



Johnson Middle School
111 Robbins Road
Walpole, MA 02081

Property Condition Assessment

April 1, 2022

PREPARED FOR:

Town of Walpole
135 School Street
Walpole, MA 02081

PREPARED BY:

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Compass Project No: 10110

April 1, 2022

Mr. Patrick Shields

Assistant Town Manager
Town of Walpole
135 School Street
Walpole, MA 02081

Re: Facility Condition and
Assessment Report

Compass Project No.
10110

Dear Mr. Shields:

Compass Project Management is pleased to submit this Facility Condition and Assessment Report for the above-referenced property (the site).

Our work was conducted in general conformance with P.2489.17, dated 02.24.2022, and in general accordance with the provisions of ASTM E2018-15 (Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process) for commercial real estate.

Please do not hesitate to contact us at your convenience should you have any questions or comments regarding this report.

Sincerely,

Timothy J. Bonfatti
President



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TOWN OF WALPOLE

JOHNSON MIDDLE SCHOOL FACILITIES EVALUATION FOR RE-USE STUDY

EXECUTIVE SUMMARY

The Town of Walpole is seeking to understand the existing state of building systems of the Johnson Middle School (JMS) and possible implications of other uses for the building once it is no longer a middle school. The JMS will be vacated in 2024 as the Town's total middle school population will be consolidated into a single school located at the Bird Middle School site.

Currently, the Town has identified the following possible re-use scenarios:

- a. Converting portion of the building to a recreation center.
- b. Moving the Feeney Preschool into the JMS site.
- c. Possibly renting the space to a TEC school
- d. Potentially selling the building to a developer
- e. Leasing the building to an interested party
- f. Assist the Food Pantry with some of their identified space needs
- g. Take the building down and sell the land or keep it

The study focused on scenarios a, b, and g as they have been identified as the most likely scenarios given they address town needs and do not involve private third parties taking ownership or control of the site. (The Food Pantry requires relatively little space and could be accommodated easily as part a and/or b.) They also preserve the current building use group as Educational. A change to the use group will trigger several code upgrades which, in addition to aesthetic upgrades to make the building more marketable for the proposed use, would cost tens of millions of dollars.

As concerns scenarios c, d and e, this study did look at the implications of the Mass School Building Authority's policies surrounding the possible sale or lease of buildings that have been the subject of its grant program. While the Town should confirm with town counsel the exact requirements or restrictions agreed to in the Project Funding Agreement, based on our discussions with MSBA senior staff, there appears to be no restriction to the Town's ability to sell or lease the building. If that direction were to be adopted by the Town, we would recommend that the Town retain a qualified development consultant to assess the possible market for third party developers or tenants for the building. We would note that, based on preliminary conversations with school department administration, scenario c, renting a portion of the building to a TEC special needs collaborative would not likely be compatible with scenarios a and b should they try to co-locate there.

Our assessment of converting a portion of the building into a town recreation center and/or an early education center (PK-K) was generally favorable toward those uses. As the facility is currently being used as a school and has been well-maintained (albeit without any major investments into system replacements), it would not require significant alterations nor major investment in code

upgrades needed were the use to be changed or the building to be significantly renovated for other uses. Working with representatives from the pre-school and Walpole Park and Rec, we identified opposite sides of the building which could be easily adapted for those uses with relatively minor upgrades (\$2,700,000 in 2022 dollars). In addition, there is an opportunity for shared use of some spaces (most notably the gymnasium) to maximize efficiency. Were the building to be used in that fashion, approximately 63% would be occupied and 37% would remain unoccupied. Note that under any occupied scenario, we identified about \$4.2 million (2022 dollars) that would be needed in deferred maintenance over the next ten years in addition to any renovation costs. It should also be noted that a major assumption for use as a recreation center and early education center was the avoidance of installation of a fire suppression system (sprinklers) as the building would not change use nor require major alteration or an addition. While the Walpole building inspector agreed with that initial analysis, he could not make a final determination on that in the absence of detailed plans and a building permit application.

One caveat to the generally favorable opinion of re-use as a continued educational use involves the application of the **Massachusetts Architectural Barriers Board regulations (MABB)** and the **Americans with Disabilities Act (ADA)**. While the magnitude of the proposed renovations under scenario a and/or b should not trigger a handicap upgrade (30% of the assessed value), the building and site are not currently fully accessible. The Town may incur added expense beyond those indicated above should it wish to address those deficiencies.

Finally, should the Town decide to raze the building so as to leave the site for future development, we estimate a cost of \$5,000,000 (in 2022 dollars) to abate the building of hazardous materials, demolish the building, and leave a gravel building pad depending on the final design.

The estimates provided in this report are based on 2022 dollars and are Order of Magnitude in nature. As we are in an era of unprecedented cost volatility, we strongly recommend that before any funding is finalized for a project (either immediate repairs for possible re-use or deferred maintenance) that an architect/engineer be retained to fully design the project and a qualified cost estimator estimate the project for the timeframe anticipated.

INTRODUCTION

The Facility Condition Assessment and Evaluation is based on observations and limited investigation and is not a complete architectural or engineering study. This report will incorporate findings from other commissioned engineering studies, input from School and Town departments familiar with the building and potential town departments that may use the facility, and observations from Compass Project Management staff. Based on the age of the building, upgrades or repairs identified in this assessment may trigger compliance with current building codes that may not be understood at this time.

The purpose of the Facility Condition Assessment and Evaluation (FCAE) was to observe and document readily visible materials and building systems defects, that might significantly affect the value and operation of the property.

It is understood that the client is considering the appropriate renovation or re-use of the property described in the report. This report will be utilized to assist with the planning decisions, as well as provide information for future capital planning.

Observations performed during the FCAE were made without operational testing and/or removing or damaging components of the building systems. Consequently, some systems specific assumptions were made regarding then existing conditions and operating performance of each system. Furthermore, recommendations developed for this report were based on information discovered or provided by the Town during the FCAE. If additional information is discovered concerning the facility, the assumptions, conclusions, and recommendations presented herein may require re-assessment. Additionally, the assumptions in this report rely heavily on the information provided by the Town and included as Existing Conditions reports submitted to the Massachusetts School Building Authority (MSBA) as part of the feasibility study which analyzed the facility as part of decision to consolidate the middle school population into a single school located at the Bird Middle School site.

The buildings current educational use is being maintained. The re-use of the building is being considered but actual use has not been determined. The recommendations and opinions of costs provided in this report were based on input of potential users and anticipated needs of the users required to fit-out and improve the facility to accommodate the new use.

The JMS facility is aging (built in 1966) and many of the building systems are original to the building. (56 years old). When upgrades occurred, they were done as a repair or partial replacement to solve immediate needs. The building is still functional; however, elements within the building such as building envelope glazing, HVAC, plumbing, electrical, and handicap accessibility have exceeded their lifecycle and require a planned capital repair budget.

Energy savings efforts, with respect to lighting and partial window replacement have been undertaken; however, other mechanical system or building envelope matters continue to be deferred. A capital repair plan can anticipate maintenance and failure rates to better prepare for future budgets.

This report attempts to provide the Town an independent evaluation of the JMS facilities, to identify the immediate repair needs to be addressed for different re-use such as Preschool/Kindergarten, a Recreation tenancy and a conversion to a other use. The report looks to develop a multi-year replacement reserve plan, to maintain the existing facility for items that exceeded their life expectancy.

The Town is at a crossroads with respect to the JMS facility. Capital Repair/replacement needs exist for its current operation (Table 2) and the Town should plan for these repairs to stabilize, repair defects that directly affect a buildings performance, and take a proactive investment plan for replacement of systems at the end of its useful life.

SCOPE OF SERVICES

This report is the output that resulted from a contract the Town of Walpole sought and executed. The scope of the services provided included:

Phase I – DATA COLLECTION:

Inspect the Johnson Middle School and meet with Recreation, School Officials, Town Facilities staff, and Building Inspector. This included review of source documents provided by the Town, walk-throughs of the facility, interviews with the School Officials, Recreation Director, Town facilities staff and Building Commissioner. Operational testing of the building systems or components was not conducted. The building documents provided, Hazardous Materials Identification Study conducted by Universal Environmental Consultants, notes the presence of hazardous materials in the facility. This investigation did not perform any testing or sampling and relies on this report as to hazardous materials and locations.

Phase II – EVALUATION:

Evaluate data collected from Phase I and develop a needs assessment of the existing facility and to include recommended repairs and upgrades needed for the continuation of the existing use and capital planning. The facility was also evaluated for other uses such as to house a relocated Preschool/Kindergarten and other educational uses, the relocation of the Recreation Department that considers both operational needs and public safety for an age appropriate user facility, and a conversion of the building to house a residential use.

Phase III – REPORT:

Prepare draft and final report, to include: 1) executive summary; 2) evaluation of facility; 3) 10-year capital plan for major replacements/improvements (Table 2); 4) Short term upgrades need to support a Preschool/Kindergarten program, a Town recreation program (Table 1); an opinion as to needs and costs to convert this building into a Residential facility, and 5) findings and recommendations.

The report is intended for review as a complete document. Therefore, interpretations and conclusions drawn from the review of an individual section are the sole responsibility of the user.

OVERVIEW

The age, size, and assessed valuations of the Town facilities included in this report are summarized below (source: Walpole Assessing records):

<u>Year</u>		<u>Land (in acres)</u>	<u>Bldg (in sq ft)</u>	<u>Assessed</u>
<u>Built/Reno</u>				<u>Valuation</u>
1966	Johnson Middle School	52.4 acres	98,704	15,481,800

The age of the Johnson Middle School building is 56 years. The overall condition of the school facility systems ranges from Good to Fair.

The individual facility sections of this report are organized in a uniform manner. First, we evaluate each component (site, building, building system, and code/operational concern); followed by Table 1, which summarizes immediate repair needs/costs found in the evaluation for immediate re-use of the preschool/kindergarten & recreation; next are photographs illustrating existing conditions and repair needs; and a suggested Table 2 multi-year repair reserve plan with estimated costs.

Immediate cost to Relocate the Pre-School, Kindergarten and Recreation operations into JMS

Identified significant immediate repair needs see individual facility sections of this report for the details assuming both Preschool/Kindergarten and Recreation tenancy, summarized as follows:

	<u>2.0</u> <u>Site</u>	<u>3.0</u> <u>Building</u>	<u>4.0</u> <u>Systems</u>	<u>5.0</u> <u>Concerns</u>	<u>Estimated</u> <u>Costs</u>
Johnson Middle School both Pre-school, kindergarten and recreation	\$6000	\$ 270,000	\$113,000	\$1,680,000	\$2,069,000

	<u>2.0</u> <u>Site</u>	<u>3.0</u> <u>Building</u>	<u>4.0</u> <u>Systems</u>	<u>5.0</u> <u>Concerns</u>	<u>Estimated</u> <u>Costs</u>
Johnson Middle School Preschool Kindergarten use only	\$6000	\$ 270,000	\$133,000	\$1,200,000	\$1,609,000

	<u>2.0</u> <u>Site</u>	<u>3.0</u> <u>Building</u>	<u>4.0</u> <u>Systems</u>	<u>5.0</u> <u>Concerns</u>	<u>Estimated</u> <u>Costs</u>
Johnson Middle School Recreation use only	\$6000	\$ 270,000	\$133,000	\$606,000	\$1,015,000

It should be noted that some School Administration functions such as Food Director, Nurse and Preschool/kindergarten Offices would reuse some of the existing offices currently existing in the JMS.

The total amounts include a 25% markup of estimated costs (using 2022 costs), to cover contractor overhead and profit. These initial estimates are based upon unit costs and should not be relied upon until more detailed design has been accomplished and re-estimated for the timeframe the work will be completed. Further study of specific repair needs may yield higher or lower estimated costs.

Replacement Reserves for Capital Planning of the JMS (Table 2)

Replacement Reserves for Capital Planning of the JMS are recommended repairs or replacement projects the Town should consider for upgrades identified in Table 2 to maintain the building for its current use over the next ten years. These costs are to address upgrades for public safety, repairs to identified items in failure, replacement of building systems that exceeded their useful life, and address anticipated handicap access issues. We acknowledge that priorities and/or available funding may vary from year to year; however, this exhibit provides a sense the effort required to address the current Town’s School facility needs:

Johnson	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
dollars	72,000	29,000	373,000	118,000	118,000	208,000	573,000	584,000	1,465,000	665,000	4,205,000

Change of Use to a Residential Use (Housing/Apartments)

For the Town or a developer to invest in this building to create a Residential use (assume apartments), a redesign of the existing facility from a school to a residential use would be a significant construction project. It would be assumed that construction that would exceed 50% of the work area in the building as defined by the Massachusetts State Building Code (MSBC).

To change this existing building use from EDUCATIONAL to RESIDENTIAL Use group, and with the anticipated renovation exceeding more than 50% of the work area within the building, the Massachusetts State Building Code (MSBC) requires an extensive review of ALL building components for compliance with current building codes. Without going in depth of the required review, the building would need to be upgraded to comply with the current MSBC for new construction on many of the building systems. One could anticipate the installation of a new fire suppression system (costing in excess of \$1 million), and code compliance upgrades of all other systems at \$300 a square foot for the entire building. An estimated cost to convert this building to a residential use would be in excess of 30 million dollars exclusive of any purchase price from the town or significant upgrades to the aesthetic of the building to improve its marketability as a residential destination.

FINDINGS

The FCEA report offers several recommendations, which we have summarized with estimated costs in Table 1: Immediate Repair Costs and Table 2: Replacement Reserves found at the end of this report. We encourage the readers of this report to review all recommendations within this report.

Built in 1966 this structure requires repairs and renovations to address new uses, as well as selective capital upgrade to support proposed re-uses. Incremental repairs cannot be done without triggering building code upgrades of the portions of the building. A continued municipal use must make provisions to upgrade the building for handicap and ADA compliance. This building, with many of its systems exceeding their life expectancy, needs to be reviewed comprehensively if a long term use is pursued.

The following is a conceptual estimate of space needs re-using existing defined spaces within the JMS if programs are to be relocated to this site: Note existing toilet rooms and halls are excluded from these square foot calculations.

Chart of Users and Assumed Space Needs

		Lower level	1st floor	2nd floor		total	% of total useable space
Useable Square Feet per floor		18,500	21,000	17,500		57,000	
Preschool			8200			8200	14%
Kindergarten		2000		7800		9800	17%
Preschool/Kindergarten/Food Director office			1300			1300	2%
Recreation		4200	2700			6900	12%
GYM shared			6400			6400	11%
Auditorium Shared		5000				5000	9%
Other space		7300	2400	9700		19400	35%

Existing Useable Square Footage (classrooms/offices/gym/auditorium/lockers/cafeteria and excludes hall/stairs / mechanical rooms/toilet rooms etc.)

School Use and Assumed Location:

Preschool:

Preschool could locate to the First Floor east (right) side of the building. Existing rooms 104,106,108,110, 112, 114, and 116 of approximately 8200square feet of classroom space.

Kindergarten:

Kindergarten could locate to the Second Floor east (right) side of the building. Existing rooms 210, 212, 214, 216, 218, 219, 220, 221, and 222 of approximately 8200 square feet of classroom space.

School Offices:

Reuse existing office space as noted: Nurses office (600 sq ft), Food Director 150 sq ft, Preschool/Kindergarten offices 550 sq ft of approximately 1300 square feet.

Recreation Use and Assumed Location:

Recreation is anticipated to use some space on the First Floor west (left) and the lower ground level west side.

Reuse existing offices spaces 450 sq ft. Nurses office portion of the 600 sq ft existing.

Recreation classrooms/space first floor 2700 sq ft (media room)

Recreation Classrooms/space Lower level - 4 classrooms 3000 sq ft

Recreation storage and limited locker space (convert old girls locker) 1200 sq ft

Recreation Use (excluding shared gym and auditorium) 6900 sq ft .

Shared Space (Used by Preschool/Kindergarten/Recreation)

Gym 6400 sq ft 11% of the useable building

Auditorium 5000 sq ft 9% of the useable building

Other Uses:

Undefined User space: approximately 20,000 sq ft available

Option to Abate and Raze Building and Leave Building Pad for Future Development

Based on the estimates provided in the Preferred Schematic Report on the Bird Middle School project, the following would be the cost to abate, demolish and level site for the Johnson School (in 2022 dollars)

Hazardous Material	\$1,540,000
Demolish Building	\$1,320,000
Prepare Building Pad	\$ 750,000
Indirect Costs and Markup	\$ 575,000
Design Fees/ Contingency	\$ 630,000
TOTAL	\$4,815,000

JOHNSON MIDDLE SCHOOL

REV 2



Location: 111 Robbins Road

Building area: 98,704sq ft

Year Built: 1966

Assessor 025/11///

Condition: Good

Land area: 52.4 acres

1.0 PURPOSE and LIMITATIONS

The purpose of this Property and Conditions Report (the Report) is to assist the Town of Walpole to assess the general physical condition and maintenance status of the property and to recommend repair and maintenance items consider significant for the property to re-purpose the Johnson Middle School.

The information reported was obtained through sources deemed reliable, a visual site survey of areas readily observable, access through building “owners” and information presented by the Town. Findings, conclusions, and recommendations in this Report are based on the methods described above, industry standards, and general observations of the equipment and its visible condition.

The report is focused on existing conditions, lifecycle of existing materials, and non-code compliant conditions. Recommendations will include items needed to bring the space/component to a safe, code compliant, and generally accepted facilities condition. The Report does not anticipate change of use, reconfiguration of space, or change in current program.

Estimated Costs are based on professional judgment and the probable or actual extent of the observed defect inclusive of the cost of design, procure, construction and manage corrections. The estimates provided in this report are based on 2022 dollars and are Order of Magnitude in nature. As we are in an era of unprecedented cost volatility, we strongly recommend that before any funding is finalized for a project (either immediate repairs for possible re-use or deferred maintenance) that an architect/engineer be retained to fully design the project and a qualified cost estimator estimate the project for the timeframe anticipated.

1.1 Condition

The Report uses terms describing conditions of the various site, building and system components. The terms used are defined below. It should be noted that a term applied to an overall system does not preclude that a part, component, and section of the system may be in a different condition.

Excellent	The component or system is in new or like new condition, and little or no deferred maintenance is recommended, or the scheduled maintenance can be accomplished with routine maintenance.
Good	The component or system is in sound and performing its function. It may show signs of normal aging or wear and tear, and some remedial and routine maintenance or rehabilitation work may be necessary.
Fair	The component or system is performing adequately at this time but is obsolete or is approaching the end of its useful life. The component or system may exhibit Deferred Maintenance, evidence of a previous repair, workmanship not in compliance with common accepted practices. Significant repair or

replacement may be recommended to prevent further deterioration, prevent premature failure, or to prolong its useful life.

Poor The component or system has either failed or cannot be relied upon for continued use performing its original function, excessive Deferred Maintenance or state of disrepair. Repair or replacement is recommended.

1.2 Abbreviations

The report may use abbreviations to describe various site, building, or system components of legal descriptions.

ACT	Acoustical Ceiling Tile	GFI	Ground Fault interrupt (circuit)
AHU	Air handling unit	GWB	Gypsum Wall Board
BTU	British Thermal unit (heat measurement) Conditioning	HVAC	Heating, Ventilating, Air
CMU	Concrete Masonry Unit	HWH	Hot Water Heater
EDPM	Rubber membrane roofing	MDP	Main electrical distribution panel
EUL	Expected Useful Life (life cycle) unit	PTAC	Package through wall A/C unit
FCU	Fan Coil Unit	RTU	Roof top Unit
FHA	Forced Hot Air Code	MSBC	Massachusetts State Building
IBC	International Building Code	VAV	Variable Air Volume box
ACM	Asbestos containing material	VCT	Vinyl Wall covering (floor tile)
ADA	Americans with Disabilities Act Barriers	MAAB	Mass. Architectural Access

2.0 SITE CONDITIONS

2.1 Topography

Description:

Building is situated on a slight hill with the lowest building level built into the grade. There are four at-grade egress points around the perimeter to support egress stairs. The front East and

West courtyards are a “sunken” courtyard with stairs leading up to grade. The rear egress court yards discharge at grade level and service as egress discharge of the cafeteria. The front circular drive is the high point of the topography. The grade slopes downward into the building and continues a downward slope to the rear of the structure and to the playing fields. The main front entry has a “bridge” walkway to create a level plain to service the front door. The grade continues to slope downward away from the structure. On the east side of the building, there is a service road that accesses the rear loading dock and rear playing fields. There are playfields and hardscape courts (basketball/pickleball) abutting the north side (rear) of the building.

Condition and Observations:

The site appears to have positive grading away from the building except the south(front). The front (south) grades slopes towards the structure, with no drainage observed. This condition allows for surface water to build up against the building create possible moist conditions for the lower-level front classrooms.

The sloped grade around the building creates non MAAB compliant walkways. The front east and west courtyards that are not handicap accessible compliant with current MAAB codes.

Recommendations:

Develop a site masterplan anticipating future uses and renovation to meet MAAB compliance. The site masterplan will be able to identify problems the grades, possible solutions to resolve MAAB handicap access and egress issues, and how solutions can be phased in tandem as to future school uses and expenditures. This will identify risks of ADA non-compliance and solutions for correcting.

2.2 Pavement, Parking, and Drainage Structures

Description:

Parking and access appear adequate for current operation. Parking lot to the south (across the street) supports most staff vehicles and visitors. There is limited parking in the southeast (rear) of the building. Theses space offer some additional Handicap access.

Front circular drive acts as the main drop off and pickup for students. This drive also has two handicap accessible parking spots.

Condition and Observation:

The JMS semi-circular drive is in Fair shape with damaged curbing, significant cracking and uneven surface due to heavy wear.

The East side access road to loading dock area has significant wear and asphalt degradation can be readily observed. The heavy wear in this area will require a monitoring and continuous spot repair. There is no drainage on this drive and surface water runs down the asphalt creating water damage and heaving problems where the drive intersects the loading dock.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

The front (bus) drop off circle of the parking lot will need repair and crack sealing. (Table 2 \$30,000)

The east side access drive is nearing the end of its life cycle, and is in need of an asphalt reclamation and repaving. (Table 2 \$50,000)

Handicap parking spaces close to the building may need to be created to address a pre-school/kindergarten use. (Table 1 \$10,000)



2.3 Landscaping

Description:

Minimal landscaping exist.

Condition and Observations:

Pine Trees were planted close to the building, and branches are growing into building.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

Mature Pine trees in the south east of the school need some pruning to prevent branches from getting close to the building and create other issues. (Table 2 \$3000)

2.4 Municipal Services and Utilities

a. Water and sewer

Walpole has its own water and sewerage

b. Gas

c. Electric

Eversource

3.0 BUILDING CONDITIONS

3.1 Sub Structure/Foundation

Poured concrete foundation walls and poured slab on grade. The foundation walls are assumed to have spread footing.

Condition and Observation:

Generally, the foundation appears to be in good shape. No visible sign of cracking or movement were observed.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves: None

3.2 Super Structure

Description:

The 1966 Building super structure is constructed with a cast in place reinforced concrete structure, consisting of cast in place concrete beams and columns. The floor structure of the first and second floor are a reinforced coffered pan system. The roof structure is a prestressed precast concrete T beam. The pedestrian walkway structure is a cast in place bridge type structure.

Condition and observation:

At several locations around the building and on the pedestrian walkway, it could be readily observed that concrete has spalled exposing the re-enforcement bar. Based on the observation, the re-enforcement bar installed during the original concrete pour was installed too close to the exterior. This lack of concrete coverage creates a condition where the rebar is subject to moisture and freeze/thaw conditions which impacts the concrete's cohesive bond. Moisture penetration in the concrete, can build up around the rebar and freeze in winter or rust the rebar. Both conditions create expansion pressure on the thin concrete surface and "pop" the face of the surface, exposing the rebar. The areas with damage appear minor.

However, repairs are needed to be addressed to stabilize concrete face, protect the rebar, and prevent further damage or rusting which will impact the façade.

On the west side at the base level concrete column has a crack that the structure. This minimal crack has been in existence for a while. Some superficial treatment was performed at some point to minimize moisture penetration.

The cast in place entry walkway structure has visible spalling of the slab, around penetrations in the wall and slab, and on the underside of the slab. The Town has done several repairs to repair and stabilize damaged areas. It can be assumed, that salts used in the winter snow/ice conditions on the walkway have penetrated the concrete and caused negative reactions within the concrete and the reinforcement bar. While not critical at this time, planning and budgeting should be considered to perform a more comprehensive repair of the structure to enhance it longevity.

The condition is in good shape.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

Assessment and repair should be budgeted and addressed a comprehensive repair of various locations of concrete spalling and cover exposed rebar. (\$20,000)

This assessment should also address the walkway structure delaminating concrete and the anticipated damage to the rebar. A capital plan should be developed and implemented addressing these observed issues to repair and stabilize these issues to assure longevity of the structure. (\$100,000)



Bridge concrete repairs



Typical exposed rebar and spalling concrete

3.3 Facades

3.3.1 Description Facades: (Brick, metal soffit)

The predominant brick façade of the original 1966 non-load bearing unreinforced masonry is a solid construction. The brick façade in general looks good. Age appropriate deterioration is occurring. The exposed mortar joints have some exposed aggregate which indicated the outer layer of the mortar is beginning to wear away.

Condition and observation: Good

3.3.2 Description Windows and Doors:

The entire South (front) and north face (rear) at the cafeteria wall and the classrooms of the first and second floor have newer double glazed energy efficient aluminum framed window typically found in new school construction.

The east and west facades, and windows in the four corners of the building are the original aluminum frame windows with single glazed acrylic glazing in the fixed panels with single pane glass in the operable hopper windows. All acrylic glazing in the existing original window systems have “clouded” over due to UV sunlight breaking down the acrylic glazing. This deterioration of the acrylic windows creates an opaque in appearance clouding and provides limited transparency or “vision” thru the panel. All single glazed windows have minimal insulation value.

The solid panels in the existing window systems (the lower panels at the floor level) all have faded in color and in some locations, the metal has deteriorated and subject to water infiltration or have been replaced with a wood panel.

All exterior caulking on the original windows (single pane acrylic windows) and door frames have met or exceeded its lifecycle and is failing. Missing caulking, caulking that has pulled away from the masonry abutting the aluminum frame, or caulking cracking, exposes the window to exterior moisture and weather. This material failure provides minimal energy efficiency and can lead to water infiltration

Many of the existing doors have the original aluminum commercial store front system typically found on commercial construction, but the door slabs have been replaced over time. A couple of the door frames have begun to rust and the metal has begun to rotting. Condition of the doors and frames appears to be fair. Weather stripping and operational tune-ups to upgrade weatherstripping, repairs on doors beginning to rust and rot at the base or frames need to be addressed. The exposed (interior and exterior) metal frame is subject to significant thermal movement which results in a premature failure of the exterior caulk sealants and connection.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

- a. Life cycle of caulking and sealants needs to be inspected and evaluated on the original windows. Removal and Replacement of all caulking joints at the original windows is required due to life cycle failure. (Table 2 \$50,000 (if windows are not replaced)

- b. The Town should continue its systematic replacement of the window systems to match the work it has done on the north and south faces of the building. (Table 2 \$700,000)
- c. Upgrades to the weatherstripping, and repairs to the rusting doors or frames along this painting is required to stabilize the condition to prevent further damage. (Table 1 \$50,000)

3.4 Roofing

EPDM Roof with ballast

As reported the EPDM roof system with ballast is approximately 10 years old. The EPDM roof covering is adhered to flat rigid board roof insulation. The condition of this roof is good shape with no visible leaking or reported leaking occurring.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

The town should continue its program of roof monitoring and repair. In its long term capital planning, Walpole should anticipate a roof replacement in 15 years (2037).

3.5 Basements / Attics none

3.6 ADA Compliance / Massachusetts Architectural Barriers Code

The Americans with Disabilities Act (ADA) and the State of Massachusetts Architectural Barriers Code (MAAB) governs public accommodations and commercial properties. The MAAB upgrades are triggered by upgrades or renovations to the building base on scope of work. This report will only look at accommodations and access to public facilities that are equal or similar to those available to the general public. This report will identify areas of non-compliance, or will be need to be in compliance if upgrades and renovations are made to the facility that trigger mandatory resolutions. However, this report is not a full ADA or Accessibility Code assessment. Being a “Public” facility, upgrades to allow for employee or the general public for reasonable accommodation need to be addressed to meet the provisions of Title III of the ADA Act, which is a civil rights legislation.

Description:

In general, the original design of JMS has many issues that do not comply with current MAAB code. The following are items are non-compliant with current MAAB.

Door hardware: Not all door hardware has the required "lever type" hardware.

Handrails: On stair towers and courtyard stairs handrails are non compliant. Balusters on stairs are non-compliant. (It should be noted that baluster spacing is not compliant with building code spacing.)

Door swing and door approach: Not all doors open up 90 degrees creating the required width, and several doors do not have the 18 inch approach on the pull side of the door that is required.

Toilet rooms: HP accessible fixtures, sinks/faucets and 5 ft dia. turning radiuses for toilets do not exist in the general bathrooms.

Projections into the egress paths: There are water fountains and other projections or lack of "warning" guards in the egress paths (items that project more than 4 inches into pathway).

Cabinets, counters, and other fixed amenities: In classrooms and offices there are no compliant access or surfaces that meet current MAAB regulations.

Elevator: Current cab size is not compliant with MAAB regulations.

Egress to courtyards: The front east and west courtyards have a step down at the exterior doors, and the court yards have several steps up to complete the egress path o a public way.

Exterior walkway: From the street, the walkway system appears to exceed walkway slope or pitch requirements outlined in the MAAB code. Several internal walkways have "steps" making the walk system not wheelchair accessible. There is no walkway system from the rear (north) egress courtyards to the hardscape basketball/play area courts, as well as to the lower fields.

MAAB heights and reach: Within the building fixture heights and reach dimensions on various items are not in compliance.

Condition:

Per MAAB regulations, upgrades are not required to be addressed until upgrades/renovations occur. The percentage of MAAB upgrades depends on the several factors, based on the scope of work.

MAAB code Section 3.0 Jurisdiction and specifically Section 3.3 Existing Buildings, details what amount of work/dollar value triggers compliance with the MAAB provisions. Based on assessed value of \$18,464,200, if cumulative renovation exceed 30% (6.1 million) full compliance is required.

It should be noted that there are a multitude of existing conditions that due to the structure layout, space allotted (elevator shaft), or significant and extraordinary cost of a reconfiguration of the building that may require variances be sought from the MAAB code. The variance process would seek relief from compliance of the MAAB or to seek approval for alternative compliance solutions to attain the end goal of providing handicap access of the facility.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

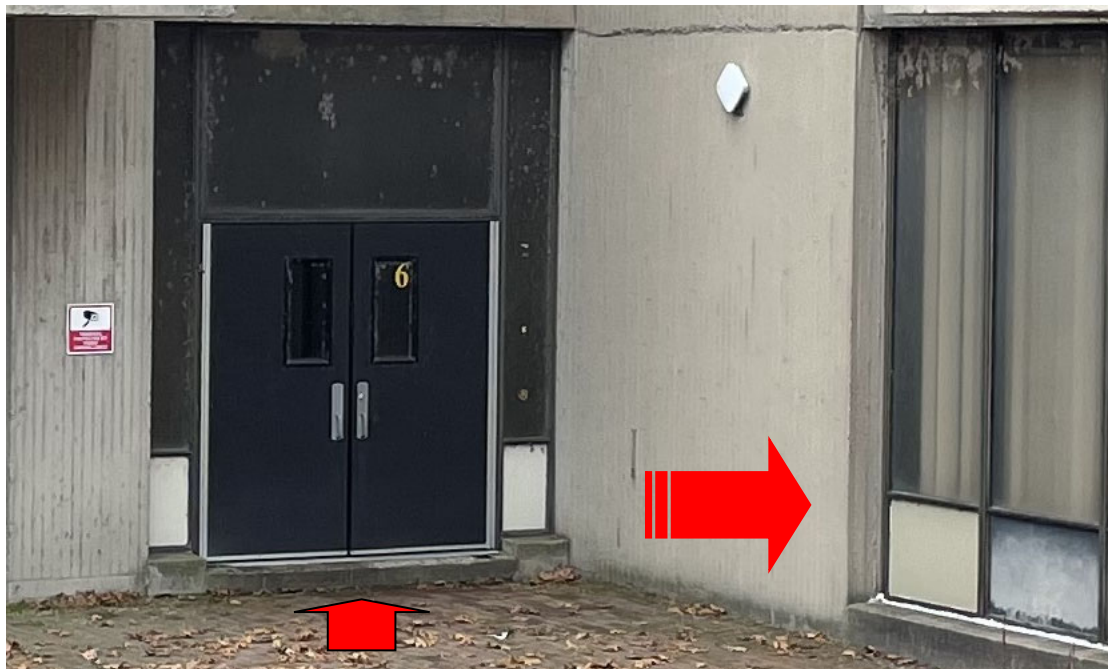
Assuming the initial intent of Walpole is to perform just needed upgrades for new education users to move in and operate (over \$100K but much less than 6.1 million), the work to be performed in the spaces as determined by the building inspector will need to comply with MAAB regulations. It would not trigger full compliance at this time. Note ADA is a civil rights legislation that may require upgrades if legal action is filed against the Town.

Strategy: The Town of Walpole should consider taking a proactive assessment and planning approach to address MAAB/ADA requirements for the long-term solution.

A comprehensive MAAB survey of the entire facility would be done to identify all non-compliant issues. The Town can assess this report and develop a strategy plan as to how and when the Town intends to address compliance. This plan would also identify issues that would require variances or an “alternative compliance solutions” if variances are sought. What this does for the Town is 1) understand the issues and potential cost for any anticipated short or long term improvements to the building, 2) develop a compliance or alternate compliance solutions plan if an ADA legal action is taken, and 3) become part of the masterplan for the structure and future uses /upgrades within the building.

Master plan to look at full MAAB/ADA compliance (Table 1 \$20,000)

Install MAAB compliant handrails in all four stair towers and install address baluster spacing to meet current code for safety of a preschool/ kindergarten population. (Table 1 \$170,000)



Step down to courtyard and example of existing window panels that are replaced or rotting.



Arrows identify baluster spacing non-compliant with MSBC & Handrails to compliant with MAAB. Blue arrow demonstrates operational need to relocate gas powered equipment to a proper storage area.



Typical existing bathroom lacking handicap assessable fixtures

3.7 Interior Finishes and Components

Descriptions:

Typical Interior finishes:

Specialties Finishes :

Locations	Floor	Walls	Ceilings
Offices	Carpet	Painted plaster	Conc & sound panel
Corridors	Vct	Painted plaster & CMU	Conc & sound panel
Bathrooms	Tile	CMU	Conc & sound panel
Class rooms	VCT	Painted plaster & block	Conc & sound panel
Library	Carpet	Painted plaster and block	Conc & sound panel
GYM	Wood floor	Concrete block	Conc & sound panel

Conditions:

The walls of the 1966 Building are predominantly brick/block and plaster.

Most areas are in good condition. Carpeted areas are showing their age.

The VCT tile in the Corridors is in fair condition. The constant wear and tear of the corridor floors has some areas showing fatigue, but are still in operation shape.

Wood flooring in the gym appears to be original to the building. The folding partition wall was reported non operational and left in the “open” position.

Ceilings in the 1966 building are the cast in place concrete deck with an acoustical panel fastened to the deck.

Interior wood doors and trim are original to the building. The material conditions and deterioration are consistent with a well used school of the same age.

Existing locker rooms and showers have been decommissioned and have limited use.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

Refinish (complete sanding and repainting) of the gym floor will be required (Table 2 \$30,000)

Repair/ replace gymnasium folding separation wall. (repair \$10000 Replace \$50,000 net type)



Location of non functional gym wall



Mothballed locker rooms and shower facilities

4.0 BUILDING SYSTEMS

4.1. Plumbing

Description:

The domestic service enters the building from the east side into the main water service area in the mechanical room. The water service is a 4' service that reduces down to a 2" supply throughout the building.

The building has a gas fired domestic water heater with water storage tank. Water system uses circulating pumps to supply domestic hot water through a main thermostatic mixing valve. All this equipment appears to be original to the building and has exceeded its useful life.

The plumbing fixtures are vitreous china with chrome trim that are original to the building. Many of the faucet units appear to older and should be replaced. This condition is noted in bathrooms, science rooms, slop sinks, and other sink areas. As reported in the Architectural Engineers report to Tappe Architects, there is a concern that the toilet rooms do not appear to have "mixing valves" at the fixtures to assure compliance with plumbing code requirements that limit water temperatures to 110 degrees Fahrenheit. (Water temperatures exceeded this limit.)

Locker Rooms/shower areas: The shower facilities were not being used (currently used as storage for various material) and therefore could not be evaluated. However, as reported in the Architectural Engineers report to Tappe Architects, the existing gang type shower units are serviced by multiple common floor drains that do not meet current codes. The mixing valves could not be determined if they work. It was noted that due to non use, the floor traps in the old shower room have dried and sewer gas is escaping to atmosphere.

Domestic Hot water heater: The water heater is a Gas Fired Thermo-Pak Water boiler with an ErgoMax storage unit. The Water heater is operational and has exceeded its life cycle. The system uses distribution pumps to send approximately 140 degree water temperature thru the building and relies on mixing valves at key areas or at the appliance to temper the water.

Kitchen: All the sinks and fixtures in the kitchen appear in fail condition. As reported in the Architectural Engineers report to Tappe Architects, there is a concern that the sinks and dishwasher have had the plumbing removed from the floor mounted grease trap interceptor as required by code. It could be assumed that the grease interceptor had failed. Replacement is recommended.

Science Classrooms: The fixtures in the science classrooms (faucets, gas turrets, sinks) are original to the building and are in poor condition. The water supply and waste piping along with the gas piping are original to the structure and predate plumbing codes. As reported in the Architectural Engineers report to Tappe Architects, the current installation is not in compliance with current plumbing and gas codes and upgrades are required. The issues of concern are as follows:

Supply water piping is required to be separated from the domestic lines with backflow preventers and labelled as non-potable.

Waste lines in the science room sinks are required to be pipe thru a neutralization system prior to discharging to city sewer.

Emergency eyewash and showers are not installed within the classroom.

All supply gas to the desks should be controlled in each classroom by an Emergency Gas Shut-off.

Water Distribution piping: A majority of the gate valves are original to the building. The concern is due to mineral content in the water, non exercising of the valves, and the dissimilar metals of the plumbing components, the valves could be "frozen" in the open position and non-operational.

Gas Piping: Welded and threaded black iron pipe is used for gas piping within the subject property and appears operational.

Condition: Good -Fair-poor

Although much of the original plumbing system is operational, it is dated, portions of the system are found to be in violation of current codes, and cannot be assured to operate in emergency situations.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

A strategy plan by the School as to how it wants to address decommissioned areas, future cafeteria function, and future use of science labs needs to be developed. With this strategy plan, a comprehensive repair/replacement/removal plan can be implemented.

Repair/rebuild four (4) mixing valves to address immediate use (Table 1 \$12,000)

Replace zone valves with new ball valves to assure access to shut down in case of an emergency and in preparation of future classroom remodels. (Table 1 \$30,000)

Replacement of domestic hot water boiler, pumps and associated work (Table 2 \$100,000)

Decommission plumbing in locker rooms to make safe. (Table 1 \$50,000)

4.2 HVAC

a. Heating Plant

Description:

The building is serviced by an oil/gas fired Cleaver-Brooks, Model CB552-126 (BTU input 5,230MBH each) package boiler plant providing 180 degree hot water for heating located in the mechanical room. The school has discontinued oil use and operates on gas only. These boilers are original to the building and are 57 years old and have exceeded their life expectancy of 35 years. The Cleaver-Brooks boilers have been operating consistently for the Town of Walpole.

The main supply pumps are dual operation are also located in the space. 5-10 horse power pumps generally have a life expectancy of 10-15 years. Some pumps have been replaced. There are a few pumps that are operational but appear to have exceeded their life expectancy.

The building temperature control system is a pneumatic/electric building control system. The pneumatic system is original to the building construction. The system operates with a duplex air compressor with dryer. The system is an "older" technology must be monitored constantly to assure local actuators (which controls water flow to the room fancoil unit for heat) and supply air piping have no leaks. The entire system has long passed its lifecycle. The system is so basic, that it can be kept operational with constant maintenance.

Fuel oil tanks still exist in the building and are currently not in operation/decommissioned.

Condition: Fair

b. Distribution system (VAV, FCU, exhaust)

Description:

The building is supplied with conditioned air through unit ventilators units that provide conditioned air in classrooms through its integral hot water coil, outside /return air dampers and supply fan. A majority of the unit ventilators are manufactured by Schemenauer and are original to the building. These units have exceeded their useful life. It should be noted that the Schemenauer units are no longer manufactured, and replacement parts are unavailable. (Walpole Facilities has kept an inventory of the Schemenauer parts from the removed units to address component failure.) Walpole replaced a percentage of the classroom unit ventilator units in 2005, (and subsequently some additional units) with a contemporary AAF/Herman-Nelson ventilator units.

Air Handling Units: The Gym and Auditorium are heated and ventilated by air handling units (AHU) manufactured by Schemenauer and are original to the building and have exceeded their lifecycle of 35 years. The units are controlled by the pneumatic temperature control. These AHU units are simple in design and operation and are operating.

Air conditioning: Air conditioning only occurs in limited locations within the building. Mitsubishi mini split units are used in the front offices and select areas. These units are nearing the end of the lifecycle of 15 years.

Condition: good-fair

The building distribution of the HVAC and hot water supply is original to the building, with many of the components having exceeded the life expectancy.

Boilers: The Cleaver Brooks Boilers have far exceeded the life expectancy and replacement must be planned for. This basic boiler design can be kept operating with internal component replacement. The town should budget for increased repair cost to maintain this aging system.

Many classroom unit ventilators units have exceeded the life cycle. The Town has been upgraded the unit ventilators thru a component replacement as the units comprehensively fail. Motors, actuators, and valving are addressed in an operational budget replacement program and replaced as components fail.

Air compressor for pneumatic controls and the control module have exceeded its life cycle due to age. Replacement/repair is possible, but this option should be considered a short-term solution until boiler replacements occur.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

General comment: Many of the components of the HVAC system and pneumatic temperature control have exceeded their lifecycle of 30-35 years. Motors, pumps, pneumatics lifecycles are 10 to 15 years. A system component replacement budget needs to be implemented. Pumps, actuators, motors, condenser/contactors should be planned for replacement in the near term.

Boiler replacement: (Table 2 \$1,000,000)

The pneumatic HVAC Controls building management system is in need of replacement, but this would be tied to boiler replacement. (Table 2 \$400,000)

Budgeting for pneumatic controls component replacement for the short term should be implemented. (Table 1 \$10,000)

AHU units are in fair shape, but components within the units (blower motors, coils) have exceeded the life cycle.

Comprehensive Replacement (Table 2 \$350,000)

Replacement of HVAC components needs to be anticipated and budgeted for. (Table 1 10,000 year)

Fuel Oil Storage tanks still exist in the building. While decommissioned, it would behoove the town to remove these units and exterior piping to prevent any accidents from occurring. Removal cost (Table 2 \$70,000)

4.3 Electric

Description:

800 amp electric service with 120/208V 3PH and building sub panels manufactured by Federal Pacific Electric are original equipment with the 1966 construction. All panels are at capacity and appear to have minimal ability for additional circuitry. The main electric service and subpanels are original Federal Pacific manufactured panel and circuits breakers.

A large majority of the interior and exterior lighting has been upgraded to new LED lighting.

As reported and observed, many of the classrooms have two possibly three outlets. The distribution of electric power in the classroom should be upgraded to minimize the use of power strips and extension cords.

The Onan diesel fueled generator and associated transfer switches, located in the mechanical room is original with the construction of the building. As reported, the generator provides limited power to key heating, refrigeration, limited circuitry and lights and the fire alarm panel.

Condition:

All electric systems are in fair. The main electric service and subpanels are original Federal Pacific manufactured panel and circuits breakers. It is critical to note that Federal Pacific is no longer in existence. Replacement parts not readily available, with most replacement circuit breakers are reconditioned old stock.

The power distribution does not meet current standards for GFI protections and tamper resistant receptacles required by current codes. Many of the classrooms have minimal power outlets and this is problematic for teaching.

As reported, the emergency lighting (battery pack type) is limited in locations and does not meet current code standards.

The generator and associated equipment have exceeded its useful life.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

Near term repair is to have an electrical testing specialist survey company inspect and test all circuit breakers for operation and effectiveness. The pro-active survey will determine if there are any circuit breaker concerns or failures. (Table 1 \$6000 testing)

A full engineering review of the power and power distribution needs to be made to fully understand what is operational and if there is an ability to support additional power needs. (Table 1 \$20,000.)

Replacement of electrical service and sub panels should be addressed to prevent system failure. (Table 2 \$400,000)

Add additional battery pack egress lighting to means of egress paths and assembly use areas (gym, auditorium ,cafeteria) (Table 1 \$15,000)

Additional circuits/outlets for remodeled classrooms (Table 1 \$60,000)

4.4 Building Fire Alarm

Description:

The property is protected by a multi-zone Fire Alarm control panel, hard wired smoke and heat detectors, pull stations, illuminated exit lights, emergency battery lighting units, horn/light enunciators, and fire extinguishers. Fire Alarm: The existing fire alarm system has multiple zones and includes manual pull stations, horn/strobes units, and magnetic hold opens at the grade level egress vestibules. As reported, the fire alarm system was upgraded approximately 20 years of age and is operational and functioning. The expected life cycle of the fire alarm is 25 - 30 years. As reported in the Architectural Engineers report to Tappe Architects, the system does not fully meet the current MSBC. A new system would require "voice activation" at the master panel, some pull stations relocated closer to the egress doors, and horn / strobe notification in bathrooms and key locations to mee NFPA 72 requirements.

Condition: good

It has been reported that this fire alarm panel and system has been operating with minimal issues.

Industry requires replacement of smoke detector heads every ten-fifteen years.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves: None

Fire detection and alarm is nearing its lifecycle and may require upgrades
(Table 2 \$100,000)

Detector heads should be replaced systematically as part of an ongoing maintenance program. (Table 1 \$5000 year)

Cost to address additional alarm points for classroom remodel (Table 1 \$20,000)

4.5 Elevators

Description:

The school has an existing hydraulic elevator that is original to the building.

Condition: Good

The elevator has exceeded its life expectancy of 30 years. The elevator is under a service maintenance contract and receives minimal use. The size of the elevator cab is not MAAB compliant.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

As with all elevators exceeding their thirty year life cycle, the school should anticipate component failure, or a controls upgrade. Items such as Power Heads, hydraulic seals, and control electronics may fail due to age. Modernization of the elevator is recommended per industry standards.

(Table 2 \$250,000 modernization)

5.0 OPERATIONAL CONCERNS / CODE COMPLIANCE

The following analysis is based on the assumption that the Walpole Pre-school and Kindergarten operation and the Recreation Department will be relocated to the JMS. This analysis is an effort to help identify short term “must do” upgrades and remodeling work to allow these uses to move in and operate safely. This process is an effort to help develop budgetary cost. This analysis is a concept based on the authors initial thoughts, and not to be considered a final mandate of space allocation or to limit room usage. It is acknowledged that if pursued, final design will go through an Architect working in conjunction with the School Superintendent/School Committee, Recreation Department and its Committee, Town Facilities Department and the Board of Selectmen.

Assumptions:

School:

The Pre-School & kindergarten could use classrooms on both the First Floor east side classrooms (rooms 106,108,110,112,114,116, for pre School) and rooms on the second floor for

Johnson Middle School

Kindergarten (Rooms 218,219,220,221,222,224,226). The educational uses will use existing offices and nurse office on the first floor.

This assumption was made based on the following existing conditions: 1) Existing plumbing supply and waste lines are readily available for this use, 2) access to two stair towers that lead to café area and two courtyards which could be used/adapted to playground use. 3) If needed, room 114 has exterior doors that if needed could become access to exterior (albeit with an elaborate Handicap ramp system).

Recreation:

The Recreation could use the classrooms on both the west side first and lower levels. (rooms 100, Media on the first floor, and the lower level G-04 art, G-06, G-08 Teachers room, current girls locker room and access to the auditorium. This assumption was made based on the following existing conditions: 1) Room 100 could act as office space, media room is a large open space for swing space 2) the rooms on the ground floor were originally designed for art and home economics classes and could be readily adapted for a multitude of uses for recreation, 3) The existing girls locker room could be reconfigured to house both a small mens and womens locker room/toilet facilities to service recreation programs, 4) readily accessible to the auditorium, 5) easy access to both the front court yard west, and to the rear courtyard/courts/fields.

Gym:

This would be a shared use with Pre-school/Kindergarten and Recreation. If programs run at the same time, the gym can be partitioned off.

General Infrastructure upgrades required for public safety/MAAB ADA:

With these assumptions noted above, the following work would need to be addressed short term to make these programs operational:

All Stair towers: Upgrade handrails to be MAAB code compliant and install safety panels over all balusters. These upgrades provide additional railings for pre school/kindergarten age students to prevent slip and falls, and the safety panels on the baluster, eliminates the code problem if too large a gap which is specifically written for a preschool/kindergarten population. (Table 1 \$170,000)

Create an exterior storage space: This needed operational safety issue is to address gas powered equipment. (Table 1 \$10,000)

Install an HP lift at auditorium stage: With some creative design, a hall could be created to the stage, and with an installation of a lift the auditorium could meet some alternative compliance criteria that a MAAB variance could be attained. Recreation runs a theater program, and this will assure compliance of using the space for both the school and Recreation. (Table 1 \$70,000)

Gymnasium folding partition door repaired/replaced: This door maximizes the use of the gym space that will be needed to address multiple users. (Table 1 Replace \$50,000 repair \$10,000)

General upgrades to egress lighting and fire alarm upgrades: This is to address any newly created spaces and assumed increase in Recreation night programs. (Table 1 Elight \$15,000
Fire alarm \$20,000)

Additional electric circuitry to create adequate amount of outlets to service the anticipated uses. (Table 1 \$60,000)

Address door hardware (other hardware) of all rooms renovated to meet MAAB requirements. (Table 1 \$20,000)

Pre-School /Kindergarten upgrades:

Second floor Kindergarten: Gut and renovate science classroom 218, 219, 220, 221, 222. The renovation would reuse existing plumbing to create sinks and at least one code compliant handicap bathroom in a portion of the old science storage room. (approximately 5000 sq ft @ \$100 sq ft \$500,000)

Install two additional “smoke doors” with magnetic hold opens in the hallway to create some isolation on the floor but meet egress compliance. (\$20,000)

First floor Preschool area: In Room 114, create walls to separate the space into two (2) classrooms and three (3) age appropriate bathrooms/changing rooms. (approximately 5000 sq ft @ \$100sq ft \$500,000)

Optional:

Installation of a Mitsubishi Multi City AC unit to address both Preschool/kindergarten Table 1 (\$200,000)

Install an age appropriate MAAB compliant play equipment (Table 1 \$150,000)

Recreation:

The First floor rooms 100 and Media will require modest renovation and wall installation to create offices and flexibility to use the large Media room. (300 sq ft office @ 20 sq ft= \$6,000
Media 2500 sq ft @\$20 sq ft (no walls) = \$50,000)

Th ground level rooms will require modest renovations to convert existing spaces to specific uses (cooking classroom, low impact work out spaces such as yoga, dance, exercise, art room).

Rm G08 (assume cooking) (1000 sqft @ \$100 sq ft \$100,000)

Rm Go6, Go7, Go5 minor renovation (2000 sq ft @40 sq ft \$80,000)

Renovation of the girls locker room to convert it to two smaller men’s and women’s locker rooms and additional toilets for summer youth programs, and additional storage will require additional cost to address existing underslab plumbing. (1600 sq ft @ \$100 sq ft \$160,000)

All Costs will be found on Table 1.

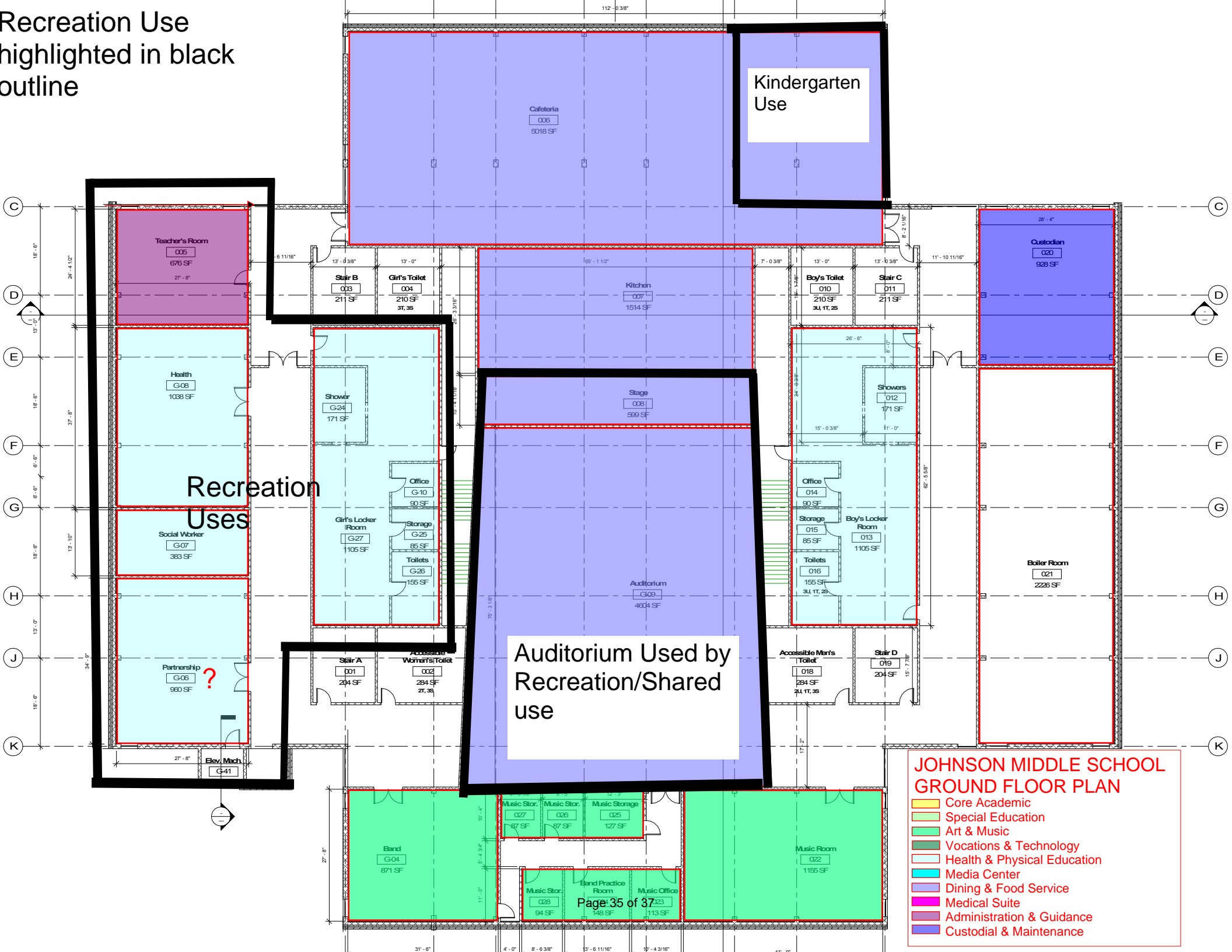
TABLE 1- IMMEDIATE REPAIR COSTS							Johnson Middle School 3/10
Section Number	Section Name	Recommended Work	Quantity	Unit Cost	Unit Description	Immediate Repair Cost	Comments or Additional Description
SITE CONDITIONS							
2.1	Site	Master plan for site MAAB	1	see 3.6	fee	see 3.6	This is tied to Section 3.6 ADA Compliance/MAAB
BUILDING CONDITIONS							
3.2	Masonry	repair exposed rebar	200	1,000	sq ft	20,000	engineer and perform all rebar/concrete repairs
3.3.2	door frame repair	Repair sand and remove rust and paint	10	5000	unit	50,000	Weatherstip, replace hinges, repair sand and remove rust and paint
3.6	ADA Compliance MAAB	Master plan for site MAAB	1	6000	fee	6,000	Full review of the facility for MAAB compliance so Town can better anticipate renovation costs
3.6	MAAB complaince	Install handrails and baluster guards for compliance/safety	4	42,500	stair tower	170,000	Install handrails and baluster guards for MAAB and safety
INTERIOR ELEMENTS							
3.7	Interior finish	Gym Separation wall	1	10,000	repair	10,000	Assess and repair
3.7	Interior finish	Gym Separation wall	1	50,000	repair	50,000	Replace existing unit with new unit
BUILDING ELEMENTS							
4.1	plumbing	Repair and rebuild existing balancing valves	4	3,000	unit	12,000	Repair and rebuild to address overheating of domestic hot water
4.1	plumbing	systematic replacement valves and fixtures	10	2,000	unit	20,000	systematic replacement
4.1	Decommission both shower roofs and make safe	Plumber isolates and caps off water supplies and closes off unused floor drains.	2	15,000	bathroom	30,000	Decommissions and makes safe supply and drains
4.2	HVAC Building management controls system	upgrades and replace failing units	1	10,000	unit	10,000	Replacement of hvac controls for a building management system due to failure
4.2	HVAC unit ventilators	upgrades and replace failing units	2	5,000	unit	10,000	Replace older boiler due to end of life cycle
4.3	Electric	Test all electric panels	3	2,000	panel	6,000	Test and inspect all electric circuit breakers for operational use.
4.3	Electric	engineer upgrades	1	20,000	engineering	20,000	engineer investigation and specification
4.3	Electric	added circiutry	60	1000	unit	60000	install 20 classrooms
4.4	fire alarm detector replacement	Replace detectors due to age	15	350	unit	5,000	Replace heads due to lifecycle
Operational Concerns/ Code Compliance							
5	Exterior hazardous storage.	Storage of gas fired equipment	1	10,000	unit	10,000	Storage of gas fired equipment that has been cited by Fire department
5	Handicap lift for auditorium	Design , remodel and Install lift to use the space per ADA/MAAB	1	70,000	unit	70,000	To use the space and be inclusionary to all students. Avoid citation of civil rights.
5	Door Hardware	Upgrade door hardware for MAAB compliance	20	1,000	unit	20,000	Address all doors for MAAB compliance

5	Renovate spaces Preschool spaces	Upgrades to address preschool classrooms and toilets	5000	100	sq ft	500,000	Upgrades install preschool classrooms and toilets
5	Renovate spaces kindergarten spaces	Upgrades to address kindergarten classrooms and toilets	1000	100	sq ft	100,000	Upgrades install kindergarten classrooms and toilets
5	Install smoke doors	Install smoke doors to increase security of preschool area	2	10000	unit	20,000	Install smoke doors to increase security of preschool area
5	Recreation offices 1st floor	renovate area of offices	300	60	sq ft	20,000	renovate area of offices
5	Recreation offices 1st floor	renovate area open space	2500	20	sq ft	50,000	renovate open space room
5	Recreation lower level classroom	renovation to create teaching kitchen G08	1000	100	sq ft	100,000	renovation of classroom spaces
5	Recreation lower level classroom	Minimal renovation G05, G06, G07,	2000	40	sq ft	80,000	renovation of classroom spaces
5	Renovation of lockerroom area	renovation to create extra toilets, and two small locker rooms	1600	100	sq ft	160,000	renovation to create extra toilets, and two small locker rooms
5	Optional Air Conditioning	Install air conditioning Preschool/Kindergarten	20000	20	sq ft	400,000	Install mitsubishi multi city unit all classrooms
5	Optional playground	install playground	1	150,000	1	150,000	Install playground
TOTALS						2,159,000	
1.25 MULTIPLIER						2,698,750	

TABLE 2- REPLACEMENT RESERVES JMS For Capital Planning

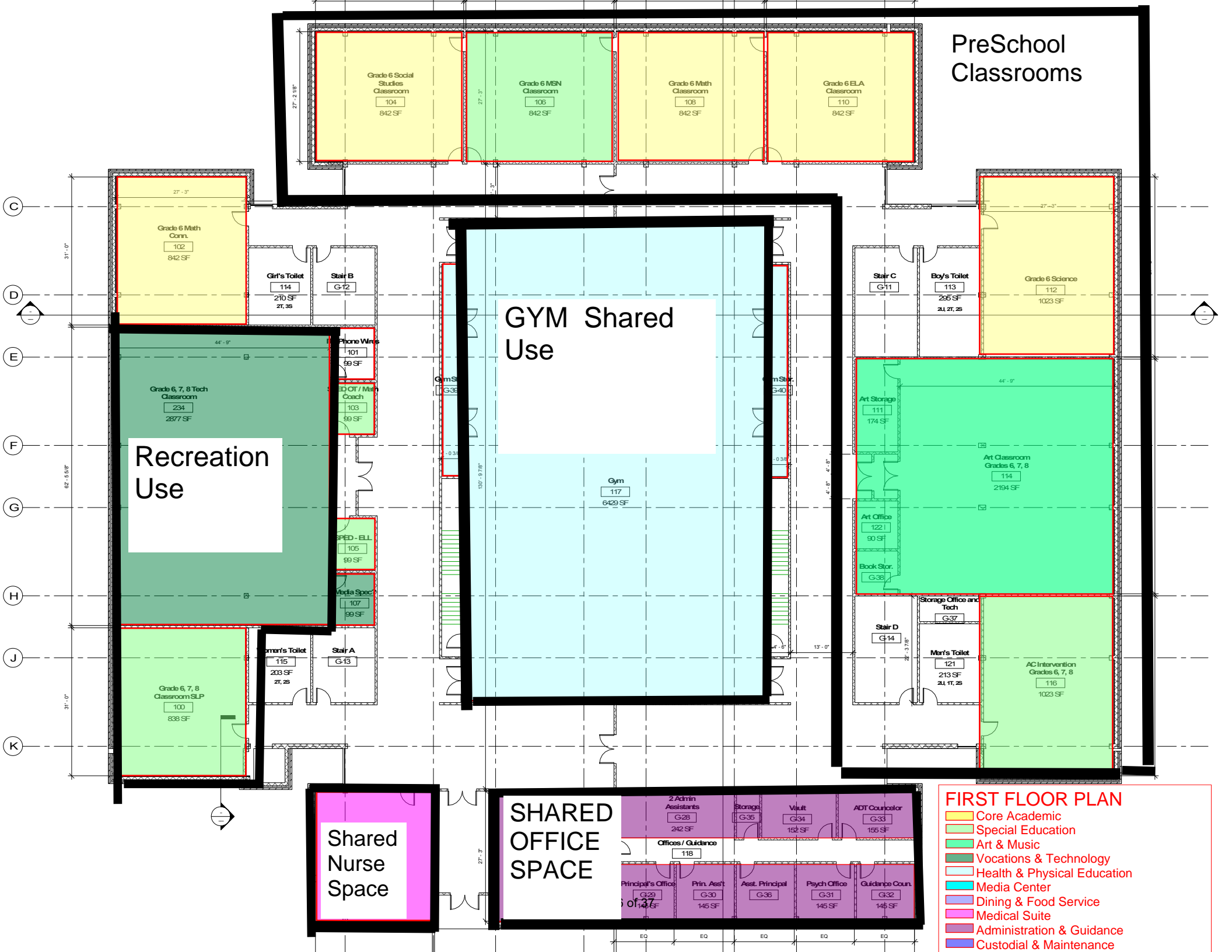
Section Number	Section Name	Recommended Work	Average life cycle years	Effective age	Remaining useful life	Quantity	Unit Cost	Unit Description	Immediate Repair Cost	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total over the term	
2.0 SITE CONDITIONS																					
2.1	Topography	Ste Masterplan				1	10000	Engineer	10000		10000									10000	
2.2	Paving	Reclaim and replace asphalt east side drive				100	300	ton	30,000					30000						30000	
2.2	HP parking	Install additional HP spaces rear east drive							10,000					10000						10000	
2.2	Paving	main driveway circle							50,000								50000		10000	60000	
2.3	Landscaping	Tree removal /replacement				1	3000	removal												3000	
3.0 BUILDING CONDITIONS																					
3.3	Masonry	repair rebar damaged	50								20,000								10000	30000	
3.3	Walkway	Assess and do comprehensive repair	50															5000	100,000	105000	
3.3.2	2	Replacement of remaining original windows	50					unit	700,000			300,000				400,000				700000	
3.4	Façade	Exterior door Caulking/weatherstripping/repairs	10														34000			34000	
3.4	Roof	roof repair age	35											5000					5000	10000	
3.6	ADA MAAB	Comprehensive assessment MAAB				1	6,000	study	6000		6,000									6000	
3.6	MAAB	Handrail upgrades stairs	50			4 stairs	170,000	Handrails						85000		85000				170000	
3.6	MAAB	HP lift stage	35			1	70,000	HP lift				70,000								70000	
INTERIOR ELEMENTS																					
3.7	Gym Folding door	Replace non operation gym folding door	30			1	50,000	door	50,000					70000			50,000			120000	
3.7	Refinish gym	Strip and refinish	30			10000	5	sq ft	50,000							20000		50,000		70000	
4.0 BUILDING ELEMENTS																					
4.1	Plumbing	Rebuild mixing valves	5			4	3000	unit	12000	12000					12000					24000	
4.1	Plumbing	Replace domestic hot water & equipment	30			1	100,000	unit	100,000					100,000						100000	
4.1	Plumbing	Decommission locker room plumbing				1	50,000	job	50,000	50,000										50000	
4.2	HVAC	life cycle component replacement	15			15 motors	1000	unit	15000		3000	3000	3000	3000	3000					15000	
4.2	HVAC	Unit ventilator replacement	30			70	5000	unit	350,000							3000			350,000	353000	
4.2	HVAC	Building management system (temperature)	15			1	400,000	BMS controls	400,000									400,000		400000	
4.2	HVAC	boiler replacement	35			2	500,000	boiler	1,000,000									1,000,000		1000000	
	HVAC	Remove decommissioned oil tanks	35			1	30,000	job	30,000				30,000							30000	
4.3	Electric	Outsourced panel testing	10												5000					5000	
4.3	Electric	Replace all electrical panels	50			10	300,000	job	300,000									300,000		300000	
	Electric	Generator	30			1	150,000	unit	150,000									150,000		150000	
4.4	fire alarm	upgrade system complete replacement	20			1	200,000	job											200,000	200000	
4.5	Elevator	Modernization life cycle	30			1	150,000	job	150,000						150,000					150000	
CODE COMPLIANCE																					
5	Storage	Compliant storage for gas equipment	30			1	10,000	job	10,000	10,000										10000	
5																				0	
5																				0	
5																				0	
5																				0	
TOTALS									3463000	72000	29000	373000	118000	118000	208000	573000	584000	1465000	665000	4205000	
1.25 MULTIPLIER									4328750												
PROPERTY AND LOAN INFORMATION																					
									Building Area			Inspection Date									
									Tenants or Units			Report Date									

Recreation Use highlighted in black outline



**JOHNSON MIDDLE SCHOOL
GROUND FLOOR PLAN**

- Core Academic
- Special Education
- Art & Music
- Vocations & Technology
- Health & Physical Education
- Media Center
- Dining & Food Service
- Medical Suite
- Administration & Guidance
- Custodial & Maintenance



PreSchool Classrooms

GYM Shared Use

Recreation Use

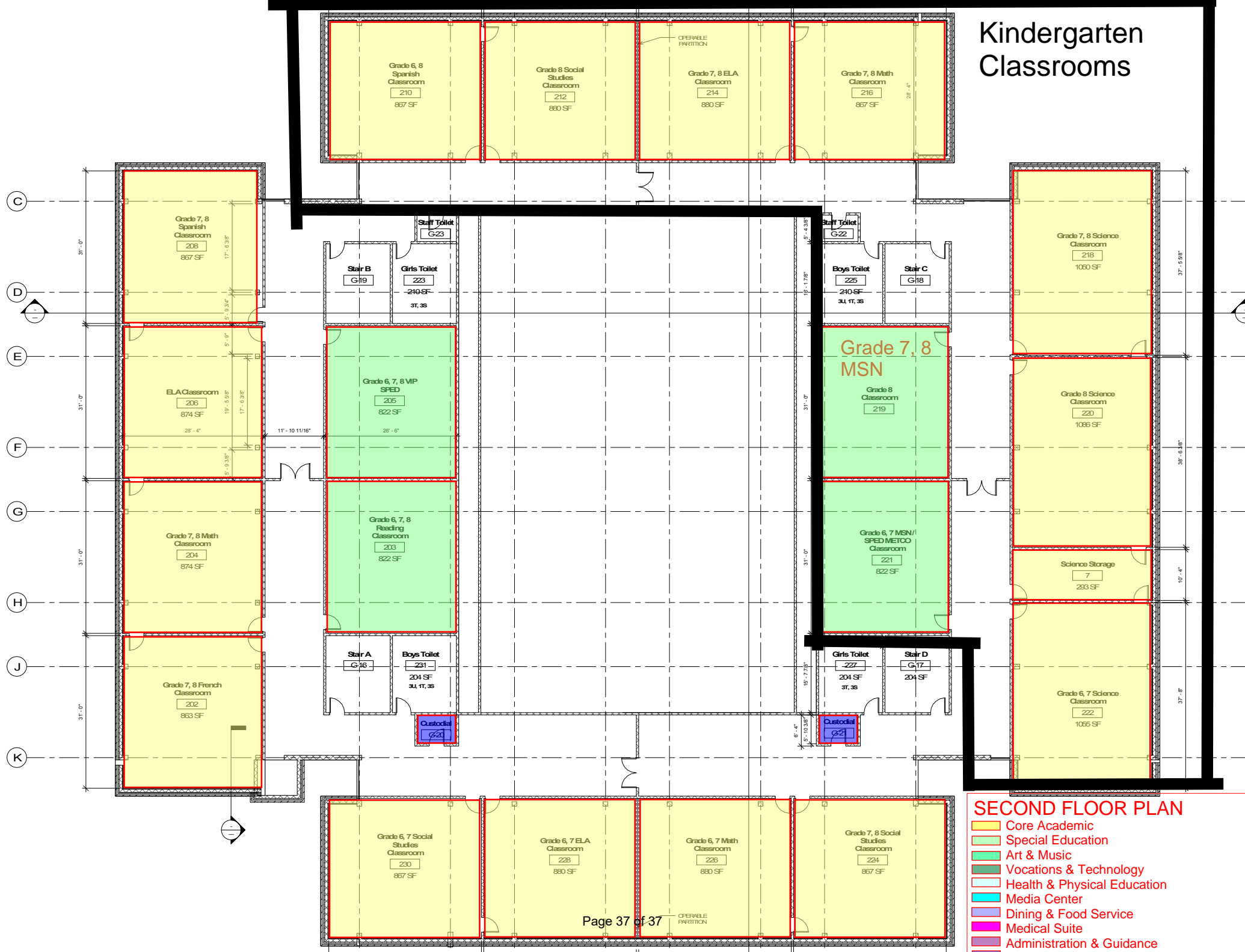
Shared Nurse Space

SHARED OFFICE SPACE

FIRST FLOOR PLAN

- Core Academic
- Special Education
- Art & Music
- Vocations & Technology
- Health & Physical Education
- Media Center
- Dining & Food Service
- Medical Suite
- Administration & Guidance
- Custodial & Maintenance

Kindergarten Classrooms



SECOND FLOOR PLAN

- Core Academic
- Special Education
- Art & Music
- Vocations & Technology
- Health & Physical Education
- Media Center
- Dining & Food Service
- Medical Suite
- Administration & Guidance
- Custodial & Maintenance