

Barrington Public Schools Facilities Assessment Services Status Report



November 18, 2008

Facilities Conditions Assessment Process Overview



- **Analysis of Existing Conditions of Barrington Public Schools**

- 6 Building inspected covering 482,000 square feet

	<u>GSF</u>	<u>Construction/Renovation</u>
- Barrington High School	189,000	1956, Addition/Renovation 1999
- Barrington Middle School	147,000	1958, Addition 1967
- Hampden Meadows Elementary	49,350	1956
- Nayatt Elementary	34,000	1957
- Primrose Hill Elementary	36,000	1957
- Sowams Elementary	29,300	1964, Renovation 1992

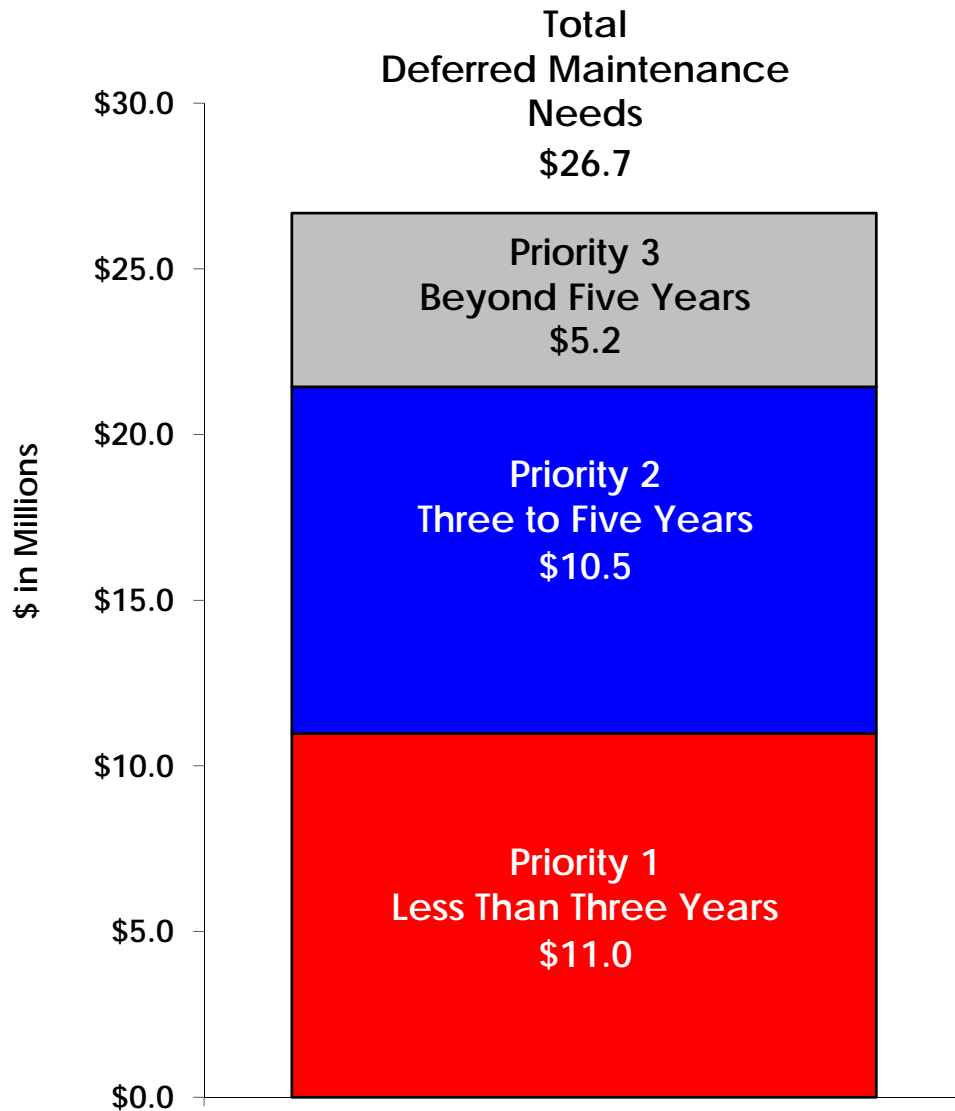
- Process included all interior and exterior school spaces inclusive of playing fields, parking areas and physical building structures

- **Project Identification Process**

- Disciplines included architectural, HVAC, electrical, site & code
- Review of available studies and documentation
- Inspections complemented by debriefing sessions with individual school principals
- Review of preliminary findings and discussions with facilities maintenance personnel

- **Identification of Over 600 Individual Projects**

Facilities Conditions Assessment Deferred Maintenance Needs



Priority 3 - Deferrable - Projects recognized for the impending nature of their existence. However, at this time, these issues can be deferred until a later date.

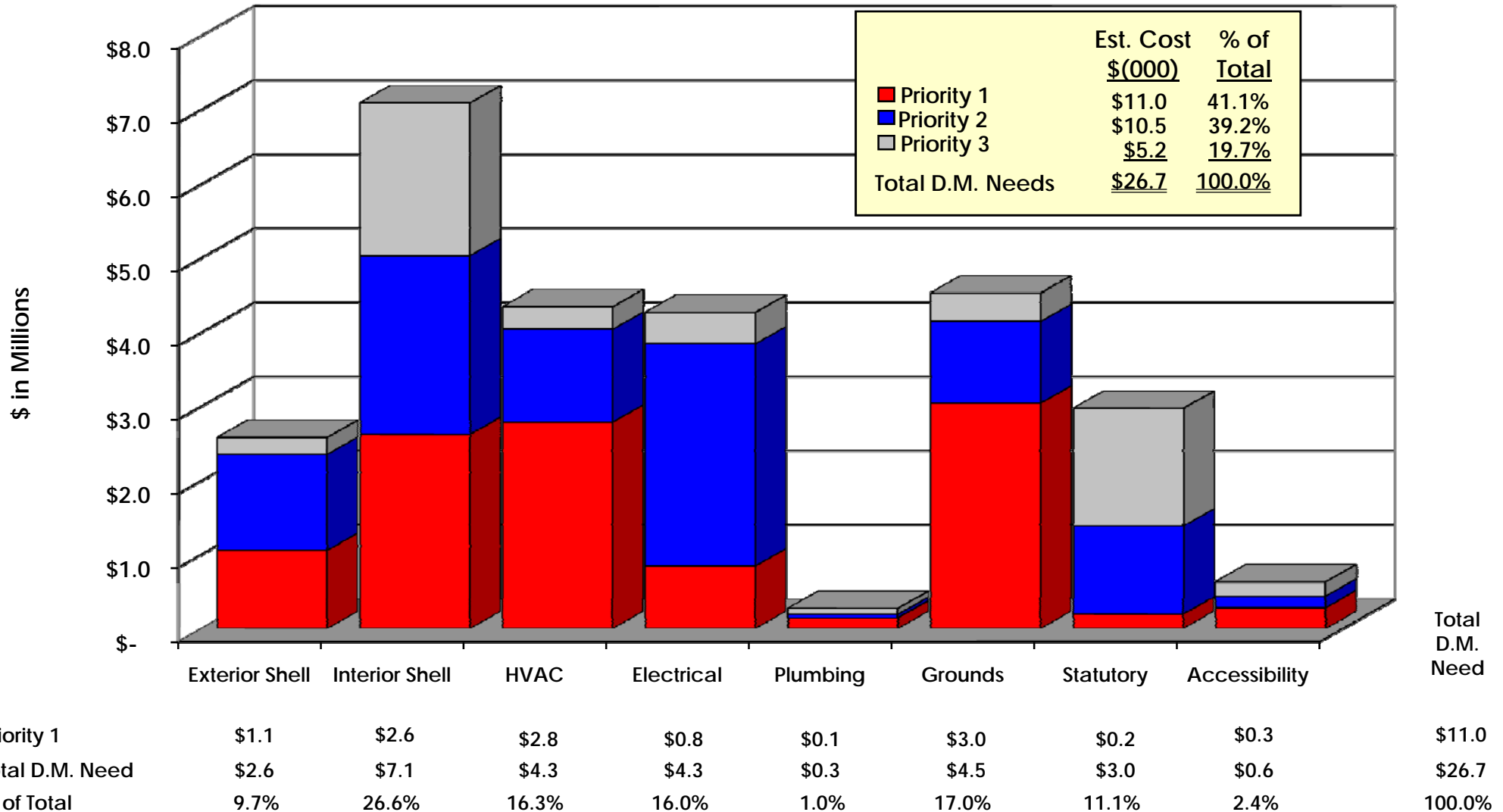
Priority 2 - Important - Projects improve the quality of the School environment for faculty, staff and students.

Priority 1 - High Priority - Projects address issues of asset protection, quality of space, physical environments or regulatory concerns



Facilities Conditions Assessment

Deferred Maintenance Profile by Major Maintenance System

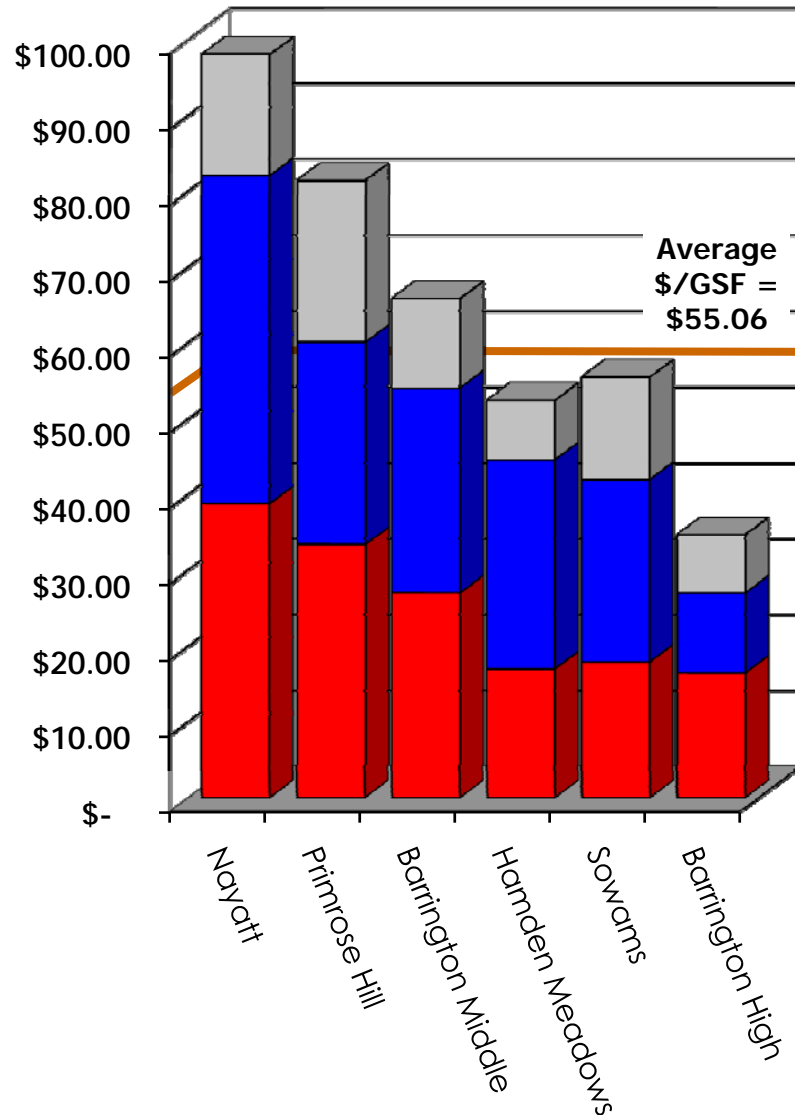


Facilities Conditions Assessment

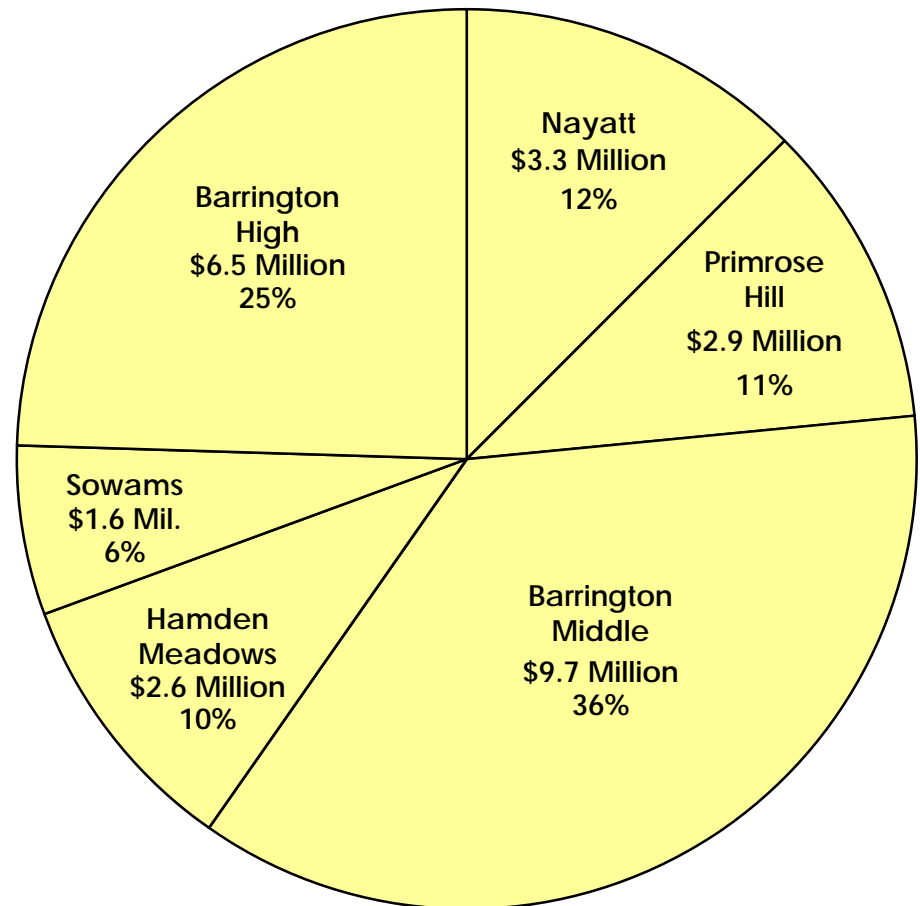
Comparative Profile of School Needs



Identified Need per Gross Square Foot



Total Identified Need = \$26.7 Million



Facilities Conditions Assessment

Summary of Significant Exposures: Barrington High School



- Constructed in 1956; Renovated in 1999
- Building size = 189,000 gross square feet
- Total Identified Need = \$6.5 Million
- Priority 1 Need = \$3.1 Million



Significant Exposures

- Redesign and re-pave parking lot
- Design and implement storm water management system
- HVAC system repairs and upgrades
- Renovate and upgrade Kitchen
- Upgrade emergency generator transfer switch
- Upgrade power panels throughout school
- Recoat track
- Rebuild masonry wall and roof at exterior door from Cafeteria
- Selective roof repairs and replacements
- Repair and repoint exterior masonry
- Reconstruct Theater storage building
- Sprinkle remainder of building
- Provide closed circuit TV system at main entrance



Facilities Conditions Assessment

Summary of Significant Exposures: Barrington Middle School

- Constructed in 1958; Addition in 1967
- Building size = 147,000 gross square feet
- Total Identified Need = \$9.7 Million
- Priority 1 Need = \$4.0 Million

Significant Exposures

- Replace slate on mansard roofs and repair flat roof
- Replace acoustical ceilings and lighting throughout
- Replace vinyl floor tile
- Replace original style lockers
- Replace exterior door/window wall system at Auditorium entrance
- Renovate 2nd floor toilet rooms and add floor drains
- Renovate locker rooms, old kitchen and 6th grade science labs
- HVAC system repairs and upgrades
- Upgrade electrical service and expand distribution system
- Upgrade emergency generator
- Upgrade clocks, bells, and public address system
- Repave drive and parking lots with storm water management system
- Upgrade student drop-off area and bike racks
- Renovate selected toilet rooms for ADA conformance
- Provide closed circuit TV system at main entrance
- Sprinkle building



Facilities Conditions Assessment

Summary of Significant Exposures: Hampden Meadows



- Constructed in 1956
- Building size = 49,350 gross square feet
- Total Identified Need = \$2.6 Million
- Priority 1 Need = \$0.8 Million

Significant Exposures

- Upgrade classroom finishes (Priority 2) – acoustical ceilings, VAT flooring, remove pull-down chalkboard tracks, and replace casework
- HVAC system repairs and upgrades
- Upgrade electrical distribution system
- Topcoat play area and parking lots
- Design and implement storm water system
- Replace main entrance and multi-purpose room window walls
- Replace Kalwal sky light over library
- Replace toilet partitions in boys and girls toilet rooms
- Re-establish turf
- Replace interior doors in original building with fire doors and closers
- Provide closed circuit TV system at main entrance
- Upgrade clocks, bells, and public address system
- Sprinkle building
- Modify (1) boys and girls toilet room and nurse's for ADA



Facilities Conditions Assessment

Summary of Significant Exposures: Nayatt



- Constructed in 1957
- Building size = 34,000 gross square feet
- Total Identified Need = \$3.3 Million
- Priority 1 Need = \$1.3 Million

Significant Exposures

- Replace roof and skylights
- Replace VAT floor tile
- Repair and refinish classroom casework
- Renovate toilet rooms
- Replace heating and ventilation system
- Upgrade electrical service and distribution system
- Upgrade clocks, bells, and public address system
- Provide closed circuit TV system at main entrance
- Replace domestic hot water heater
- Repave parking areas
- Design and implement storm water system
- Re-establish turf at lawns and playing areas
- Modify staff toilet rooms in faculty lounge for ADA conformance
- Construct ramp to stage
- Sprinkle building



Facilities Conditions Assessment

Summary of Significant Exposures: Primrose Hill



- Constructed in 1957
- Building size = 36,000 gross square feet
- Total Identified Need = \$2.9 Million
- Priority 1 Need = \$1.2 Million

Significant Exposures

- Replace roof and skylights
- Replace VAT floor tile
- Repair and refinish classroom casework
- Repave parking areas
- Design and implement storm water system
- Provide ventilation and exhaust to building
- Replace boiler and upgrade controls
- Renovate toilet rooms
- Upgrade clocks, bells, and public address system
- Provide closed circuit TV system at main entrance
- Implement erosion control and re-establish turf at hill in back
- Modify staff toilet rooms in faculty lounge for ADA conformance
- Construct ramp to stage
- Sprinkle building



Facilities Conditions Assessment

Summary of Significant Exposures: Sowams



- Constructed in 1964; Renovated in 1992
- Building size = 29,300 gross square feet
- Total Identified Need = \$1.6 Million
- Priority 1 Need = \$0.5 Million

Significant Exposures

- Replace windows throughout
- Repave parking areas and drives
- Repair spalled exterior brick
- Replace Kalwal skylights above Kindergarten classrooms
- Replace toilet partitions
- Provide air conditioning and increased ventilation in Library
- Replace heating and ventilating unit serving gymnasium
- Replace selected unit ventilators
- Upgrade clocks, bells, and public address system
- Replace interior doors with fire doors and closers
- Sprinkle building
- Install egress window in classrooms
- Modify (1) set of toilet rooms for ADA conformance



Space Utilization Summary of School Student Data



Total Identified Needs (\$000)

Building	GSF	Maintenance System								Grand Total	\$/GSF
		Exterior Shell	Interior Shell	HVAC	Electrical	Plumbing	Grounds	Statutory	Accessibility		
Hampden Meadows	49,350	\$ 182.0	\$ 612.3	\$ 256.9	\$ 333.0	\$ 41.2	\$ 601.4	\$ 421.2	\$ 139.2	\$ 2,587.0	\$ 52.42
High School	189,000	\$ 406.1	\$ 1,808.5	\$ 1,271.7	\$ 512.2	\$ 122.0	\$ 1,540.5	\$ 880.4		\$ 6,541.3	\$ 34.61
Middle School	147,000	\$ 382.8	\$ 3,627.9	\$ 593.0	\$ 2,541.5	\$ 56.0	\$ 1,076.2	\$ 1,009.6	\$ 386.1	\$ 9,673.0	\$ 65.80
Nayatt	34,000	\$ 600.5	\$ 467.6	\$ 1,078.5	\$ 393.0	\$ 33.8	\$ 541.0	\$ 178.7	\$ 40.0	\$ 3,333.1	\$ 98.03
Primrose Hill	36,000	\$ 598.4	\$ 502.8	\$ 694.1	\$ 401.0	\$ 2.5	\$ 511.7	\$ 184.2	\$ 33.0	\$ 2,927.7	\$ 81.32
Sowams	29,300	\$ 408.6	\$ 72.0	\$ 450.8	\$ 89.0	\$ 21.0	\$ 254.0	\$ 294.7	\$ 33.5	\$ 1,623.6	\$ 55.41
Grand Total		\$ 2,578.4	\$ 7,091.0	\$ 4,345.0	\$ 4,269.6	\$ 276.5	\$ 4,524.8	\$ 2,968.7	\$ 631.8	\$ 26,685.8	\$ 55.06

Priority 1 Needs

Building	GSF	Maintenance System								Grand Total	\$/GSF
		Exterior Shell	Interior Shell	HVAC	Electrical	Plumbing	Grounds	Statutory	Accessibility		
Hampden Meadows	49,350	\$ 72.0	\$ 46.5	\$ 86.5	\$ 128.0	\$ 5.0	\$ 479.0	\$ 3.2	\$ 19.2	\$ 839.4	\$ 17.01
High School	189,000	\$ 127.1	\$ 603.9	\$ 1,071.7	\$ 167.1	\$ 57.0	\$ 1,067.2	\$ 21.2		\$ 3,115.2	\$ 16.48
Middle School	147,000	\$ 285.6	\$ 1,600.0	\$ 203.0	\$ 425.0	\$ 40.0	\$ 1,069.1	\$ 141.7	\$ 216.1	\$ 3,980.5	\$ 27.08
Nayatt	34,000	\$ 22.5	\$ 83.6	\$ 968.0	\$ 115.5	\$ 31.8	\$ 75.0	\$ 6.0	\$ 15.0	\$ 1,317.4	\$ 38.75
Primrose Hill	36,000	\$ 522.0	\$ 265.8	\$ 288.6	\$ 8.5	\$ 2.5	\$ 98.7	\$ 2.5	\$ 13.0	\$ 1,201.6	\$ 33.38
Sowams	29,300	\$ 26.6	\$ 20.0	\$ 167.4	\$ 1.0	\$ 11.0	\$ 254.0	\$ 22.7	\$ 22.0	\$ 524.7	\$ 17.91
Grand Total		\$ 1,055.8	\$ 2,619.8	\$ 2,785.2	\$ 845.1	\$ 147.3	\$ 3,043.0	\$ 197.3	\$ 285.3	\$ 10,978.7	\$ 22.65

Priority 2 Needs

Building	GSF	Maintenance System								Grand Total	\$/GSF
		Exterior Shell	Interior Shell	HVAC	Electrical	Plumbing	Grounds	Statutory	Accessibility		
Hampden Meadows	49,350	\$ 80.0	\$ 565.8	\$ 168.9	\$ 195.0	\$ 26.2	\$ 122.4	\$ 158.2	\$ 45.0	\$ 1,361.4	\$ 27.59
High School	189,000	\$ 234.0	\$ 99.7	\$ 178.5	\$ 239.5		\$ 468.3	\$ 778.9		\$ 1,998.9	\$ 10.58
Middle School	147,000	\$ 47.2	\$ 1,231.3	\$ 387.5	\$ 2,081.5	\$ 10.0	\$ 7.1	\$ 140.0	\$ 60.0	\$ 3,964.6	\$ 26.97
Nayatt	34,000	\$ 578.0	\$ 223.0	\$ 110.5	\$ 275.0	\$ 2.0	\$ 256.0	\$ 0.7	\$ 25.0	\$ 1,470.2	\$ 43.24
Primrose Hill	36,000	\$ 76.4	\$ 236.0	\$ 255.5	\$ 120.0		\$ 253.0	\$ 0.7	\$ 20.0	\$ 961.6	\$ 26.71
Sowams	29,300	\$ 282.0	\$ 52.0	\$ 156.3	\$ 88.0	\$ 10.0		\$ 112.5	\$ 4.0	\$ 704.8	\$ 24.06
Grand Total		\$ 1,297.6	\$ 2,407.8	\$ 1,257.2	\$ 2,998.9	\$ 48.2	\$ 1,106.8	\$ 1,191.0	\$ 154.0	\$ 10,461.5	\$ 21.59

Priority 3 Needs

Building	GSF	Maintenance System								Grand Total	\$/GSF
		Exterior Shell	Interior Shell	HVAC	Electrical	Plumbing	Grounds	Statutory	Accessibility		
Hampden Meadows	49,350	\$ 30.0		\$ 1.5	\$ 10.0	\$ 10.0		\$ 259.8	\$ 75.0	\$ 386.3	\$ 7.83
High School	189,000	\$ 45.0	\$ 1,104.9	\$ 21.5	\$ 105.6	\$ 65.0	\$ 5.0	\$ 80.3		\$ 1,427.3	\$ 7.55
Middle School	147,000	\$ 50.0	\$ 796.5	\$ 2.5	\$ 35.0	\$ 6.0		\$ 727.9	\$ 110.0	\$ 1,727.9	\$ 11.75
Nayatt	34,000		\$ 161.0		\$ 2.5		\$ 210.0	\$ 172.0		\$ 545.5	\$ 16.04
Primrose Hill	36,000		\$ 1.0	\$ 150.0	\$ 272.5		\$ 160.0	\$ 181.0		\$ 764.5	\$ 21.24
Sowams	29,300	\$ 100.0		\$ 127.1				\$ 159.5	\$ 7.5	\$ 394.1	\$ 13.45
Grand Total		\$ 225.0	\$ 2,063.4	\$ 302.6	\$ 425.6	\$ 81.0	\$ 375.0	\$ 1,580.4	\$ 192.5	\$ 5,245.6	\$ 10.82

**Connecticut**

599 Middlesex Turnpike
Old Saybrook, CT 06475
Phone (860) 395-0055
Fax (860) 395-1795

Massachusetts

945 Concord Street
Framingham, MA 01701
Phone (508) 620-5390
Fax (508) 620-5391

Pennsylvania

107 North Front Street. Suite 114
Harrisburg, PA 17055
Phone (717) 213-9210
Fax (717) 213-9215