/20/10



PROJECT TITLE: BACON ACADEMY TO ALTERATION
 SHEET: A-1
 SCALE: AS NOTED
 DATE: 08/20/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]



1 LOWER LEVEL PLAN - OPTION A
 1/32" = 1' 0"
 TOTAL NEW SQ. FT. = 15,250

DATE: 05-00-04
 DRAWN BY: [unintelligible]
 CHECKED BY: [unintelligible]
 PROJECT: [unintelligible]

THE LAWRENCE ASSOCIATES
 100 WALL STREET, SUITE 2000
 NEW YORK, NY 10038
 TEL: (212) 693-9000
 FAX: (212) 693-9001
 WWW: WWW.LAWRENCEASSOCIATES.COM

PROJECT NUMBER: 05-00-04
 DATE: 05-00-04

PROJECT: ALTERATION TO THE BACON ACADEMY
 57 WALL STREET, NEW YORK, NY 10038

PROJECT: ALTERATION TO THE BACON ACADEMY
 57 WALL STREET, NEW YORK, NY 10038

PROJECT: ALTERATION TO THE BACON ACADEMY
 57 WALL STREET, NEW YORK, NY 10038

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PROJECT: ALTERATION TO THE BACON ACADEMY
 57 WALL STREET, NEW YORK, NY 10038

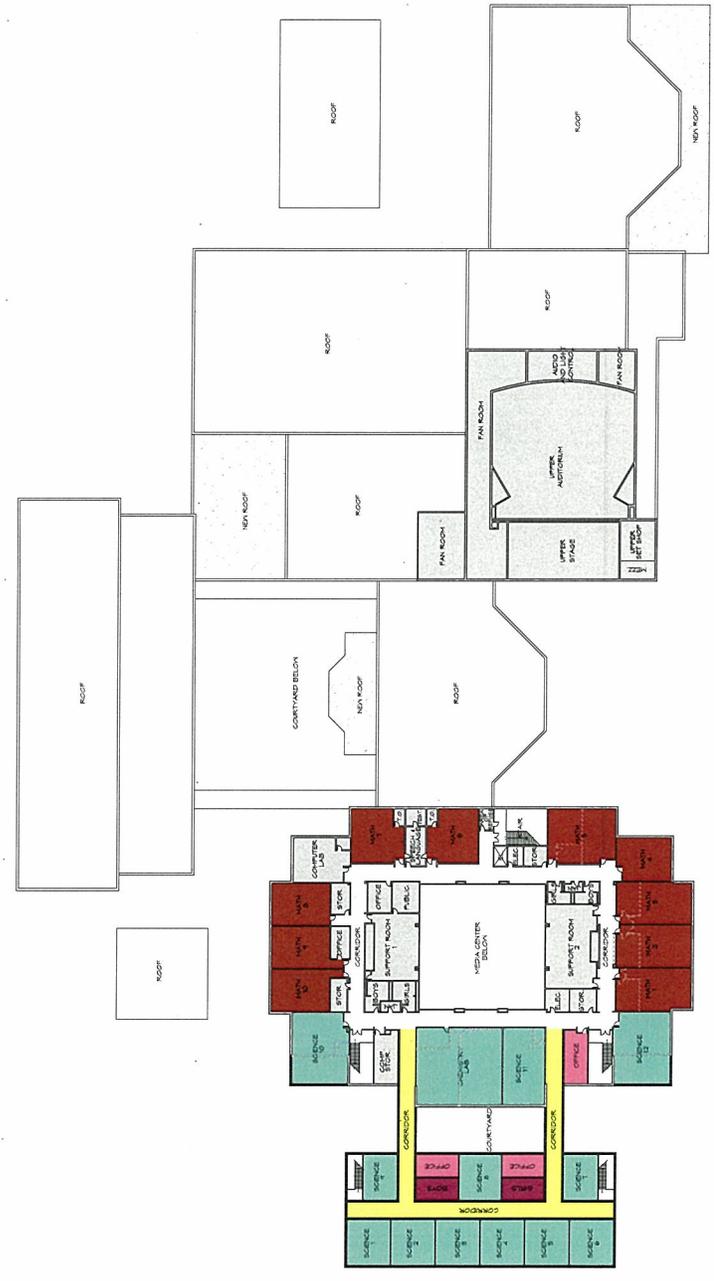
PROJECT: ALTERATION TO THE BACON ACADEMY
 57 WALL STREET, NEW YORK, NY 10038

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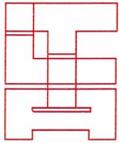
PROJECT: ALTERATION TO THE BACON ACADEMY
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PROJECT: ALTERATION TO THE BACON ACADEMY
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1 SECOND FLOOR PLAN - OPTION A
 155' x 100'
 TOTAL NEW SQ. FT. 19,040



THE LAWRENCE ASSOCIATES

ARCHITECTS / PLANNERS, P.C.

1075 TOLLAND TURNPIKE • MANCHESTER, CONNECTICUT • 06042

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FAX: (860) 643-4373

E-MAIL: LAWRENCE.ASSOC@SNET.NET

BACON ACADEMY OPTION # "A" KEY FEATURES:

Existing Area Main Building Per State Record: 188,564 S.F.
Portable Classrooms: 12,200 S.F.
New Additions: 52,180 S.F.
TOTAL AREA: 252,944 S.F.

1,400 Student Enrollment Projection Needed for Full State Reimbursement or Higher Cost Share by Colchester

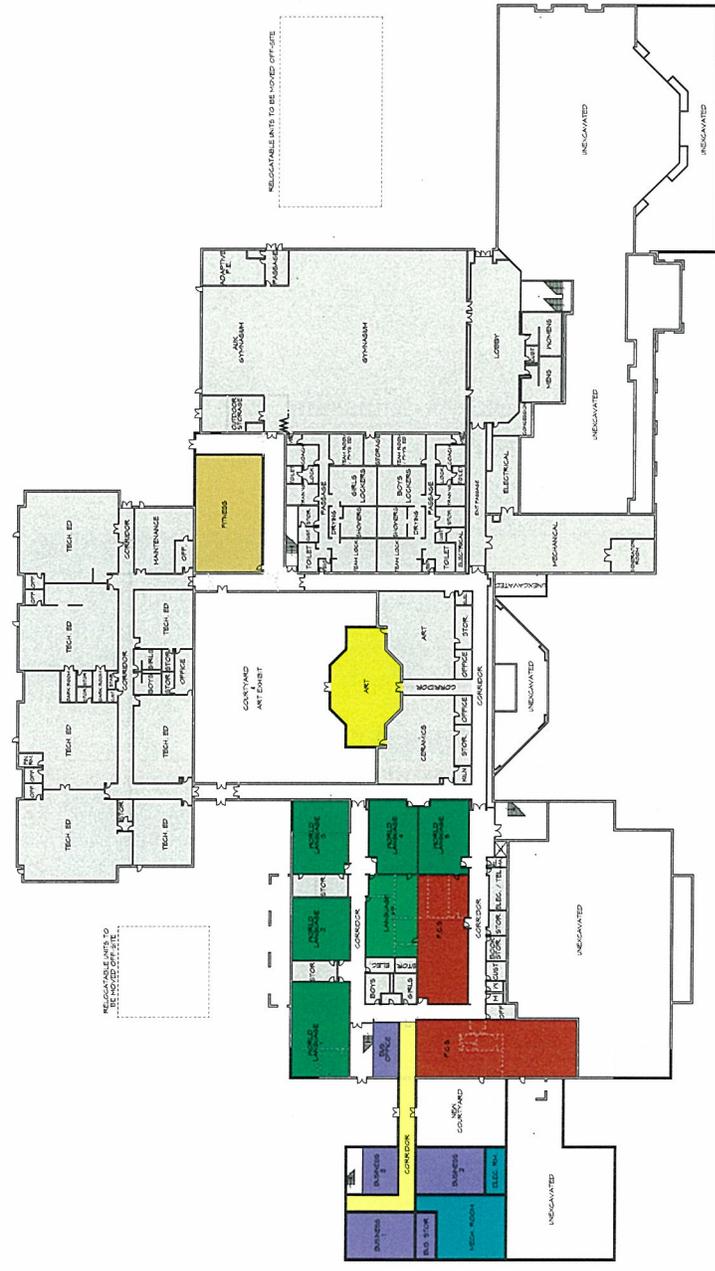
- New 3-Story Classroom
- Expansion to the Existing Cafeteria
- One New Art Room
- New Fitness Room
- Existing Fitness Room Becomes Auxiliary Gymnasium
- Use of Portable Classrooms Continues

PROS	CONS
1. Dedicated Classroom for Teachers	1. Higher Cost Share by Colchester
2. Three Lunch Waves in Lieu of Four	2. Continuation of Portable Classrooms
3. Addl. Art and Fitness Room	3. Added Scrutiny by Regulatory Agencies

BUDGET ESTIMATE IN CURRENT DOLLARS BASED ON:

TASKS	\$ VALUE
1. New Construction 67,840 s.f. X \$250	16,960,000
2. Major Renovations 67840 s.f X \$175	11,872,000
3. Normal Renovations 120,724 s.f X \$125	15,090,000
4. Related Site Work and Renovations to Playing Fields	1,200,000
TOTAL	45,122,000

THE LAWRENCE ASSOCIATES
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1 LOWER LEVEL PLAN - OPTION B
 1/2" = 1'-0"
 TOTAL NEW SQ. FT. 19,890

PROJECT NO. 05-0024
 PROJECT NAME: ALTERNATION TO THE BACON ACADEMY
 PROJECT LOCATION: 1000 BACON AVE. COLONIA, CT 06415
 ARCHITECT: THE LAWRENCE ASSOCIATES
 DATE: 12/10/07

REVISIONS
 NO. DESCRIPTION

05-0024
 STATE PROJECT NO.
 THE LAWRENCE ASSOCIATES
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05-0024
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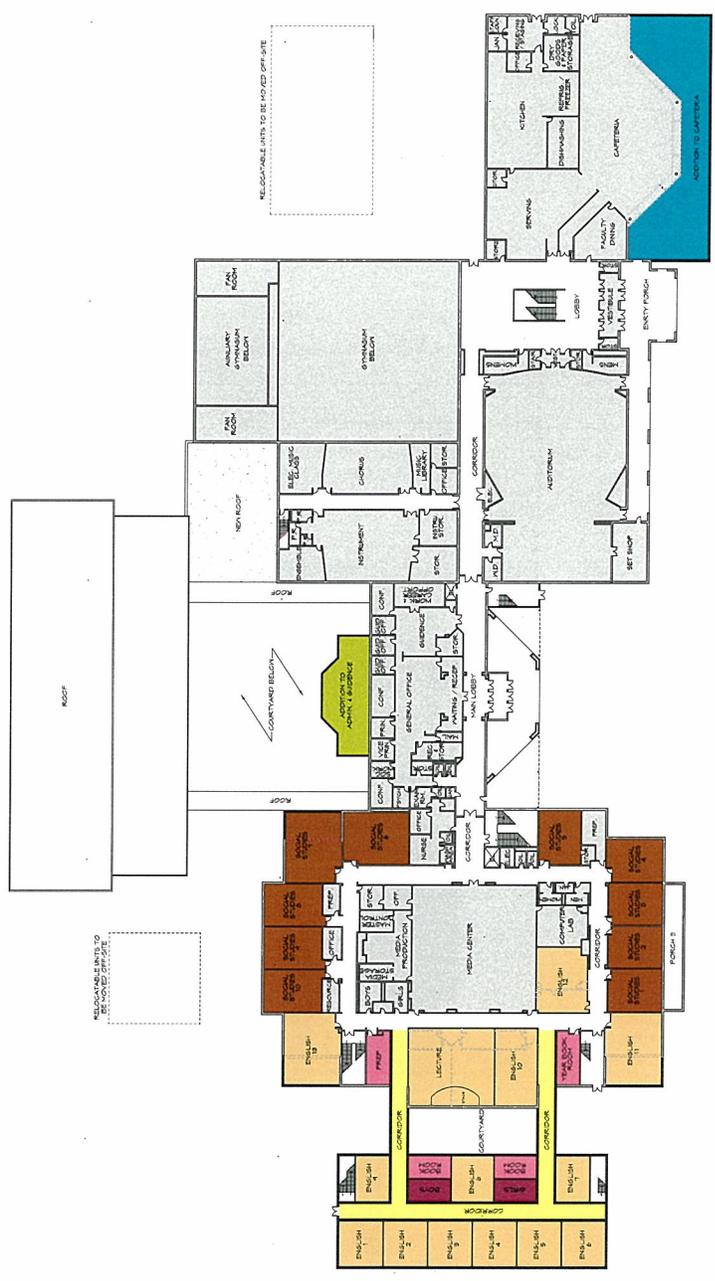
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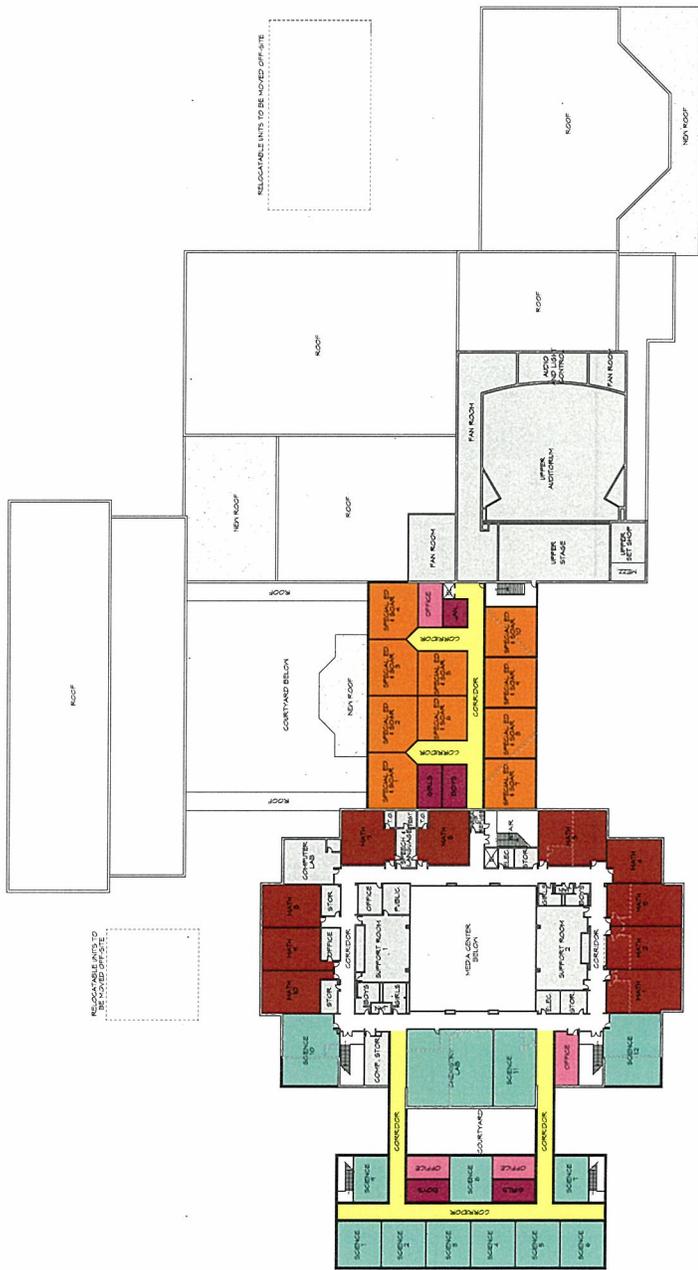
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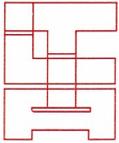


1 FIRST FLOOR PLAN - OPTION B
 1/32" = 1'-0"
 TOTAL NON SQ. FT. = 25,760



1 SECOND FLOOR PLAN - OPTION B
1/32" = 1'-0"

TOTAL NET SQ. FT. 91,325



THE LAWRENCE ASSOCIATES

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FAX: (860) 643-4373

E-MAIL: LAWRENCE.ASSOC@SNET.NET

BACON ACADEMY OPTION # "B" KEY FEATURES:

<i>Existing Area Main Building Per State Record:</i>	188,564 S.F.
<i>Portable Classrooms:</i>	0
<i>New Additions:</i>	70,930
TOTAL AREA:	259,494

1,437 Student Enrollment Projection Needed for Full State Reimbursement or Higher Cost Share by Colchester

- New 3-Story Classroom
- Expansion to the Existing Cafeteria
- One New Art Room
- New Fitness Room
- Existing Fitness Room Becomes Auxiliary Gymnasium
- New Special Ed. Classrooms above Admin.
- Relocate Portable Classrooms Off-Site

PROS	CONS
1. All Educational Use in the Main Building	1. Higher Cost Share by Colchester
2. Dedicated Classrooms for each Teacher	2. Added Scrutiny by Regulatory Agencies
3. Three Lunch Waves in Lieu of Four	3. Need for More Swing Spaces Than Option "A"

BUDGET ESTIMATE IN CURRENT DOLLARS:

TASKS	\$ VALUE
1. New Construction 70,930 s.f. X \$250	17,732,500
2. Major Renovations 67,840 s.f X \$175	11,872,000
3. Normal Renovations 120,724 s.f X \$125	15,090,000
4. Relocate Portable Classrooms Off-Site & Restore Site	350,000
5. Related Site Work and Renovations to Playing Fields	1,200,000
TOTAL	46,244,500

05-024
 DATE REVISION
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 135 COLLEGE AVENUE, SUITE 200
 COLCHESTER, CT 06415
 PROJECT NO. 10000000000000000000

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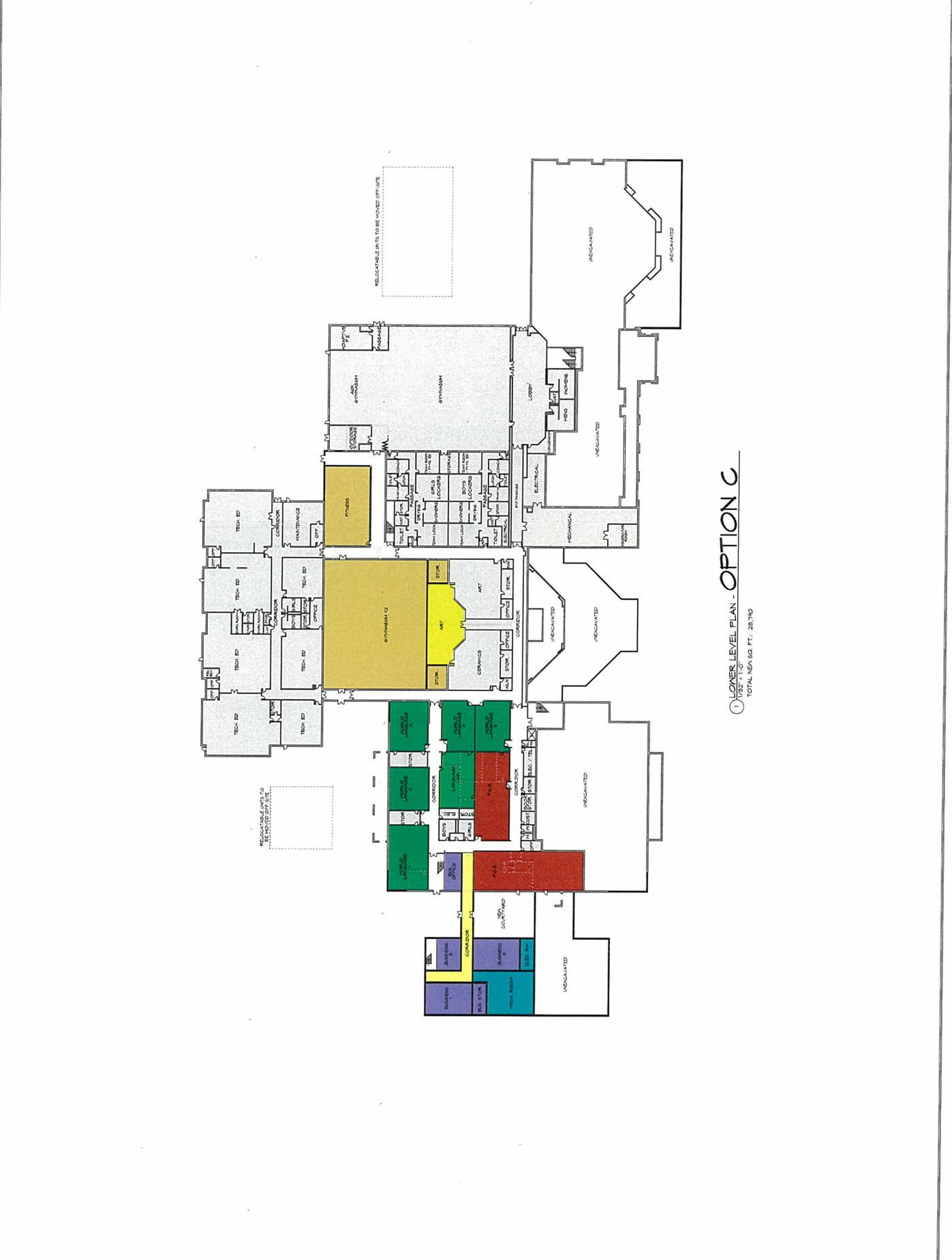
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 PROJECT NO. 10000000000000000000



1 LOWER LEVEL PLAN - OPTION C
 TOTAL NEA SQ. FT. 28,710

PROJECT NO. 09-0024
 DRAWING TITLE: FIRST FLOOR
 DATE: 12/10/07
 SCALE: AS NOTED

REVISIONS:
 NO. DATE DESCRIPTION

09-0024
 PROJECT NUMBER
 STATE PROJECT NO.
 THE LAWRENCE ASSOCIATES
 100 TOWN SQUARE, SUITE 200
 COLCHESTER, CT 06415
 PHONE: (860) 885-1100
 FAX: (860) 885-1101
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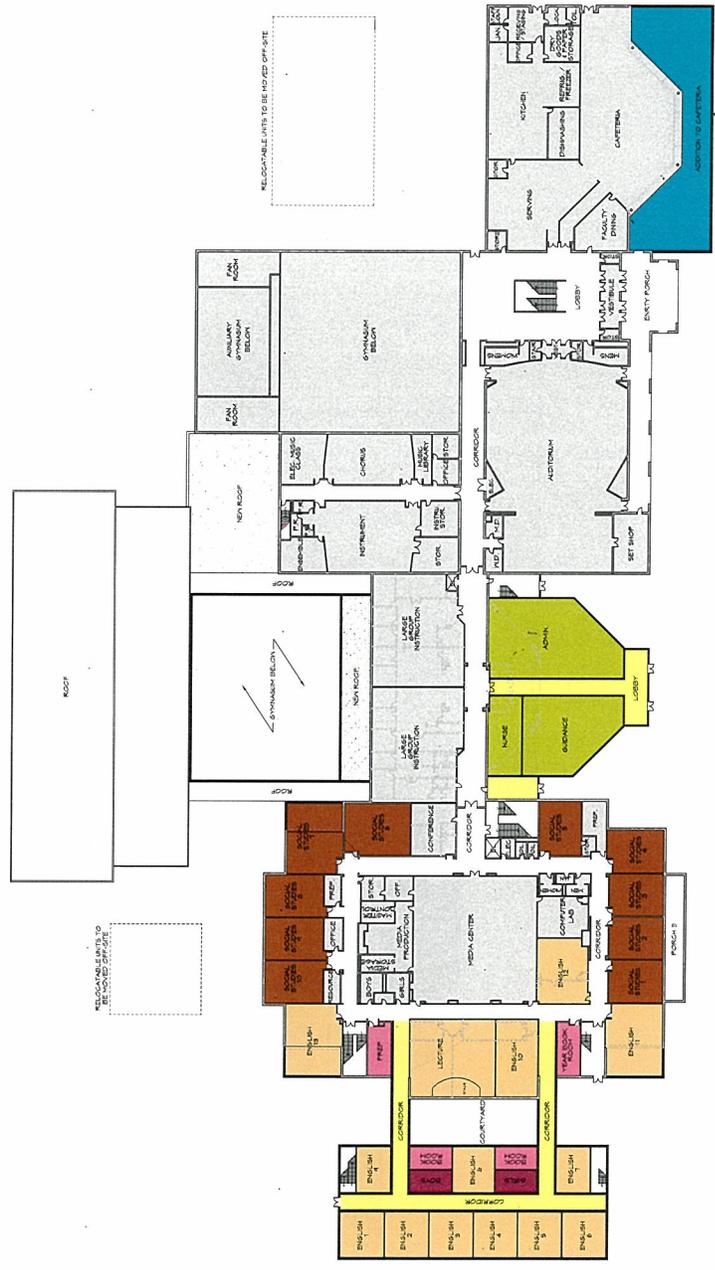
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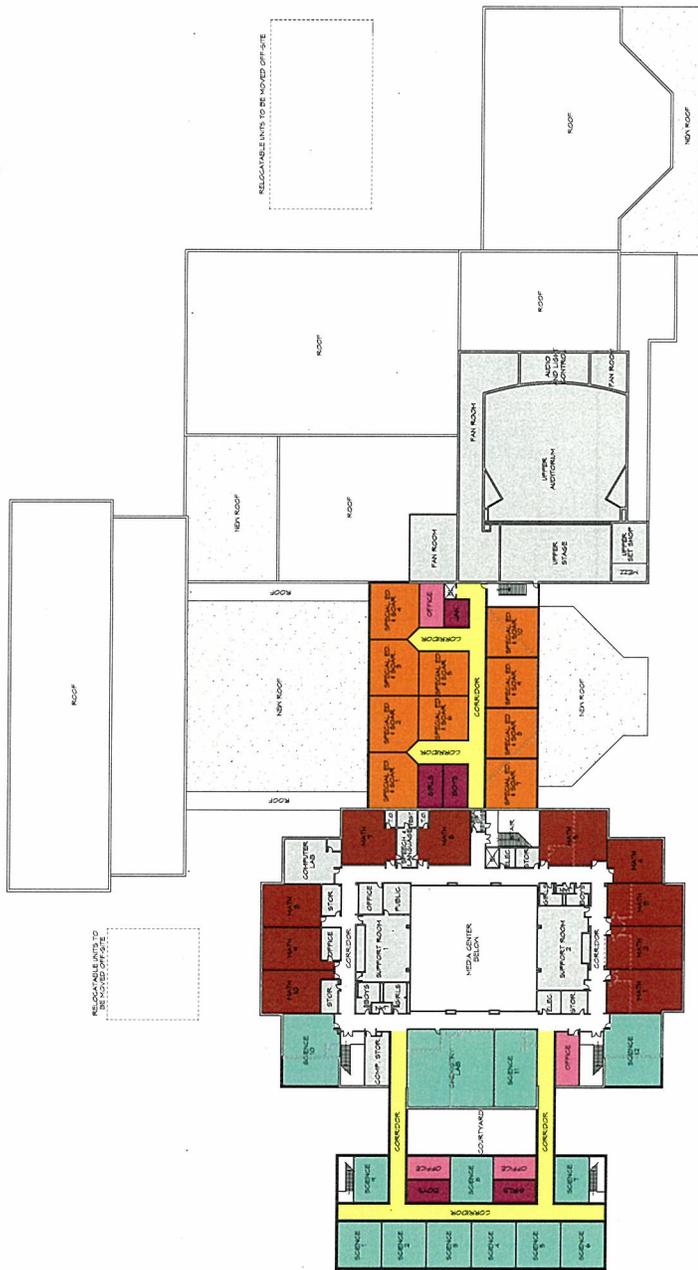
1 FIRST FLOOR PLAN - OPTION C
 1/32" = 1'-0"
 TOTAL NET SQ. FT. = 92,729

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 DATE: 05/02/15
 PROJECT: ALTERATION TO THE BACON ACADEMY
 DRAWING NO: 05-0024

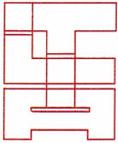
PROJECT NUMBER: 05-0024
 DATE: 05/02/15

THE LAWRENCE ASSOCIATES
 1000 COLLEGE AVENUE, SUITE 100
 WESTPORT, CONNECTICUT 06880
 TEL: 203.261.1100
 FAX: 203.261.1101
 WWW.LAWRENCEASSOCIATES.COM

PROJECT NUMBER: 05-0024
 DATE: 05/02/15



1 SECOND FLOOR PLAN - OPTION C
 1/16" = 1' - 0"
 TOTAL NEW SQ. FT.: 31,326



THE LAWRENCE ASSOCIATES

ARCHITECTS / PLANNERS, P.C.

1075 TOLLAND TURNPIKE · MANCHESTER, CONNECTICUT · 06042

TEL: (860) 643-2161

FAX: (860) 643-4373

E-MAIL: LAWRENCE.ASSOC@SNET.NET

BACON ACADEMY OPTION # "C" KEY FEATURES:

<i>Existing Area Main Building Per State Record:</i>	188,564 S.F.
<i>Portable Classrooms:</i>	0
<i>New Additions:</i>	92,846 S.F.
TOTAL AREA:	281,410 S.F.

1,559 Student Enrollment Projection Needed for Full State Reimbursement or Higher Cost Share by Colchester

- New 3-Story Classroom
- Expansion to the Existing Cafeteria
- One New Art Room
- New Fitness Room
- Existing Fitness Room Becomes Auxiliary Gymnasium
- New Special Ed. Classrooms above Admin.
- New Practice/Second Gymnasium

PROS	CONS
1. All Educational Use in the Main Building	1. Higher Cost Share by Colchester
2. Dedicated Classrooms for Each Teacher	2. Need for More Swing Spaces Than Option "B"
3. Three Lunch Waves in Lieu of Four	3. More Scrutiny by Regulatory Agencies
4. Addl. Gym., Art, Admin. and Storage	

BUDGET ESTIMATE IN CURRENT DOLLARS:

TASKS	\$ VALUE
1. New Construction 92,846 s.f. X \$250	23,211,500
2. Major Renovations 67,840 s.f X \$175	11,872,000
3. Normal Renovations 120,724 s.f. X \$125	15,090,000
4. Relocate Portable Classrooms Off Site and Restore Site	350,000
5. Related Site Work and Renovations to Playing Fields	1,750,000
TOTAL	29,085,211.5

Mechanical and Electrical Systems Deficiencies

Bacon Academy School

Colchester, CT

Year Built 1993

Head Custodian: Ray Watson

Date/Start Time of CES Inspection: February 21, 2007 8:00 AM

Approximate School Area: 160,000 sq ft

Mechanical System Summary

- Two Weil McLain series 3 Model 2194, fired with #2 fuel oil, 50 gph, 5052 water MBH. One boiler has a leak that shows when hot, and has been repaired by Htfd Steam boiler and should be followed up on to assure proper function of the repair.
- Hot water heating system configuration is a primary / secondary loop type. One of the two primary pumps (BP-2) is leaking at the pump packing and is in queue for repair at the end of the heating season.
- One of the two secondary pumps (P-2) is leaking at the pump packing and is also in queue for repair at the end of the heating season.
- The two PVI domestic hot water heaters model 1000P125ATPD firing #2 fuel oil at 800 MBH require barometric damper adjustment, relief valve have recently been replaced. This type of system used in a school should have safety relief valves replaced annually.
- Existing 20,000 gallon underground fuel oil storage tank was unknown as to age and should be checked for problems, leaks and longevity.
- Some roof leaks have had recent repairs at expansion joints and pitch pockets. All mechanical equipment pitch pockets should be inspected and repaired.
- A frozen pipe was recently repaired at rear stair #1318 which had no heat in this vestibule. Doors are now left open and the pipe was heat traced so as to not happen again.
- The music room occasionally receives flue gases, on cold days, from the 18 inch diamet chimney which is in close proximity to the outside air intake louvers of the building air handlers. Chimney should be increased in height so as to eliminate this IAQ problem.
- Media Center has a heat stratification problem that requires added heat for comfort as well as set back temperature elimination. Ceiling de-stratification fans and/or revision to supply grille types are required.
- Server room connected to the Media Center was originally for hardware for the "satellite dish" which had no air supply or exhaust and now it requires a small Sanyo or Mitsubishi type split system air conditioner to cool the computer equipment.
- The typing room and office next to the Media Center are being used with increased number and style of equipment that generates more heat than what the present system can eliminate. Again a small Sanyo or Mitsubishi type split system air conditioner to cool the room is required.
- Air handler VFD original to the school do not have an electrical bypass system to run the fans when the VFD is compromised. New units have been installed with the required bypass and are functioning well. This procedure should be continued.
- The ABS control system is performing adequately however the building thermal mass is such that setback temperatures for unoccupied times are not used. The building takes too long to be comfortable and it seems a lot of fuel is being used to just get the building comfortable. A study of these procedures should be done to assure the staff and the Town, that setbacks are

an energy saving procedure that should be kept. The set-points and times initiated can be revised to not compromise the comfort levels.

- Future freight or passenger elevator could be used at the gym. The present use requires a handicapped person go through the school, secured areas, to gain access to the gym. Also any large equipment needs to be brought all the way around the outside of the school to get to this area.
- Wood shop dust collector flexible connections are broken and worn. These connections should be replaced to assure proper exhaust air is being drawn from the shop tools not from the outside.
- No shower is evident in the Physics Lab. Check program requirements.
- Chemical storage at the Chemistry Lab now stores alcohol. If this use changes or increase from the present use the cabinets should be vented to the outside with 2 inch diameter metal pipe.
- Elevator shunt trip breaker is not evident and should be installed for safety of the passengers in case of fire or sprinkler discharge.
- North corridor near the Construction Tech area has a small roof leak. This leak has recently been patched and is waiting to be tested during the next rain. Monitor and repair as required.
- Shrubs around the fire department connections are too overgrown for proper fire department access to these systems.

Electrical System Summary

Power

- The pad mounted transformer 480Y/277V is in good condition.
- The distribution switchboard has enough capacity for future expansion.
- The main service, GE AV LINE switchboard 4000A with HPC, THPC 3640BG3T, 65kAIC and main (3) three distribution boards, 480Y/277V are in good condition.
- Generator, Kohler 500kW, 480/277V is in working condition. The new block heater was replaced couple years ago. The running time on this generator is 784 hours.
- Battery charger for generator is in fair condition.
- Panelboards throughout school are in a good condition.

Lighting

- The fluorescent lamps used in classrooms, corridors, media center, cafeteria, and kitchen are 32W T8 with electronic ballast.
- Emergency lighting is on the generator, emergency power.
- Lighting levels in most classrooms are good.
- Lighting levels in media center, cafeteria, and office are good.
- Lighting levels in gymnasium are good for high school (40 footcandles).
- Exterior lighting is good.
- Site lighting is good. Except the path way from student parking to the auditorium. It is quite dark. The complaint was too difficult to see people across at night time.

Signal

- Addressable Fire Alarm system is good.
- All typical classrooms do not have horn/strobe units. Horn/strobes are required to be provided in all classrooms by CT code.
- Limited phone lines. These are no room for expansion.

- Intercom/PA system is not working properly. The science wing occasionally could not hear and response. The card (serving science area) in PA system needs replacement.
- Security system is good.
- School bell system is good.

Colchester School District								
Bacon Academy								
February 21, 2007								
SYSTEM	System Priority 1 to 4 (1=Health & Safety, 2=High, 3=Medium, 4=Low)	System Rating 1 to 5 (1= Poor, 5=Excellent)	Last Major Reconstruction (Year)	Projected Replacement (Year)	Quantity	Unit Price	Current Replacement Cost	REMARKS
General Observations								
General Appearance	-	-	-	-	-	-	-	No reported problems
Accessibility	-	-	-	-	-	-	-	No reported problems
Asbestos	-	-	-	-	-	-	-	No reported problems
Division 2 - Site Construction								
Site - Electrical	-	-	-	-	-	-	-	No reported problems
Site - Lighting								
Building Mounted Fixtures	-	-	-	-	-	-	-	See Division 16
Pole Mounted Fixtures	-	-	-	-	-	-	-	See Division 16
Bollards	-	-	-	-	-	-	-	No reported problems
Site - Gas	2	5	-	-	-	-	-	Functional, no reported problems
Site - Water								
Site - Fuel Tanks	3	4	-	-	-	LS	\$ 2,500	No detailed information available, testing is warranted
Site - Storm Water	2	5	-	-	-	-	-	Functional, no reported problems
Site - Sanitary	2	5	-	-	-	-	-	Functional, no reported problems

Colchester School District								
Bacon Academy								
February 21, 2007								
SYSTEM	System Priority 1 to 4 (1=Health & Safety, 2=High, 3=Medium, 4=Low)	System Rating 1 to 5 (1 Poor, 5 Excellent)	Last Major Reconstruction (Year)	Projected Replacement (Year)	Quantity	Unit Price	Current Replacement Cost	REMARKS
Division 12 - Furnishings								
Wood shop dust collector	4	3	-	2007	-	LS	\$ 500	repair flex connection
Lab vent and emerg shower	1	3	-	2008	-	-	\$ 5,000	Coord with program requirements
Division 13 - Special Construction								
Security Systems	-	-	-	-	-	-	-	No reported problems
Fire Alarm Systems	1	3	-	2007	-	LS	\$ 20,000	Add Speaker/Strobe in all classrooms
Sprinkler Systems	1	2	-	2007	-	-	\$ 4,000	Elevator shunt trip breaker
Remove bushes at fire dept connection	1	2	-	2007	-	-	\$ 500	Increase access for building safety
Clock Systems	-	-	-	-	-	-	-	No reported problems
Division 14 - Conveying Systems								
Elevators	4	4	-	2008	-	-	\$ 30,000	New asked for at gymnasium
Division 15 - Mechanical								
General Mechanical (Motors, filters, etc ...)	NA	NA	-	-	-	-	-	Continual maintenance and repair will extend life
Water Distribution System								
Plumbing Drainage System	3	4	-	2008	-	LS	\$ 1,000	Snake sanitary main annually to relieve backups
Storm Drainage System	3	4	-	-	-	-	-	No reported problems
Heating/Cooling Piping System	2	4	-	2007	-	LS	\$ 5,000	Boiler leaks
Chemical Waste Piping	NA	NA	-	-	-	-	-	-
Plumbing Fixtures / Equipment	3	-	-	2023	as req'd	LS	-	Continual maintenance and repair will extend life
Water Heaters	3	-	-	2013	2	-	-	Replace with like kind
Barometric damper adjustment	1	2	-	2007	2	-	\$ 250	Energy conservation
Boiler / Furnaces / Accessories	3	-	-	2018	2	-	-	Upgrade or replace with like kind
Boiler repair in process	2	-	-	2007	1	LS	\$ 5,000	Existing leak
Boiler pumps seals	4	1	-	2007	2	LS	\$ 2,500	Replace pump seals
Ventilation Systems	NA	NA	-	-	-	-	-	Provided by main air handling units.
Increase height of chimney	-	-	-	-	-	-	\$ 8,000	Add 8 feet to stack
Ductwork/Accessories	4	-	-	-	-	-	-	Continual maintenance and repair will extend life
Mechanical Insulation	4	-	-	-	-	-	-	Continual maintenance and repair will extend life
Unit Ventilators	NA	NA	-	-	-	-	-	-
Air Handling Systems	4	-	-	2028	as req'd	-	-	Continual maintenance and repair will extend life
Chillers/Cooling Towers	4	-	-	2023	as req'd	-	-	Continual maintenance and repair will extend life
Install split system at server room	-	-	-	-	-	-	-	-
Terminal Units	NA	-	-	-	-	-	-	-
Exhaust Systems	1	-	-	2018	as req'd	-	-	Continual maintenance and repair will extend life
Control Systems	2	-	-	2028	as req'd	-	-	Continual maintenance and repair will extend life
Install ceiling fans in Media Center	3	2	-	2007	4	LS	\$ 6,000	Energy conservation and comfort
Install split system at computer room	3	3	-	2007	-	-	\$ 7,500	Energy conservation and comfort
Re-establish set back temperatures	3	3	-	2007	-	-	\$ 1,000	Reprogram for best schedule and temperatures
Heating Fuel Systems	3	-	-	2023	as req'd	-	-	Continual maintenance and repair will extend life
Air Conditioning Systems	2	4	-	2010	as req'd	-	-	Air conditioning systems consist of rooftop units and split systems.
Compressed Air Equipment	NA	NA	-	-	-	-	-	-

Colchester School District								
Bacon Academy								
February 21, 2007								
SYSTEM	System Priority 1 to 4 (1=Health & Safety, 2=High, 3=Medium, 4=Low)	System Rating 1 to 5 (1 Poor, 5 Excellent)	Last Major Reconstruction (Year)	Projected Replacement (Year)	Quantity	Unit Price	Current Replacement Cost	REMARKS
Division 16 - Electrical								
General Electrical (Panelboards, misc. etc ...)	-	-	-	-	-	LS	\$ 40,000	Miscellaneous
Panelboards	-	-	-	-	-	-	-	No reported problems
Electrical Service / Distribution	-	-	-	-	-	-	-	No reported problems
Lighting - General								
Upgrade exterior lighting	2	3	-	2007	-	LS	\$ 4,500	Add light fixture on pathway between student parking to auditorium
Lighting - Emergency Lighting	-	-	-	-	-	-	-	No reported problems
Grounding and Bonding	-	-	-	-	-	-	-	No reported problems
Packaged Engine Generators	-	-	-	-	-	-	-	No reported problems
Overhead Electrical Distribution	-	-	-	-	-	-	-	N/A
Uninterruptible Power Supply (UPS)/Battery and Inverter Systems	-	-	-	-	-	-	-	Included in emergency lighting
Communication Systems	3	3	-	2007	-	-	\$ 12,000	Repair PA system. The announcement do not go to science wings. Provide more phone line.
Technology Systems	-	-	-	-	-	-	-	No reported problems

BACON ACADEMY HIGH SCHOOL, Colchester, CT



1. OCR REPORT

Connecticut State Department of Education conducted a survey on 12/8/2006 at Bacon Academy for "Civil Rights Compliance Review of Educational Programs". A report was subsequently issued outlining noncompliance issues relating to Section 504 and/or ADA.

The school has corrected a number of items since this report was issued and therefore, said items have not been included in this report.

A. Hossain visited the site on 2/21/2007 and walked the building with the principal. The following represents our observations, understanding of the issues and possible solutions.

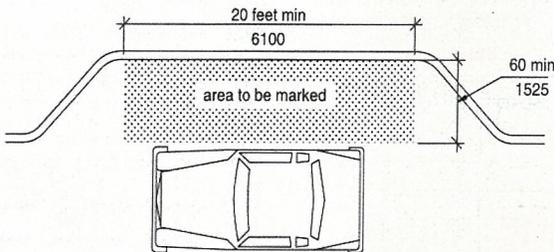


Fig. 503.3
Passenger Loading Zone Access Aisle

2. PASSENGER LOADING ZONE

Issue: *Passenger Loading/Unloading Zone does not meet code.*

Solution: *Remove existing curb and a section of side walk near existing cross-walk (from the parking to the Main Entrance), and install a vehicle pull-in space 5'x20' level with the existing drive. Provide curb ramps to existing sidewalks and install sign.*

Cost: *8,500.00*



BACON ACADEMY HIGH SCHOOL, Colchester, CT



3. PLAY FIELDS

Issue: *Walkways to the track and fields do not meet code for width and slope.*

Issue: *No wheelchair access to fields and visitor's bleacher at the track.*

Issue: *Toilets do not meet code.*

Issue: *Track stair does not meet code.*

Solutions: *A solution will be developed after the snow melts for better observation of the conditions.*

Cost: *\$20,000.00*



4. PROGRAM ACCESSIBILITY

Issue: *Foreign Language Lab Room # 3137 with raised platform and Dark Room with narrow door are not accessible.*

Solution: *Install ramp at the front of the platform and widen Dark Room door.*

Cost: *\$7,500.00*



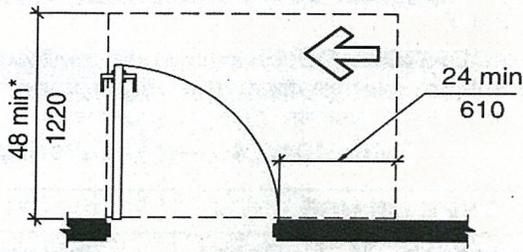
5. RAMPS

Issue: *Ramp platform in Chorus Room # 2310 does not meet code.*

Solution: *Enlarge platform size to 60"x60".*

Cost: *\$2,500.00*

BACON ACADEMY HIGH SCHOOL, Colchester, CT



(f) Latch Approach, Pull Side

6. LATCHSIDE CLEARANCE

Issue: Provide latch-side clearances at Rooms # Boys 1804/2120/3126 and Girls 1806/ 2116/3122.

Solution: Remove existing masonry walls with floor to ceiling ceramic tile. Install toilet compartment partitions further into the rooms.

Cost: \$7,500/Room x 6 = \$45,000.00

7. KNURLED KNOBS

Issue: Hazardous area doors do not have tactile markings.

Solution: Remove existing lever handle and install new lever handles with tactile marking at doors Custodian, Shops, Storage, Boiler/Mech. Rooms, Finishing Rooms, Art Rooms, Labs/Prep. Rooms and Elec. Transformer Vaults.

Cost: \$1,000.00



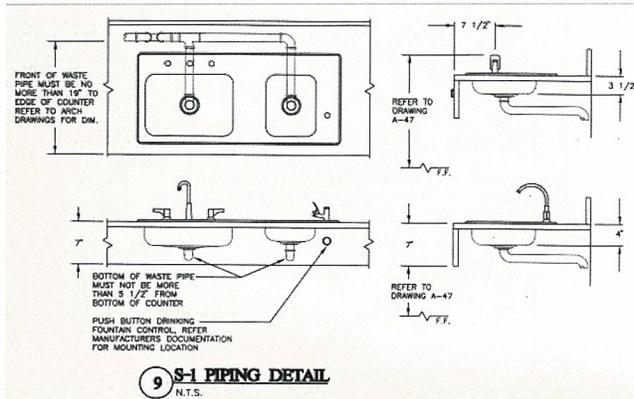
8. FIRE ALARM DEVICES

Issue: All classrooms do not have a fire alarm device.

Solution: Provide fire alarm devices at all classrooms.

Cost: \$2,500/Room x ???? = ??????

BACON ACADEMY HIGH SCHOOL, Colchester, CT



9. SINKS/LAVATORIES

Issue: *Sinks do not meet code required clearances.*

Issue: *Lavatory hot water pipe in Room # 2105 is not insulated.*

Solutions: *Remove existing sinks and install shallow sinks. Insulate hot water pipe.*

Cost: *\$1,500/sink x 3 = \$4,500.00*



10. APPLIANCES

Issue: *The dryer and microwave in the Culinary Arts is not accessible.*

Solution: *Remove existing and provide new ones with front controls.*

Cost: *\$2,500.00*

11. AUDITORIUM

Issue: *Auditorium does not have dispersed wheelchair spaces.*

Issue: *Handrail extension does not comply with code.*

Solution: *Provide 5-8 seats throughout. Extend rails.*

Cost: *\$3,500.00*

BACON ACADEMY HIGH SCHOOL, Colchester, CT

<p>A diagram showing a horizontal line labeled "FLOOR LINE". Above it, a vertical line is drawn to a switch symbol (a circle with a diagonal line) labeled "8". A dimension line to the right of the vertical line indicates a height of "48\" from the floor line to the switch.</p>	<table border="1" style="width: 100%;"> <tr> <td style="background-color: #ADD8E6; text-align: center;">12. OPERATING CONTROLS</td> </tr> <tr> <td> <p>Issue: <i>Operating controls and switches in classrooms are not between 48-54" from floor.</i></p> <p>Solution: <i>Remount non-electrical devices at the proper height. Apply for modification for electrical devices.</i></p> <p>Cost: <i>N/A.</i></p> </td> </tr> </table>	12. OPERATING CONTROLS	<p>Issue: <i>Operating controls and switches in classrooms are not between 48-54" from floor.</i></p> <p>Solution: <i>Remount non-electrical devices at the proper height. Apply for modification for electrical devices.</i></p> <p>Cost: <i>N/A.</i></p>
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COST SUMMARY

1	OCR Report (See Details Below)	
2	Passenger Loading/Unloading Zone	\$8,500.00
3	Play Fields	\$20,000.00
4	Ramp in Foreign Language Lab and Dark Room Door	\$7,500.00
5	Ramp in Chorus Room	\$2,500.00
6	Door Clearance Toilet Rooms	\$45,000.00
7	Knurled Knobs	\$1,000.00
8	Fire Alarm Devices in Classrooms*	\$0.00
9	Sinks/Lavatories	\$4,500.00
10	Appliances with Front Controls	\$2,500.00
11	Handicapped Seating in Auditorium	\$3,500.00
12	Operating Controls	\$0.00
	TOTAL	\$95,000.00

*Fire Alarm Devices to be done with the replacement of entire school system.