



Fermi Building Reuse

**Enfield Board of Educations
Sub-committee Presentation**

Agenda

1 Background

2 Approach

3 Guidance

4 Committee

5 Enrollment projections

6 Facility comparison

7 Facility galleries – JFK and Fermi buildings

8 Facility RE-use scorecard

9 Hybrid school town facility

10 ADA compliance

11 Facilities study

12 Conclusion

13 Questions and Answers

14 Appendix

Background

- For over 40 years Enfield has enjoyed two high schools (Enfield High and Fermi High)
- In 2012 a decision was made to consolidate the two Enfield high schools into a single campus
 - **Selection of the Enfield High School site left the board of education with a decision to make whether to continue to use Fermi for educational purposes**
 - Immediately after the decision, the State of Connecticut was informed of the decision not to use the Fermi building as a school
 - At that time the town was faced with an ultimatum from the state to bring Fermi into ADA compliance
 - Due to the decision the state held off ADA compliance actions
 - If the building is turned into a school again.
 - The town would be required to create a compliance action plan and begin work on the plan immediately at a cost of \$643,900

Background

- In 2014 a committee was formed to investigate whether the facility would remain a viable educational resource
 - If so in what capacity (this question needed to be addressed as a logical step)
 - Use Fermi as an educational facility (such as a middle school) or
 - Turn the building over to the town for re-purposing
- Also the committee was to make a recommendation
- Committee was formed by the BOE's Executive committee who selected
 - Two teachers
 - Two residents (one Democrat one Republican)
 - Two board members (one Democrat one Republican)
- This purpose of this document is provide the Enfield Board of Education members with quantifiable and qualifiable information to assist the board members in making their decision

Approach

- Gather information from town & outside sources as required
 - Information available to the committee and residents was outdated and inaccurate in many instances
 - Corrected information was obtained through the town's Facilities Condition Assessment report received 7/9
- Conduct a series of public committee meetings
- Engage town and school systems resources as required
- Review information
 - Tour both facilities
 - Perform comparison of buildings
 - Discuss findings
- Document and present findings to board
 - Board will decide whether to use the building as an education facility or release the Fermi building to the town for re-use
 - If the board decides to keep the building they will have to decide to repurpose the building for educational usage

Guidance

- Include residents & teachers as committee members
- Drive for facts
- Keep an open mind
- Gather quantitative and qualitative information
- Let the information & facts speak for themselves
- Respect other points of view

Please note: the end result will be one building released to the town to be repurposed as a hybrid town / school system facility

Committee

➤ Committee Members

- Tom Sirard, Chairman
- Marie Pyznar, Enfield resident
- Keith Winans, Enfield resident
- Ashley Buck Hurley, Enfield Public Schools Teacher
- Michael A. Pescitelli, Enfield Public Schools Teacher
- Stacy Thurston, Board member
- Ray Peabody, Board member
- Support provided by
 - Christopher Drezek, Deputy Superintendent

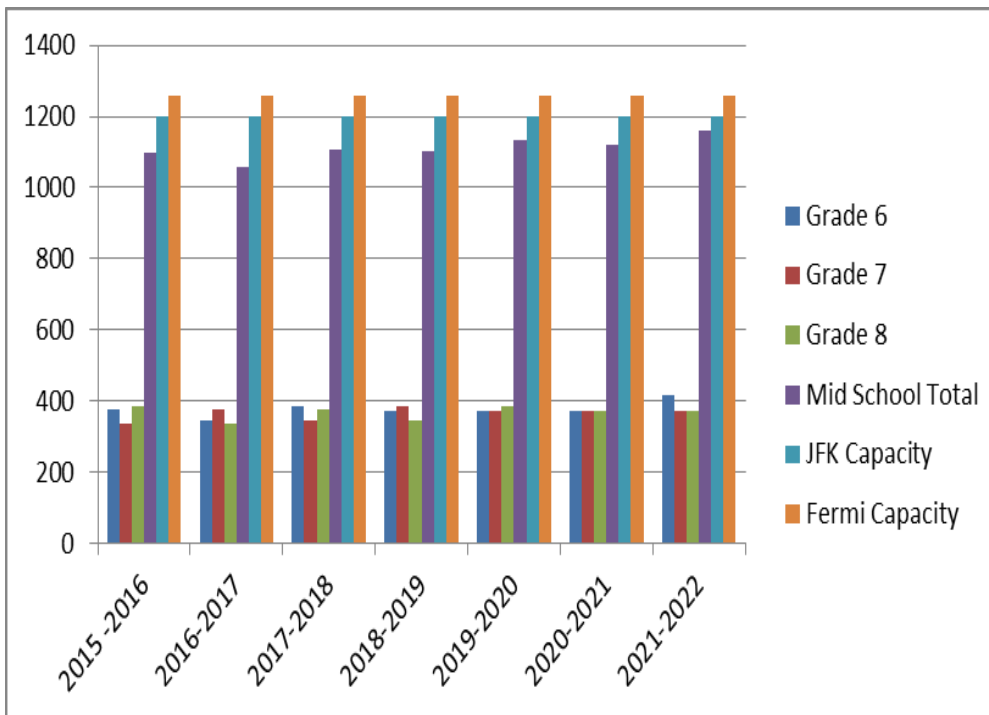
- **Note: Members of the community were invited and encouraged to attend all meetings and were allowed to speak at the committee meetings**

Enrollment projections

Enrollment Capacity Projections							
Grade	2015 -2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021	2021-2022
Grade 6	378	344	386	374	372	373	415
Grade 7	337	378	344	386	374	372	373
Grade 8	384	337	378	344	386	374	374
Mid School Total	1099	1059	1108	1104	1132	1119	1162
JFK Capacity	1201	1201	1201	1201	1201	1201	1201
Fermi Capacity	1260	1260	1260	1260	1260	1260	1260

Current student capacities

JFK 1201
Fermi 1260



Notes on Fermi capacity:

- Original student capacity 1770
 - Mid 1970s @1500 students
 - Mid 1980s @1400 students
 - 2015 887 students
- Current student capacity 1260

Facility comparison

Fermi Building	
Pros	Cons
Location	Designed as a high school
Larger parking lot	Difficult to secure - Multiple levels with entry points on each level
Entry centralized configuration	Science labs need renovation (only four are in use)
Overall layout	Smaller class room sizes inhibit future adjustments of class size
High number of classrooms (83)	Interior class rooms
Less windows (security)	Poorly working HVAC
Large library	Out of ADA compliance
Large gym	Too much deferred maintenance
Vo-Tech capabilities	Temporary floors covering asbestos tiles
Fully operational kitchen	Inefficient technical infrastructure
State of the art athletic fields	Athletic fields will continue to be used for high school sports
Planetarium	Payout amortized State bond (JFK)
Large band room	Locker rooms in poor condition
Large auditorium	Restrooms cannot be effectively monitored for student safety
Band room connected to stage	Cannot move in without renovations
Larger cafeteria capacity	Larger foot footprint makes 6th grader transition to middle school difficult
Pool	Varsity swimming only

JFK Building	
Pros	Cons
Designed as a middle school	Portable classroom utilization
No interior classrooms	Grounds - condition
Natural light	Smaller cafeteria
Renovated library	Smaller gym (teaching stations)
New innovation lab	Smaller auditorium (bad acoustics)
New technology labs	Lack of music room space
Efficient technology infrastructure	HVAC needs upgrading
Newer science labs in good order	Poor parking lot condition
Renovated gym (climbing wall)	Student services space challenged
Little deferred maintenance	Perception classroom over crowding
Cafeteria adequate for current student capacity	
Broader educational support	
Security hardening in place	
No multi-level entry points	
Easier to monitor student behavior	
Cost avoidance - State bond payment	
Pool	Pool not used for phys-ed

Re-use score card

Fermi Reuse Selection Scoring						
Selection Criteria	Notes/Comments	Weight	Fermi	Weighted Score	JFK	Weighted Score
	Please score criteria 1 to 3	1 = Low 3 = High	Score 1, 2 or 3		Score 1, 2 or 3	
ADA Compliance	JFK ADA compliance met at time of library renovations Fermi is out of compliance	3.0	1	4.00	3.00	6.00
Technology access	JFK has technology infrastructure in place Fermi updates have been on hold	2.0	2.5	4.50	3	5.00
Computer labs	Fermi computer labs are in good shape JFK computer labs are up to date	2.0	3	5.00	3	5.00
Student capacity	Fermi footprint can handle current and future capacity demands JFK requires expansion	3.0	3	6.00	2.5	5.50
Music	JFK music room need expansion (lacking storage) Fermi music room adequate (good storage)	2.0	3	5.00	2	4.00
Building expansion capability	JFK can be expanded by adding a spoke Fermi - believed not able to be expanded	3.0	1	4.00	3	6.00
Classroom use	Fermi still has asbestos tiles, various sizes, JFK good shape	2.5	2	4.50	3	5.50
Library	JFK is newer no issues Fermi library under utilized but used academically	2.0	2	4.00	3	5.00
Athletic fields	Fermi is state of the art JFK Sub-par	2.0	3	5.00	1	3.00
Gym	Hard partitions at JFK, PE director wants 1/3 more space, needs additional 1/2 teaching space Soft partitions at Fermi	2.0	2	4.00	2	4.00
Pool	Fermi pool in decent shape, not ADA compliant JFK ADA compliant, Pools not used due to town ruling	1.0	1	2.00	3	4.00
Locker room	JFK in good shape Fermi's locker room on the boys side are a disaster	2.5	1	3.50	3	5.50
Cafeteria	Fermi can accommodate more students JFK is small and may need to be expanded	1.0	3	4.00	3	4.00
Team teaching	Fermi can accommodate but no physical boundaries in place JFK is set up supports team teaching	2.0	3	5.00	3	5.00
Cooperative workspace	Fermi has teacher conference rooms JFK has teacher conference rooms	1.0	3	4.00	3	4.00
Labs	Fermi requires significant updating JFK labs updated (certification unknown)	3.0	1	4.00	2.5	5.50
Miscellaneous	Fermi has a planetarium. However it is not in working order	1.0	1	2.00	0	1.00
Halls and general access	JFK good Fermi good	2.0	3	5.00	3	5.00
Geographic location	Relating to population & transportation	2.0	2	4.00	2.5	4.50
HVAC	Fermi (not up to par) JFK (not much better)	2.0	1	3.00	1	3.00
Security	JFK Entrances hardening in process, single level access Fermi Fewer windows, multi-level access	3.0	1	4.00	2	5.00
Total Score			42.5	86.50	51.50	95.50

Hybrid solution for schools and town

There is a desire to create a hybrid use facility for our residents. Below please find a partial list of proposed uses for which ever building is turned over to the town for repurposing any proposed academic program changes would first require approval of the board

For our school system

- Transitional student program
- Adult Education
- Mentoring program
- Co-curricular activities (i.e., Buzz robotics and others)
- PTO meeting rooms & storage
- Other educational related activities

For our town

- Library
- Park & Rec operations
- Youth Services offices
- Host youth mentoring
- Community meetings
- Host theater events
- other

ADA compliance cost

- A number of incorrect ADA compliance figures have been floated
- The figures from the town's Facilities Condition Assessment list ADA compliance costs for Fermi to be \$643,900 (below please find the excerpt from the FCA report)

Building: Fermi High School

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
<i>Accessibility</i>						
436	Bldg. Circulation	ADA Hardware		Replace door knobs with lever-type hardware	\$74.9	1
427	Bldg. Circulation	Elevator/Lift	Locker Rooms	Construct elevator to serve men's and women's gym locker rooms	\$400.0	1
432	Bldg. Circulation	Elevator/Lift	Stage	Provide ADA-conforming access to stage and orchestra pit in auditorium	\$25.0	1
430	Program Spaces	ADA Seating	Auditorium	Provide ADA-conforming seating area in auditorium	\$15.0	1
462	Program Spaces	ADA Seating	Pool	Modify bleachers and railings for code compliance	\$20.0	2
453	Public Services	Water Fountain	General	Replace drinking fountains with ADA-conforming high-low units	\$54.0	1
456	Restroom Facility	Fixtures	Staff Lockers	Modify kitchen staff locker rooms for ADA conformance	\$20.0	2
440	Restroom Facility	Grab Bars	ADA Toilet Rooms	Install drop-down grab bars and call-for-aid in single occupant ADA toilet rooms	\$35.0	1
Accessibility Subtotal					\$643.9	

Facilities study

Obtaining project costs were a challenge for the committee

On June 1, 2015 a facilities assessment study was presented to the town of Enfield. Resulting from a study which began in February 2015. Formal results were reviewed with the town manager on July 9, 2015

Analysis of Existing Conditions of the Town of Enfield Facilities included

- **27 buildings inspected covering over 1.1 million square feet**
- **Including the Fermi and JFK buildings and other school buildings**
- **Focused on deferred maintenance capital needs including**
 - **Architectural, HVAC, electrical, plumbing, site & code items**

Finding summary

- **On average, schools are more than 50 years old with original infrastructure**
- **Significant exterior needs driven by roof and window replacements**
- **HVAC systems and controls are beyond their expected life cycles**
- **Classroom casework is deteriorating**

Facilities study – cost summary

Facilities Conditions Assessment - Preliminary Findings Summary of Project cost by Building (detail costs for both buildings can be found in the appendix)

Building	GSF	Exterior	Interior	HVAC	Electrical	Plumbing	Grounds	Statutory	Accessibility	Grand Total	\$/GSF
Fermi	202,400	\$2,923.2	\$10,468.4	\$9,040.9	\$3,038.1	\$430.0	\$644.7	\$2,071.8	\$643.9	\$29,261.0	\$144.57
JFK	168,200	\$4,492.2	\$3,750.5	\$3,110.5	\$1,614.2	\$644.9	\$933.3	\$624.3	\$99.0	\$15,268.9	\$90.78

- Took much longer than expected for committee get credible numbers in order to provide the board with good information to support the decision making process
- Fermi build renovation costs are not a part of the referendum at this time

- JFK building renovation costs are a part of the referendum
- Cost are able to be reduced due to work performed under the energy program and leveraging internal resources (this is true for both buildings)
- Referendum amount for renovating JFK are **\$8,937,700 total costs are \$15,268,900**
- Classroom expansion costs are not included in the referendum

Facilities gallery

Entrance - JFK



Facilities gallery (cont.)



Facilities gallery (cont.)



Hub - JFK



Facilities gallery (cont.)



Classrooms JFK



Facilities gallery (cont.)



Science lab - JFK

Language Lab - JFK



Facilities gallery (cont.)

Auditorium JFK



Facilities gallery (cont.)



Computer lab- JFK



Facilities gallery (cont.)

Math intervention room JFK



Facilities gallery (cont.)

Special Services & Intervention Rooms JFK



Facilities gallery (cont.)



Cafeteria – JFK
Capacity – 290



Facilities gallery (cont.)

Boys locker room - JFK



Pool - JFK



Facilities gallery (cont.)



Gym - JFK



Facilities gallery (cont.)



Athletic fields - JFK



Facilities gallery (cont.)



Athletic fields - JFK



Facilities gallery (cont.)

Entrance Fermi



Facilities gallery (cont.)

Entrance - Fermi



Facilities gallery (cont.)

Main Office - Fermi



Hallway Next to Auditorium - Fermi



Facilities gallery (cont.)

Classrooms - Fermi



Facilities gallery (cont.)

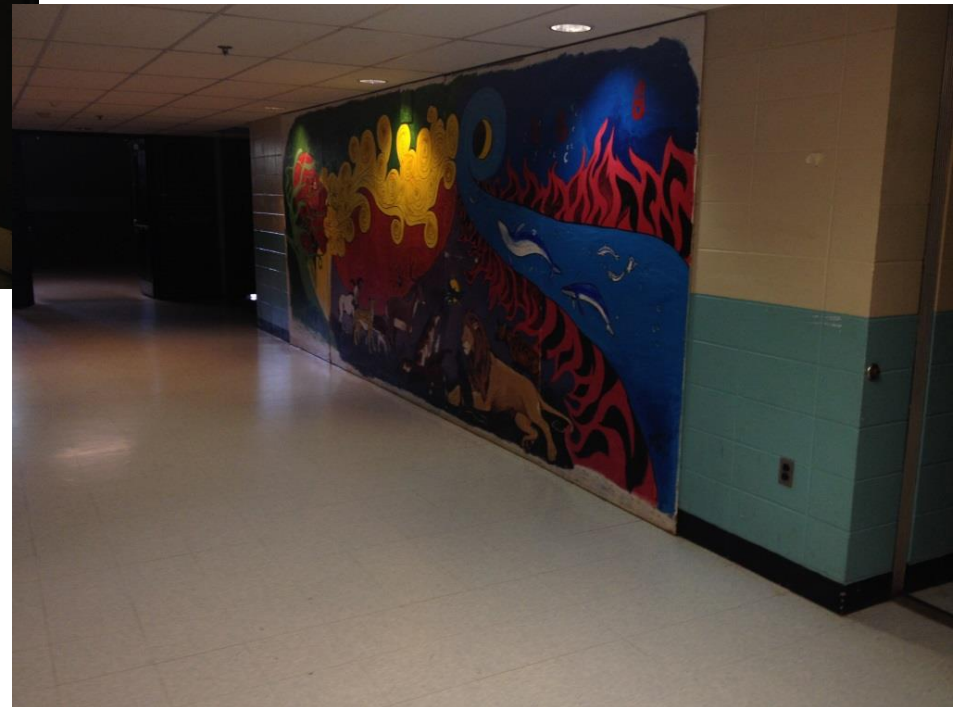
Classrooms - Fermi



Facilities gallery (cont.)



Hallways - Fermi



Facilities gallery (cont.)

Drafting Lab - Fermi



Greenhouse- Fermi



Facilities gallery (cont.)



Science Lab - Fermi



Facilities gallery (cont.)



Shop - Fermi



Facilities gallery (cont.)



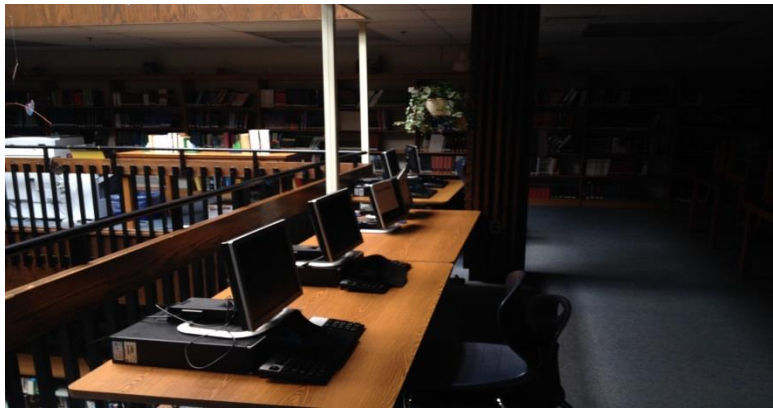
Library - Fermi



Facilities gallery (cont.)



Library - Fermi



Facilities gallery (cont.)



Library - Fermi



Facilities gallery (cont.)



Elementary Library Services Fermi



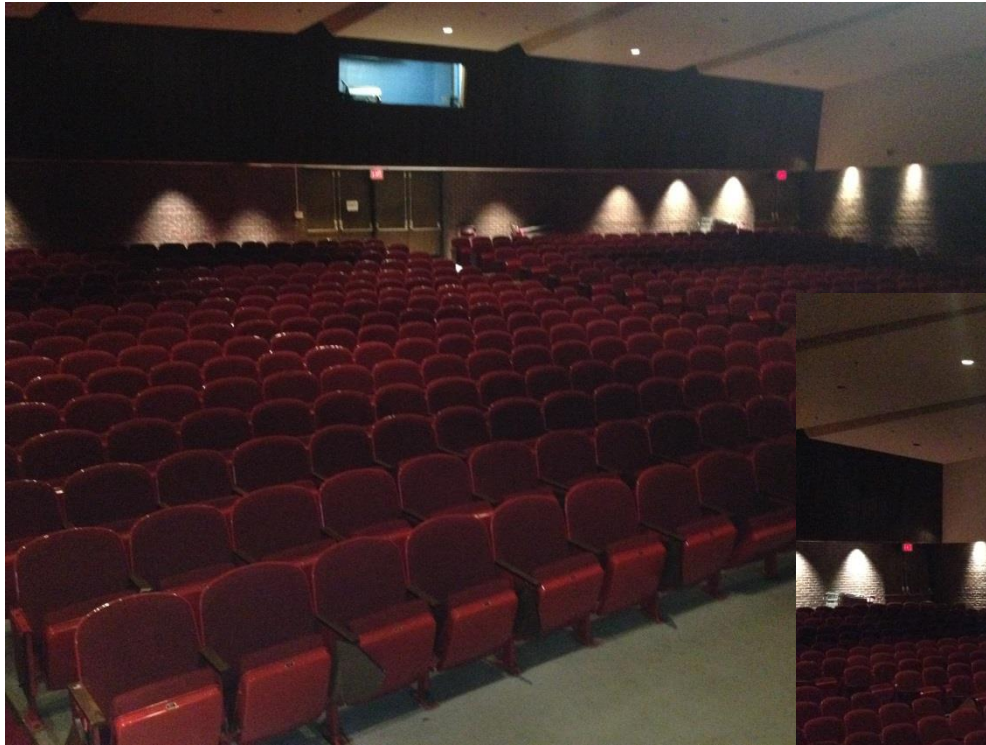
Facilities gallery (cont.)



Cafeteria – Fermi
Capacity - 280



Facilities gallery (cont.)



Auditorium - Fermi



Facilities gallery (cont.)



Band Room - Fermi



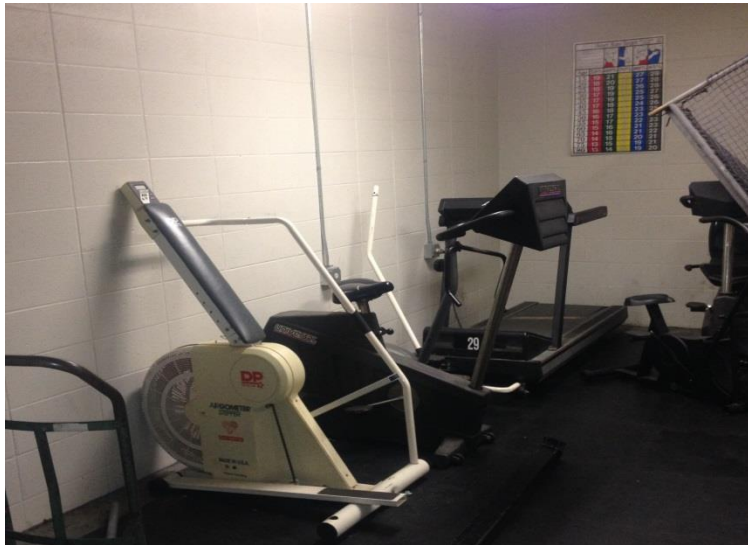
Facilities gallery (cont.)



Pool - Fermi



Facilities gallery (cont.)



Cardio - Fermi



Facilities gallery (cont.)

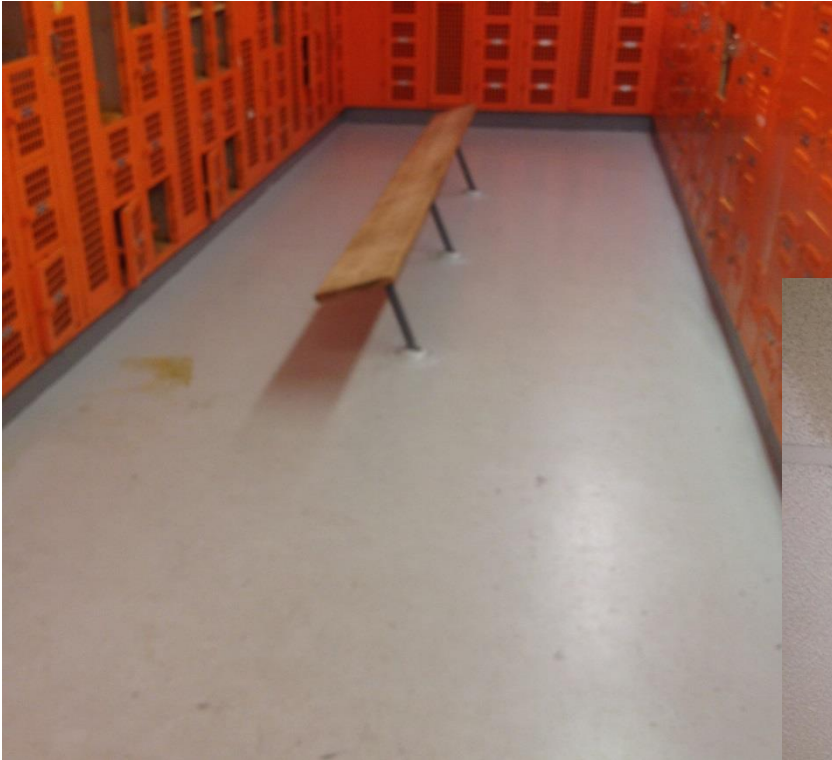


Locker Room - Fermi



Facilities gallery (cont.)

Locker Room - Fermi



**Hallway ceiling above entry
way to boy's locker room**



Facilities gallery (cont.)

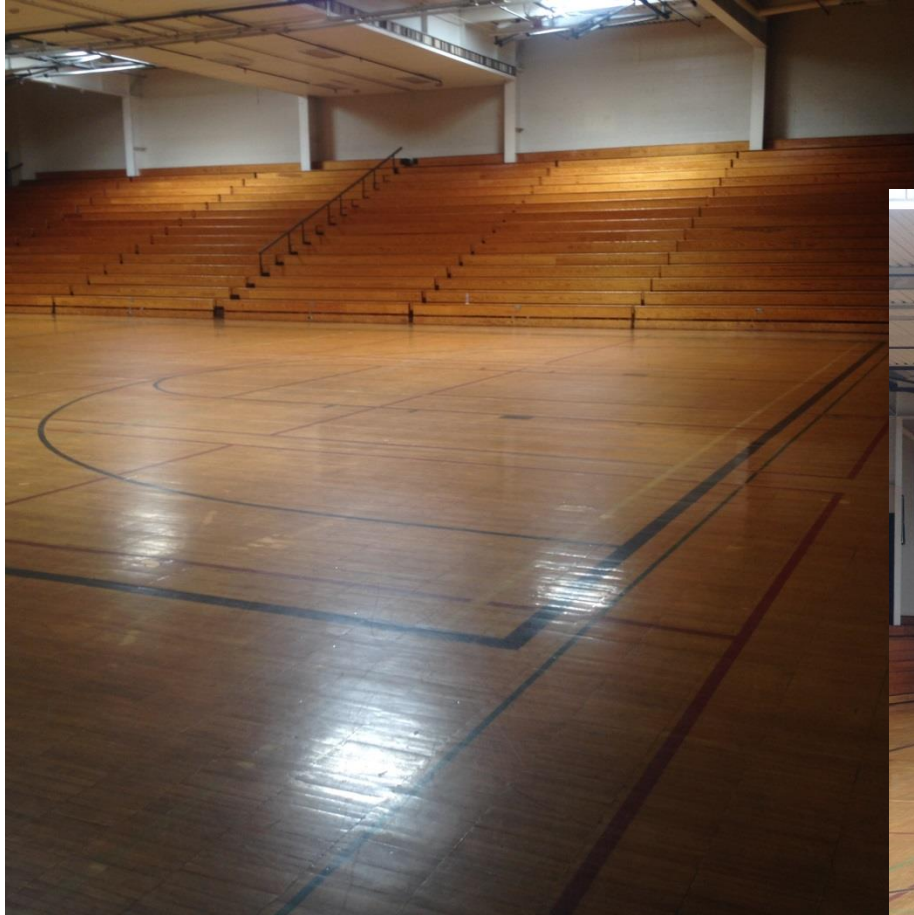
Team Locker Room - Fermi



Weight Room - Fermi



Facilities gallery (cont.)



Gym - Fermi



Facilities gallery (cont.)



Athletic Fields- Fermi



Facilities gallery (cont.)



Athletic Fields- Fermi



Conclusion

- The charge for the Fermi Re-use committee was to determine if there was an educational use for the facility
 - This is obvious – yes
 - This leads to the question if so what?
 - Middle school was the obvious discussion
- Both buildings will bring value to our students and our town
- Much of the information provided to the committee and many of the social media comments are made based on inaccurate information
- This report is contains quantifiable and qualifiable data and information
- The reason this committee has stood for so long was the lack of creditable information for ADA compliance and renovation costs for Fermi
- While we all want the best educational opportunities for our children we need to consider the financial impact to our town's tax payers
- The committee has stated that numbers should drive the recommendation of which building should be turned over to the town

Conclusion

The Fermi Re-use committee conclusion

- The **Fermi building** was built to accommodate high school student population in the 1960s, has a larger square footage footprint to leverage
 - Athletic fields are newer and state of the art
 - Question is would it be too large for middle school students (6th, 7th and 8th graders)
 - Can it support team teaching? Per teacher input – it can
- The **JFK building** was purpose build as a junior high/middle school and fulfils that role today
 - Question is it adequate size wise
 - According to JFK staff classroom space is fine
 - Other space needs are challenged
 - Academic performance
 - State testing results have been consistently above state average
 - Recently accreditation by the New England Association of Schools and Colleges

Conclusion

The committee concluded that facts and numbers (cost and student population) would drive the ultimate decision

- Score card result favored JFK as the middle school
- Financial results from the town's facility condition assessment are
 - Fermi \$29,261,000
 - JFK - \$15,268,900
 - Difference \$13,992,100
- CMT test scores indicates JFK academic performance is trending in the right direction
- Current capacities Fermi in 1260
- Current capacities for JFK is 1200
- Largest middle school projection in 2021-2022 school year is 1162 students
- Recommendation
 - The committee recommends the board carefully look at the facts and information provided in this report it is not hard to draw a conclusion based on credible information and not emotion

Thank you and questions



Appendix Facilities assessment results

- **Appendix 1 Fermi rehabilitation costs details**
- **Appendix 2 JFX rehabilitation costs details**

Appendix 1 Facilities FCA – Fermi cost

Town of Enfield
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Draft

Building: Fermi High School

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
<u><i>Exterior Shell</i></u>						
652	Openings	Exterior Doors		Replace selected exterior doors throughout	\$99.0	1
649	Openings	Exterior Doors	Shops	Infill abandoned overhead doors in industrial education and auto shops	\$10.0	2
650	Openings	Exterior Doors	Auto Shop	Repair overhead door in auto shop	\$2.0	2
655	Openings	Windows		Replace windows throughout	\$567.0	1
464	Roof	Membrane	Roof	Replace tar and gravel roof	\$2,202.7	1
653	Walls	Exterior Masonry		Recaulk selected control joints and repair/repoint exterior masonry walls in selected locations	\$20.0	2
654	Walls	Fascia/Trim		Paint exterior metal doors, lintels, louvers, and screenwalls	\$22.5	2
Exterior Shell Subtotal					\$2,923.2	
<u><i>Interior Shell</i></u>						
421	Ceilings	Acoustical	Kitchen	Replace acoustical ceiling system in kitchen and dishwashing room	\$27.3	1
443	Ceilings	Acoustical		Repair ceilings where movable partitions have been removed in classrooms A104 and 5m23	\$14.5	1
452	Ceilings	Acoustical	Wood Shop	Replace glue-on acoustical ceiling in wood shop	\$13.5	1
418	Ceilings	Acoustical	General	Replace 2'x4' acoustical ceiling system with 2'x2' grid	\$833.0	2
460	Ceilings	Ceiling Painting	Stage	Paint metal roof deck over stage	\$5.9	2
422	Ceilings	Other Ceilings	Pool	Replace metal ceiling over pool	\$105.0	1
437	Doors	Wood Doors	Corridors	Replace corridor and stairwell separation doors	\$127.6	2
435	Doors	Wood Doors	General	Replace wood doors throughout building	\$225.0	2
419	Floor	Carpet	Offices	Replace carpet in office areas	\$13.0	2
420	Floor	Carpet	Library	Replace carpet in library	\$54.8	2
457	Floor	Ceramic Tile	Pool	Drain pool, clean and regrout tile as needed in pool and deck	\$30.0	2
416	Floor	Vinyl	General	Replace original vinyl floor tile throughout	\$573.8	1
447	Floor	Vinyl	Corridors	Replace vinyl floor tile in corridors	\$104.2	3
431	Floor	Wood	Stage	Replace stage wood floor	\$36.0	2
433	Floor	Wood	Gymnasium	Refinish gym floor	\$46.6	2
463	Furnishings	Specialty Furniture	Pool	Refinish bleacher benches	\$3.0	1
459	Furnishings	Specialty Furniture	Stage	Replace rolling wood partition separating stage and music room	\$25.0	1
450	Furnishings	Specialty Furniture	Cafeteria	Replace casework in cafeteria	\$4.5	1

Appendix 1 Facilities FCA – Fermi cost

Town of Enfield
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Draft

Building: Fermi High School

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
449	Furnishings	Specialty Furniture	Cafeteria	Replace movable partitions separating kitchen from cafeteria	\$20.0	1
428	Furnishings	Specialty Furniture	Auditorium	Repair auditorium seating	\$31.2	1
446	Furnishings	Specialty Furniture		Replace casework in small office/seminar rooms in "A" Wing	\$15.0	2
651	Furnishings	Specialty Furniture	Corridors	Replace and reconfigure student lockers in corridors	\$360.2	2
441	Furnishings	Specialty Furniture	Classrooms	Replace wood casework in general classrooms	\$422.4	2
444	Furnishings	Specialty Furniture	Art Rooms	Replace casework in art rooms	\$72.0	2
445	Furnishings	Specialty Furniture	Family & Consumer S	Repalce casework in Family and Consumer Science rooms	\$83.0	2
429	Furnishings	Specialty Furniture	Auditorium	Replace auditorium seating	\$156.0	3
448	Furnishings	Window Treatment	General	Replace window blinds throughout	\$69.2	1
439	Other Interior	Bathrooms		Renovate gang toilet rooms throughout; conform to ADA standards	\$480.0	1
426	Other Interior	Other Interior	Women's Gym Locker	Renovate women's gym locker room	\$475.0	1
425	Other Interior	Other Interior	Men's Gym Locker	Renovate men's gym locker room	\$475.0	1
424	Other Interior	Other Interior	Women's Pool Locker	Renovate women's pool locker room	\$150.0	1
417	Other Interior	Other Interior	Science Wing	Renovate science labs - new finishes, casework, fume hoods, HVAC systems, electrical, and plumbing	\$5,040.0	1
423	Other Interior	Other Interior	Boys Pool Locker Rm	Renovate men's pool locker room	\$150.0	2
442	Walls & Partitions	Plaster/Wallboard		Remove folding partions and construct dividing wall in selected classrooms in "A" Wing	\$24.5	2
451	Walls & Partitions	Wall Painting	General	Repair and paint interior walls	\$202.4	3
Interior Shell Subtotal					\$10,468.4	
<u>HVAC</u>						
972	Building End Use	AHU/A.C.	Cafeteria	Replace cafeteria air handling unit system; air cooled condensing units, ductwork, registers & grilles	\$405.0	1
1012	Building End Use	AHU/A.C.	Exterior	Replace window air conditioners in classrooms and offices	\$8.0	1
1007	Building End Use	AHU/A.C.	Locker Rooms	Upgrade the HVAC System, ductwork, registers & grilles serving all 4 locker rooms	\$480.0	1
1005	Building End Use	AHU/A.C.	Girls Locker	Replace the H & V units off the girl's locker room serving the gymnasium	\$90.0	1
1000	Building End Use	AHU/A.C.	Aud Roof	Replace A/C fan and air cooled condenser serving band and stage	\$320.0	1
1002	Building End Use	AHU/A.C.	Aud Roof	Replace A/C fan; air cooled condensers, ductwork, registers & grilles serving auditorium	\$320.0	1

Appendix 1 Facilities FCA – Fermi cost

Town of Enfield
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Draft

Building: Fermi High School

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
1001	Building End Use	AHU/A.C.	Aud Roof	Replace A/C fan, air cooled condensers, ductwork, registers & grilles serving cafeteria	\$324.0	1
1016	Building End Use	AHU/A.C.	D Roof	Replace D wing a/c fan system, ductwork, registers and grilles	\$200.0	1
1019	Building End Use	AHU/A.C.	A Roof	Replace 4 McQuay air cooled condensing units	\$120.0	3
994	Building End Use	Fans	Industrial Art	Upgrade Industrial Art shop heating, ventilation and point of use exhaust system	\$75.0	1
1004	Building End Use	Fans	Gym Roof	Replace the gym small roof exhaust fan serving the gym service area	\$5.0	1
1020	Building End Use	Fans	A Roof	Replace A/C, exhaust fan system, ductwork, registers & grilles in A roof penthouse	\$280.0	1
950	Building End Use	Fans	Kitchen Storage	Replace exhaust and ventilation for kitchen storage and utility rooms and restroom	\$15.0	1
1006	Building End Use	Fans	Gym roof	Replace the large exhaust fan serving the locker rooms on the gym roof	\$15.0	1
993	Building End Use	Fans	Filter Room	Upgrade exhaust and ventilation in pool filter room	\$45.0	1
981	Building End Use	Fans	Kiln	Provide heat activated exhaust fan in the kiln room	\$3.5	1
1014	Building End Use	Fans	D Roof	Replace D wing rooftop exhaust fans	\$24.0	1
997	Building End Use	Fans	Dark Room	Upgrade dark room ventilation and exhaust	\$7.5	1
1018	Building End Use	Fans	A roof	Replace A roof exhaust fans	\$50.0	2
1015	Building End Use	Fans	D Roof	Replace D wing rooftop exhaust fans	\$30.0	2
999	Building End Use	Fans	Aud Roof	Replace exhaust fans on Auditorium roof	\$32.0	2
1003	Building End Use	Fans	Gym Roof	Replace the large roof exhaust fans for the auditorium	\$50.0	2
979	Building End Use	Grilles & Diffusers	General	Replace select interior and exterior damaged, rusted grilles and diffusers	\$25.0	1
1023	Building End Use	Other HVAC		Incremental cost to upgrade unit ventilator HVAC system to centralized system and energy recovery	\$500.0	1
960	Building End Use	Other HVAC	MER	Replace heating/hot water expansion tanks with bladder type in MER	\$67.5	2
966	Building End Use	Pump	MER	Replace heating hot water circulation pump located in the rear corner of MER	\$7.5	1
944	Building End Use	Unit Ventilator	Classrooms	Replace unit ventilators in classrooms; coordinate with controls upgrade	\$2,000.0	1
970	Controls	Control Valves	General	Replace select heating hot water isolation valves throughout the building	\$125.0	2
962	Controls	DDC	General	Replace original pneumatic control system throughout building	\$1,214.4	1
971	Distribution	Insulation	MER	Replace select insulation in MER	\$5.0	2
968	Distribution	Storage Tanks	MER	Remove underground abandoned oil tanks and associated piping and pumps sets	\$60.0	1
1009	Generation	Boilers	MER	Replace pool boiler in MER	\$35.0	2
964	Generation	Make-up	MER	Provide boiler room preheated combustion air and exhaust system	\$95.0	1
945	Mechanical	Kitchen Equipment	Kitchen	Replace inoperable freezer in kitchen	\$7.5	1

Appendix 1 Facilities FCA – Fermi cost

Town of Enfield
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Draft

Building: Fermi High School

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
951	Mechanical	Kitchen Equipment	Kitchen Utility	Replace domestic water cooled walk-in cooler compressor system with air cooled compressor & associated piping	\$35.0	1
948	Mechanical	Kitchen Equipment	Dishwash	Replace garbage disposal in dish wash area	\$7.5	1
946	Mechanical	Kitchen Equipment	Kitchen	Replace kitchen hood exhaust and makeup air system	\$175.0	2
947	Mechanical	Kitchen Equipment	kitchen	Replace select kitchen equipment	\$300.0	3
990	Mechanical	Other Mechanical	industrial Art	Replace the air compressor in Industrial Arts	\$7.5	1
995	Mechanical	Other Mechanical	Industrial Art	Replace Industrial Art paint booth and upgrade ventilation	\$35.0	1
959	Mechanical	Other Mechanical	Pottery	Provide a permanent dust collection system for the clay/pottery room	\$45.0	2
958	Mechanical	Other Mechanical	Industrial Art	Provide a permanent dust collection system for the industrial art room	\$60.0	2
991	Mechanical	Pool Equipment	Filter Room	Replace pool filtration system, heat exchanger, controls, associated piping and provide holding tanks for backwash	\$750.0	1
973	Mechanical	Pool Equipment	Pool	Replace pool hvac system with new hvac dehumidifier	\$585.0	1
HVAC Subtotal					\$9,040.9	
<i>Electrical</i>						
1013	Lighting	Light Fixtures	Elementary Library	Upgrade lighting in elementary library and caged storage	\$15.0	1
938	Lighting	Light Fixtures	General	Re-lens select missing, damaged and yellow light lens throughout school	\$12.0	1
989	Lighting	Light Fixtures	Loading Dock	Relamp, repair loading dock canopy lights	\$2.5	1
986	Lighting	Light Fixtures	Pool	Upgrade light fixtures in the pool	\$54.0	2
949	Lighting	Light Fixtures	Kitchen	Replace kitchen lighting	\$20.0	2
984	Lighting	Light Fixtures	Auditorium	Upgrade house light fixtures in auditorium	\$65.0	2
998	Lighting	Light Fixtures	Arts	Upgrade lighting in Industrial Art and Auto Shop	\$15.0	2
965	Lighting	Light Fixtures	MER	Replace T-12 MER lighting with energy efficient lighting	\$6.0	2
1017	Lighting	Light Fixtures	A Penthouse	Provide permanent lighting in A roof penthouse	\$2.0	3
942	Lighting	Light Fixtures	Stage	Upgrade stage dimming and lighting	\$350.0	3
985	Lighting	Light Fixtures	Gym	Upgrade light fixtures in the gymnasium	\$76.8	3
988	Lighting	Light Fixtures	Exterior	Provide energy efficient lighting, drives and parking lots (current 16 single + 1 double + 2 triple poles + 3 large roof mounted)	\$48.6	3
1021	Lighting	Light Fixtures	Aud Penthouse	Provide permanent and additional lighting in the Auditorium Roof penthouses	\$3.0	3
1008	Lighting	Light Fixtures	Exterior	Upgrade exterior building perimeter lighting with energy efficient type	\$75.0	3
982	Lighting	Switching/Wiring	Garage	Provide an occupancy sensor and replace inoperable lights in the garage	\$0.5	1

Appendix 1 Facilities FCA – Fermi cost

Town of Enfield
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Draft

Building: Fermi High School

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
940	Power	Branch Circuitry	Classrooms	Provide additional branch circuitry in all classrooms	\$150.0	1
941	Power	Branch Circuitry	Arts Wing	Upgrade electrical circuitry and provide additional branch circuitry and drops in arts wing	\$75.0	1
987	Power	GFI	Laundry	Provide a GFI circuit at the laundry sink in prep room D204/202	\$0.3	1
976	Power	Main Distribution Gea	1st Flr	Replace main electrical switchgear, main distribution panels, transformers and feeders	\$1,518.0	2
978	Power	Panels	General	Label all electrical and lighting distribution panels throughout the building	\$4.4	1
967	Power	Panels	MER	Replace original boiler room electrical panel and branch circuitry in MER	\$17.5	2
961	Specialty Systems	Emerg. Generator/AT	MER	Replace 100kw natural gas emergency generator in MER	\$175.0	3
980	Specialty Systems	Other Electrical	General	Replace Clocks and bells system throughout school	\$350.0	1
943	Specialty Systems	Security	MER	Connect telephone system to generator	\$2.5	1
Electrical Subtotal					\$3,038.1	
Plumbing						
1010	Domestic Water	DHW Heater	MER	Replace 2 domestic hot water boilers in MER	\$70.0	2
969	Domestic Water	Dom. Water Piping	General	Replace select domestic water isolation valves throughout building	\$75.0	1
1011	Domestic Water	Dom. Water Piping	MER	Replace select corroded domestic hot water piping in MER	\$15.0	2
953	Fixtures	Bathroom	Restrooms	Replace select water closets, urinals and flushometers throughout building	\$37.5	1
954	Fixtures	Bathroom	Restrooms	Replace select restroom faucets throughout building	\$37.5	1
957	Fixtures	Bathroom	Restrooms	Replace select restroom faucets throughout building	\$37.5	2
952	Fixtures	Bathroom	Restrooms	Replace select water closets, urinals and flushometers throughout building	\$37.5	2
956	Fixtures	Bathroom	Restrooms	Replace select restroom faucets throughout building	\$37.5	3
955	Fixtures	Bathroom	Restrooms	Replace select water closets, urinals and flushometers throughout building	\$37.5	3
996	Fixtures	Other Fixtures	Arts	Replace bradley sinks in Industrial Art and Auto Shop	\$10.0	1
992	Sanitary	Sanitary Piping	Filter Room	Replace sanitary piping in filter room	\$35.0	1
Plumbing Subtotal					\$430.0	
Grounds						
512	Athletics	Bleachers		Replace bleachers at tennis courts	\$10.0	1
511	Athletics	Courts	Tennis Courts	Re-coat tennis courts	\$15.0	1
519	Athletics	Other Athletics		Replace siding on press box	\$200.0	1

Appendix 1 Facilities FCA – Fermi cost

Town of Enfield
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Draft

Building: Fermi High School

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
516	Roads & Paths	Curbing		Repair selected areas of asphalt curbing	\$75.0	1
518	Roads & Paths	Parking		Mill, repair base, and topcoat auto shop parking area and loop	\$59.2	2
513	Roads & Paths	Parking	Student Lot	Mill, repair base, topcoat and restripe south student lot	\$156.0	2
520	Roads & Paths	Parking		Repair, fill cracks, seal coat, and restripe southeast faculty parking lot	\$44.4	2
515	Roads & Paths	Parking		Repair, fill cracks, and sealcoat northeast lots along Moody Road	\$39.7	2
514	Roads & Paths	Roadways		Repair, fill cracks, and sealcoat west bus loop	\$16.5	1
517	Roads & Paths	Roadways		Fill cracks and seal coat Moody Road bus loop	\$18.9	3
510	Roads & Paths	Sidewalks		Repair, fill crack, and seal coat front entrance courtyard	\$10.0	1
Grounds Subtotal					\$644.7	
<u>Statutory</u>						
939	Building Safety	Elec. Equip. Safety	General	Replace missing mechanical and electrical panel covers throughout building	\$5.0	1
977	Building Safety	Elec. Equip. Safety	General	Replace select damaged & missing outlets, switches and electrical device covers throughout the building	\$4.8	1
434	Building Safety	Other Safety	Gymnasium	Replace wood bleachers in gym with code-compliant units	\$353.7	2
454	Egress	Doors	Boiler Room	Construct 2nd means of egress from boiler room	\$10.0	1
975	Egress	Emergency Lights	General	Replace emergency light battery system	\$150.0	1
983	Egress	Emergency Lights	Auditorium	Provide aisle lighting in auditorium	\$60.0	1
458	Egress	Exit Signs	Boiler Room	Install exit sign in boiler room	\$0.8	2
461	Egress	Exit Signs	E203	Install exit signs at doors from choral room E203	\$1.6	2
438	Egress	Stair		Modify stair railings and install nosings on interior stairs	\$120.0	3
963	Fire Protection	Sprinklers	MER	Replace fire pump, transfer switch and controller in MER	\$150.0	3
974	Fire Safety	Fire Alarm	General	Upgrade fire alarm system and end devices	\$1,214.4	2
455	Fire Safety	Fire Separation	Boiler Room	Repair ceiling and provide fire stopping in wall penetrations in boiler room	\$1.5	1
Statutory Subtotal					\$2,071.8	
<u>Accessibility</u>						
436	Bldg. Circulation	ADA Hardware		Replace door knobs with lever-type hardware	\$74.9	1
427	Bldg. Circulation	Elevator/Lift	Locker Rooms	Construct elevator to serve men's and women's gym locker rooms	\$400.0	1
432	Bldg. Circulation	Elevator/Lift	Stage	Provide ADA-conforming access to stage and orchestra pit in auditorium	\$25.0	1
430	Program Spaces	ADA Seating	Auditorium	Provide ADA-conforming seating area in auditorium	\$15.0	1

Appendix 1 Facilities FCA – Fermi cost

Town of Enfield

Facilities Conditions Assessment

Detailed Project Inventory by Building and System

Draft

Building: Fermi High School

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
462	Program Spaces	ADA Seating	Pool	Modify bleachers and railings for code compliance	\$20.0	2
453	Public Services	Water Fountain	General	Replace drinking fountains with ADA-conforming high-low units	\$54.0	1
456	Restroom Facility	Fixtures	Staff Lockers	Modify kitchen staff locker rooms for ADA conformance	\$20.0	2
440	Restroom Facility	Grab Bars	ADA Toilet Rooms	Install drop-down grab bars and call-for-aid in single occupant ADA toilet rooms	\$35.0	1
Accessibility Subtotal					\$643.9	
Fermi High School Subtotal					\$29,261.0	

Appendix 2 Facilities FCA – JFK cost

Town of Enfield
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Draft

Building: JFK Middle School

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
231	Floor	Ceramic Tile	Pool	Repair and regrout tile in pool and deck; replace drain covers	\$30.0	1
220	Floor	Epoxy	Shops	Repaint epoxy floors in technical education shops	\$26.6	2
221	Floor	Vinyl	Cafeteria	Replace vinyl floor tile in cafeteria	\$39.2	2
217	Floor	Vinyl	Corridors	Replace vinyl floor tile in 1st floor corridors throughout	\$144.9	2
218	Floor	Vinyl	Classrooms	Replace vinyl floor tile in 1st floor classrooms throughout	\$451.1	3
222	Floor	Vinyl	Faculty Rooms	Replace vinyl floor tile in faculty dining room and workroom	\$10.3	3
219	Floor	Vinyl	Administration	Replace vinyl floor tile in administrative offices	\$37.1	3
236	Floor	Wood	Gymnasium	Replace gym floor	\$172.0	3
244	Furnishings	Acad. Furniture	Classrooms	Replace blackboards with white boards/tack boards in selected classrooms	\$90.0	2
241	Furnishings	Specialty Furniture	Classrooms	Replace metal casework along windows in classrooms	\$306.0	1
229	Furnishings	Specialty Furniture	Girls Locker Room	Replace modesty curtain rod system in girls locker room	\$10.2	1
228	Furnishings	Specialty Furniture	Locker Rooms	Replace benches in locker rooms	\$12.5	1
227	Furnishings	Specialty Furniture	Girls Locker Room	Replace lockers at shower stalls in girls locker room	\$10.2	1
252	Furnishings	Specialty Furniture	Art Rooms	Replace sink cabinetry and traps in art rooms 21s	\$30.0	1
243	Furnishings	Specialty Furniture	Auditorium	Replace auditorium seating	\$144.0	1
226	Furnishings	Specialty Furniture	Locker Rooms	Refurbish lockers in both boys and girls locker rooms	\$47.6	1
247	Furnishings	Specialty Furniture	Food	Replace kitchen cabinetry in consumer science rooms	\$54.0	2
239	Furnishings	Specialty Furniture	Corridors	Replace and reconfigure student lockers in corridors	\$355.2	2
237	Furnishings	Specialty Furniture	Gym	Replace (4) bleachers with code-compliant in gymnasium	\$39.6	2
238	Furnishings	Specialty Furniture	Gymnasium	Replace moveable divider walls in gymnasium (72'x18')	\$198.3	3
246	Furnishings	Window Treatment	General	Replace window blinds throughout original building	\$58.8	1
256	Other Interior	Bathrooms	Toilet Rooms	Refurbish toilet rooms throughout original building	\$200.0	2
251	Walls & Partitions	Paneling	Band Room	Replace existing accoustical wall panels in band room	\$3.5	1
248	Walls & Partitions	Plaster/Wallboard		Replace partition with proper sound isolation between classrooms 34 and 40	\$3.5	1
263	Walls & Partitions	Wall Painting	General	Paint interior of building throughout	\$296.0	1
Interior Shell Subtotal					\$3,750.5	

HVAC

744	Building End Use	AHU/A.C.		Replace air conditioning and condensing units located on high roof	\$30.0	2
846	Building End Use	Cabinet Heaters		Install cabinet heaters (Honeywell)	\$11.7	1
718	Building End Use	Unit Ventilator		Replace original unit ventilators in classrooms	\$1,170.0	2

Appendix 2 Facilities FCA – JFK cost

Town of Enfield
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Draft

Building: JFK Middle School

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
854	Controls	DDC		Upgrade BMS controls (Honeywell)	\$363.5	1
719	Distribution	AHU		Replace heating and ventilating units 1, 2, 3, 4, 5, 6, 7, 8, 9, and 11	\$420.0	2
819	Distribution	Pumps		Upgrade heating hot water pumps (Honeywell)	\$7.5	1
790	Generation	Boilers		Upgrade boiler plant (Honeywell)	\$654.8	1
825	Mechanical	Kitchen Equipment		Replace kitchen equipment (Honeywell)	\$109.3	1
827	Mechanical	Pool Equipment		Install pool dehumidification unit (Honeywell)	\$343.6	1
HVAC Subtotal					\$3,110.5	
Electrical						
777	Lighting	Light Fixtures		Upgrade lighting and lighting controls (Honeywell)	\$297.5	1
717	Power	Main Distribution Gea		Upgrade and expand selected panels and feeders	\$785.8	1
1034	Specialty Systems	Emerg. Generator/AT		Replace automatic transfer switch breaker	\$25.0	1
715	Specialty Systems	Emerg. Generator/AT		Replace emergency generators	\$275.0	2
259	Specialty Systems	Other Electrical		Replace clock/bell system	\$231.0	2
Electrical Subtotal					\$1,614.2	
Plumbing						
877	Fixtures	Bathroom		Implement water conservation measures (Honeywell)	\$44.9	1
232	Specialty Plumbin	Pool Systems	Pool	Upgrade pool pump and filtration system	\$450.0	1
716	Specialty Plumbin	Pool Systems		Repair/replace pool piping	\$150.0	1
Plumbing Subtotal					\$644.9	
Grounds						
491	Athletics	Bleachers		Replace portable field bleachers	\$48.0	1
483	Athletics	Courts	Tennis Courts	Repair cracks in tennis courts	\$10.0	1
490	Athletics	Courts	Basketball Courts	Repair basketball court surface	\$7.5	2
489	Athletics	Courts	Basketball Courts	Reconstruct basketball courts	\$52.5	3
484	Athletics	Courts	Tennis Courts	Refurbish tennis court surface , including removing existing surface, repairing base and installing new surface and painting	\$120.0	3
500	Plant Material	Landscaping		Re-establish lawns in selected areas	\$7.0	1
487	Roads & Paths	Curbing		Replace concrete curbing at door #2 and door #10	\$3.0	1

Appendix 2 Facilities FCA – JFK cost

Town of Enfield
Facilities Conditions Assessment
Detailed Project Inventory by Building and System

Draft

Building: JFK Middle School

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
492	Roads & Paths	Gates & Fences		Repair perimeter fence by at baseball field foul pole	\$2.5	1
488	Roads & Paths	Parking	North Lot	Mill, repair base, topcoat, and restripe north parking lots	\$221.4	2
486	Roads & Paths	Parking	ADA Lot	Mill, repair base, topcoat, and restripe northeast ADA parking lot	\$24.0	2
482	Roads & Paths	Parking	South Lot	Mill, repair base, topcoat, and restripe south parking lot	\$230.4	2
485	Roads & Paths	Roadways		Mill, repair base, topcoat and repair concrete curbing on roadway and sidewalks around building	\$207.0	2
Grounds Subtotal					\$933.3	
<i>Statutory</i>						
250	Building Safety	Elec. Equip. Safety	Shops	Relocate power stop shunts to exit doors in shops	\$0.6	2
270	Building Safety	Other Safety		Install security blinds on corridor doors	\$11.8	1
258	Building Safety	Other Safety	General	Replace cooridor doors and knobs with security lever hardware	\$236.0	1
240	Building Safety	Other Safety	R12	Replace emergency gas shut-off switch with shunt valve in science room R12	\$0.4	2
235	Building Safety	Railings	Pool Mechanical Roo	Install removable rail at step from storage room to pool mechanical room	\$0.8	2
249	Building Safety	Railings	Chorus Room	Install railings on stair to stage area in chorus room	\$1.0	3
253	Building Safety	Stairs & Ladders	Roof	Install roof ladders to access upper roof areas	\$28.0	1
254	Building Safety	Stairs & Ladders	Roof	Install roof hatch to provide fixed access to roof	\$6.0	1
264	Egress	Doors		Construct walkways from exit doors in courtyards to existing sidewalks and parking areas	\$20.0	1
261	Egress	Exit Signs	Kitchen	Install (3) additional exit signs/emergency light combination units in kitchen	\$2.4	1
230	Egress	Exit Signs	Locker Rooms	Install (4) additional exit signs in locker rooms	\$3.2	2
242	Egress	Stair	Stairwells	Modify stairwell railings to meet current code	\$21.0	3
245	Fire Safety	Fire Doors/Closers		Replace door assemblies to stairwells with code-compliant width doors	\$291.6	2
267	Fire Safety	Fire Separation	Boiler Room	Repair holes in ceiling to provide fire separation in boiler room	\$1.5	1
Statutory Subtotal					\$624.3	
<i>Accessibility</i>						
257	Bldg. Circulation	ADA Hardware		Replace door knobs with lever-type in non-corridor doors	\$35.0	1
260	Public Services	Water Fountain	General	Replace drinking fountains with ADA compliant	\$64.0	2
Accessibility Subtotal					\$99.0	

Appendix 2 Facilities FCA – JFK cost

Town of Enfield

Facilities Conditions Assessment

Detailed Project Inventory by Building and System

Draft

Building: JFK Middle School

<i>System</i>	<i>Subsystem</i>	<i>Sub-Subsystem</i>	<i>Location</i>	<i>Description</i>	<i>Estimated Cost</i>	<i>Priority</i>
JFK Middle School Subtotal					\$15,268.9	