Kearsarge Regional School District
Existing Conditions Documentation

Kearsarge Regional High School

LEGEND		
Condition Level	**Life Cycle (Age Factor)**	**Priority**
0 - Failed - Not Functional	OB - Obsolete	1 = High Priority, near term
1 - Poor - Failure Anticipated	END - Nearing End of Service Life	2 = Mid Priority, mid term
2 - Fair - Functions, Service Required	ESL - w/In Expected Service Life	3 = Low Priority, long term
3 - Good - Functional & Maintained	N - New / Recent	
4 - Excellent - New		

CATEGORY	DESCRIPTION AND GEN. COMMENTS	RECOMMENDED ACTION	SEE LEGEND					PHOTO
			COND. LEVEL	LIFE CYCLE	PRIORITY LEVEL 1	PRIORITY LEVEL 2	PRIORITY LEVEL 3	
BUILDING EXTERIOR								
Exterior Wall Cladding								
Windows								
Exterior Doors - Main Entrance								
Frame Materials	Baked enamel and anodized aluminum curtain wall entrance system. System is generally in poor condition. Separation of snap trim observed, and some trim pieces appear to be face-attached and separating. Sealants have failed. Some elements of framing are rotting at the base.	**Level 2:** Replace entrance system with new thermally broken aluminum curtain wall system. (1) 26' tall x 20' wide thermally broken aluminum curtain wall w/ (2) double doors, aluminum, entrance hardware.	1	END		$130,000		Photo 12
Exterior Doors (not including Main Entry)								
Louvers & Grilles								
Materials	**1970s Bldg.:** Metal grilles are heavily damaged, dented.	**Level 1:** Replace all damaged grilles. Estimated 20 locations to be removed & replaced w/ 4' x 2' louvers, aluminum	1	END	$20,000			Photo 15
Fascia, Trim, Soffits &								
Roof								
Materials	**1970s Bldg.:** EPDM membrane. **1997 & 2004 Bldg.:** EPDM membrane.	**Level 1:** Please refer to Vital structure report and budget pricing.	1	END	$2,800,000			Refer to Vital Structures Report
Sealants & Expansion Joints								
Window / Door Perimeter Sealant	Window and door sealants are typically at or near the end of their useful service life.	**Level 1:** Remove existing & replace sealants around building with exterior commercial grade sealant. Estimated 1800 LF.	1	END	$9,000			Photo 16 Photo 17
Building Joint Sealant	Building control joints are typically near the end of their useful service life.	**Level 1:** Remove existing & replace sealants around building with exterior commercial grade sealant. Estimated 1000 LF.	1	END	$5,000			Photo 18
Flashing								
Decorative Items or Features								
BUILDING INTERIOR								
Main Entrance								
Secondary Entrances								
Corridors								

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			SEE LEGEND					
CATEGORY	**DESCRIPTION AND GEN. COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**LIFE CYCLE**	**PRIORITY LEVEL**			**PHOTO**
					1	**2**	**3**	
Stairs & Exits								
Interior Signage								
General Purpose Classrooms								
Sinks (ADA compliance)	None.	-	-	-				
Special Education Spaces								
Gateway Program								
Basecamp Rooms								
Science Classrooms								
Technology Classrooms								
Robotics and Engineering								
Art Classroom								
Music Classroom								
Wood Shop								
Auditorium								
Resource Center / Library								
Cafeteria								
Kitchen & Servery								
Gymnasium + Stage								
Weight Room								
Locker Rooms								
Administration Office and Staff Areas								
Nurse & Health								
Staff Toilet Rooms								
Student Toilets								
Maintenance Closets								
Storage Rooms								

Kearsarge Regional School District
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Kearsarge Regional High School

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			SEE LEGEND					
CATEGORY	**DESCRIPTION AND GEN. COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**LIFE CYCLE**	**PRIORITY LEVEL 1**	**2**	**3**	**PHOTO**
Building-Wide Items								
OUT BUILDINGS								
Snack Shack								
Athletic Storage								
Pump House 1								
Pump House 2								
Sprinkler Pump House								
Sewer Pump House								
Greenhouse								
Civil								
Surfaces - Pavement / Concrete								
Electrical								
Main Building								
Electrical - Power Distribution								
Electrical - Panelboards and Receptacles								
Electrical - Lighting								
Electrical - Fire Alarm System								
Main Control Panel	The Fire alarm system (FCI) is an addressable type. The system is a audio (tone only)/visual type in good condition. Although in good condition, this type of system does not meet the current building codes for equipment of a voice evacuation type systems for educational facilities. The modular building does have a Sprinkler System.	Replace existing Fire Alarm Control Panel with new Voice Evacuation style panelboard with microphone. All coordination shall meet the local fire departments requirements.	3	ESL			$840,000	Photo 6
Notification Devices	Coverage is provided for the majority of the school but additional devices shall be provided.	Devices may remain if compatible with new proposed system. Provide additional devices within classrooms and spaces requiring notification.						Photo 7
Initiating Devices	Coverage is provided for the majority of the school but additional devices shall be provided.	Devices may remain if compatible with new proposed system. Provide additional devices within classrooms and spaces requiring notification.						Photo 8

Kearsarge Regional School District
Existing Conditions Documentation

Kearsarge Regional High School

LEGEND		
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2 - Fair - Functions, Service Required	ESL - w/In Expected Service Life	3 = Low Priority, long term
3 - Good - Functional & Maintained	N - New / Recent	
4 - Excellent - New		

			SEE LEGEND					
CATEGORY	**DESCRIPTION AND GEN. COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**LIFE CYCLE**	**PRIORITY LEVEL 1**	**2**	**3**	**PHOTO**
Electrical - Tel/Data								
Overhangs								
Electrical - Security/Access								
Electrical - Intercom and Clock System								
Athletic Storage Building								
Electrical - Power Distribution								
Sewer Pump House								
Electrical - Power Distribution								
Snack Shack Building								
Electrical - Power Distribution								
Sprinkler Pump House								
Electrical - Power Distribution								
Water Pump House								
Electrical - Power Distribution								
Plumbing & Fire Protection								
Main Building								
Fire Protection								
Entire Building	Fire pump delivers sprinkler coverage from pump house next to pond	No action	3	ESL				
Skylights	Sprinklers missing in skylights with areas exceeding 32 sq. ft.	Add sprinkler coverage.	0	OB	$50,000			
Sprinkler spacing	Sprinkler coverage modified by addition or demolition of wall partitions over the years.	Fire protection contractor to upgrade sprinkler coverage	0	OB	$75,000			
Plumbing								
Plumbing & Fire Protection								
Snack Shack Out Building								
Fire Protection								
Plumbing								
Water Pump House								
Fire Protection								
Plumbing								
Fire Pump House								
Fire Protection								
HVAC Systems								

Kearsarge Regional School District
Existing Conditions Documentation

Kearsarge Regional High School

LEGEND		
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3 - Good - Functional & Maintained	N - New / Recent	
4 - Excellent - New		

CATEGORY	DESCRIPTION AND GEN. COMMENTS	RECOMMENDED ACTION	SEE LEGEND					PHOTO
			COND. LEVEL	LIFE CYCLE	PRIORITY LEVEL 1	PRIORITY LEVEL 2	PRIORITY LEVEL 3	
Central Boiler Plant								
ROOF MOUNTED HVAC EQUIPMENT								
Lower Roof, Unitary Roof top equipment. Areas C & D	Carrier and Daikin, unitary-light commercial, cooling only roof top equipment, with interior heating coils. This equipment serves areas with a hybrid control system of DDC and Pneumatics. The current condition of the equipment indicates that the area is poorly ventilated.	This equipment is being evaluated for replacement with the roof replacement project. The adapter curbs should be removed (as developed with roofing plan from Vital Structures).	1	OB	$2,750,000			6
Upper Roof, Unitary Roof top Equipment. Area a	Trane and JCI/York, unitary-light commercial cooling only roof top equipment, with interior heating coils. This equipment serves areas with a hybrid control system of DDC and Pneumatics. The current condition of the equipment indicates that the area is poorly ventilated.	This equipment is being evaluated for replacement with the roof replacement project (As developed with roofing plan from Vital Structures).	2	OB	$2,250,000			7
Kitchen Exhaust and Make-up Air.	The existing kitchen makeup air and exhaust fan, are approximately 21 years old	Address immediately. A reasonable approach to addressing this is to wrap the ductwork with roofing membrane in lieu of replacing it.	2	END	Included in lower roof equipment replacement			7
Roof mounted condensing units for refrigeration	This equipment was installed poorly, with no consideration for snow clearance, and due to it's approximately 18 + year age is obsolete	Modify the supports for greater elevation and replace the condensing unit. To replace the evaporator and condensing unit with new equipment with ECM fan motors and new fan cycle controls for efficiency gains	2	END	Included in lower roof equipment replacement			8
FILTRATION	A mix of filter products are being utilized at the Middle School. The rolled filter media does not meet the recommended filtration levels for school HVAC systems	To transition to pleated filters.	1	OB				
Roof mounted exhaust fans - Lower Roof.	several are installed with insufficient curb height and are 20+ years of age	This is being examined as part of the roof replacement project	1	OB	Included in lower roof equipment replacement			
Roof mounted exhaust fans - Upper Roof.	Exhaust fans are 20+ years of age.	Should be considered for replacement	2	END	Included in upper roof equipment replacement.			
INTERIOR AIR HANDLERS								

Kearsarge Regional School District
Existing Conditions Documentation

Kearsarge Regional High School

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1 - Poor - Failure Anticipated	END - Nearing End of Service Life	2 = Mid Priority, mid term
2 - Fair - Functions, Service Required	ESL - w/In Expected Service Life	3 = Low Priority, long term
3 - Good - Functional & Maintained	N - New / Recent	
4 - Excellent - New		

				SEE LEGEND					
CATEGORY	**DESCRIPTION AND GEN. COMMENTS**	**RECOMMENDED ACTION**	**COND. LEVEL**	**LIFE CYCLE**	**PRIORITY LEVEL**			**PHOTO**
					1	**2**	**3**	
Qty 4, Gymnasium Air Handlers	The four air handlers in the gymnasium are original to the building, with currently only one unit in operating condition	Replacement of the equipment with new air handlers capable of economizer cooling, and a demand control ventilation strategy for energy conservations. It is recommended to incorporate distribution ductwork for proper ventilation distribution	0	OB	$1,000,000			13
Qty 2 Locker Room Air Handlers	The two locker room air handlers are original to the building. Both units are in poor condition, and utilize pneumatic control	replacement of the locker room ventilation equipment. Consideration should be given to an Energy Recovery System for the locker room equipment	1	OB	$225,000			14
AUDITORIUM	This system is scheduled for replacement summer 2024. Refer to drawings by Bennett Engineering	No action at this time	4	N				10,11
QTY 2 Shop Area air handlers, area D.	The two air handlers in this area are 1999 vintage, and are in good operating condition for their age. Note: the control system is a hybrid with pneumatic actuators	Upgrade the legacy control system and eliminate the pneumatic end devices, see BAS information below.	2	END				15
qty 3 McQuay/Daikin split systems with 2014+/- vintage air handlers installed as replacements to the originals and exterior roof mounted condensing units. This equipment serves core areas surrounding the Auditorium (Area D)	This equipment is in good working order mechanically, the condensing units may need to be relocated for the upcoming roofing project. The controls are a mix of DDC controls with pneumatic actuators	upgrade control system to eliminate legacy pneumatic systems	3	ESL				12
FIRE ALARM SYSTEM								
KITCHEN EXHAUST HOODS								
BUILDING AUTOMATION SYSTEM -HVAC								
Siemens Desigo system	The boiler room upgrades in 2023 and the ongoing Auditorium upgrades will be installed on the new BACNET compatible control systme	No action at this time	4	N				
Pneumatic Devices	Portions of the HVAC control consist of pneumatic end devices integrated with the Honeywell Control System	The pneumatic controls should be eliminated due to age, with the oldest equipment original to the building. During the last year several systems have been upgraded on an emergency basis due to failure.	1	END	$ 125,000			18
Honeywell Control system	The Honeywell DDC control system installed approximately 22 years ago is no longer supported by the manufacturer	This system should be migrated to a new platform, a budget for this is being created in response to the roofing upgarde project.	2	ESL				19
		SUBTOTAL of COSTS			**$10,279,000**			

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Kearsarge Regional High School

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3 - Good - Functional & Maintained	N - New / Recent	
4 - Excellent - New		

	CATEGORY	DESCRIPTION AND GEN. COMMENTS	RECOMMENDED ACTION	SEE LEGEND					PHOTO
				COND. LEVEL	LIFE CYCLE	PRIORITY LEVEL 1	PRIORITY LEVEL 2	PRIORITY LEVEL 3	
	Construction Management 20%					$2,055,800	$0	$0	
	Soft Costs 15%					$1,850,220	$0	$0	
	Contingency 10%					$1,418,502	$0	$0	
	Escalation to 2029 15%					$2,340,528	$0	$0	
			TOTAL PROJECT COST			**$17,944,050**	**$0**	**$0**	
								$17,944,050	

Kearsarge Regional School District
Existing Conditions Documentation

Kearsarge Regional Middle School

LEGEND		
Condition Level	**Life Cycle (Age Factor)**	**Priority**
0 - Failed - Not Functional	N - New / Recent	1 = High Priority, near term
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	2 = Mid Priority, mid term
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	3 = Low Priority, long term
3 - Good - Functional & Maintained	OB - Obsolete	
4 - Excellent - New		

CATEGORY	DESCRIPTION AND GEN. COMMENTS	RECOMMENDED ACTION	SEE LEGEND					PHOTO
			COND. LEVEL	LIFE CYCLE	PRIORITY LEVEL 1	2	3	
BUILDING EXTERIOR								
Exterior Wall Cladding								
Windows								
Exterior Doors - Main Entrance								
Exterior Doors (not including Main Entry)								
Fascia, Trim, Soffits & Overhangs								
Sealants & Expansion Joints								
Flashing								
Roof								
Materials	EPDM membrane with numerous remedial patches. Perimeter seals are typically failing at patches. Multiple locations of ponding, unadhered membrane, and water infiltration were noted.	**Level 1:** Refer to Vital Structures report. Estimated 74,350 SF.	1	END	$2,081,800			
BUILDING INTERIOR								
Main Entrance								
Secondary Entrances								
Corridors / Team Areas								
Stairs & Exits								
Interior Signage								
General Purpose Classrooms								
Special Education Spaces (SOAR)								
Technology Classrooms (STEM / Robotics)								

Wood Shop & Tech Ed									
Art Classroom									
Science Classrooms									
Family & Consumer Science									
Music & Chorus Classrooms									
Library/Media Center									
Cafeteria									
Kitchen & Servery									
Gymnasium + Stage									
Locker Rooms									
Administration Office and Staff Areas									
Nurse & Health									
Student Toilet Rooms									
Staff Toilets									
Building-Wide Items									
OUT BUILDINGS									
Chip Furnace									
	General Notes	Generally in poor to fair condition. Evidence of moisture infiltrating the roof assembly, leading to deterioration of interior finishes. Rusting at stair finishes and stringer. Concrete spalling above exterior louvre. Broken guardrail at roof edge.	**Level 1:** Refer to Vital Structures report for roof recommendations. Repair roof edge guardrail. **Level 2:** Cosmetic repairs for interior finishes. Further design study needed.	1-2	ESL	Refer to Vital Structures Report	$25,000		Photo 63 Photo 64 Photo 65 Photo 66 Photo 67

Civil									
Surfaces - Pavement / Concrete									

Electrical									
Main Building									
Electrical - Power Distribution									
Electrical - Panelboards and Receptacles									
#E RR OR !									
Electrical - Lighting									

Electrical - Fire Alarm System								
Electrical - Tel/Data Overhangs								
Electrical - Security/Access								
Electrical - Intercom and Clock System								
BioMass Building								
Electrical - Power Distribution			3	END				Photo BM1 & BM2
Pump Building								
Electrical - Power Distribution			2	END				Photo PH1 & PH2

Mechanical								
CENTRAL BOILER PLANT								
Oil Fired Boilers and Hydronic Trim.	Two Smith Boilers utilizing #2 heating oil, and are equipped with obsolete Gordan Piat burners. Average life cycle of this equipment is 30 years. However burner part supplies are limited.	To consider as a long term action replacing the oil fired cast iron boilers with 93% efficient gas fired condensing boilers. This would result in removing the underground oil storage. A short term solution would be to replace one of the obsolete burners.	3	ESL				1
	Primary/secondary piping and pumps within the boiler room, are in good operating condition.	Remain as is	3	ESL				
ROOF TOP HVAC EQUPMENT								
Light Commercial Roof Top Equipment.	There are three (3) light commercial roof top units installed, all original to the 2008 construction. The typical service life of this equipment is 15 years. This equipment utilizes R-22 for refrigerant, which is obsolete.	This equipment should be scheduled for replacement within the next 2 years.	1	END		$250,000		4
		This equipment is integrated to the BMS via a LON integration, see BMS sections.	3	END		$50,000		
Trane T Series Air handlers	2008 vintage, modular air handlers to address the primary heating and ventilation loads of the building. This level of equipment typically has a 25-30year service life under average conditions. The majority of this equipment is equipped with wheel style heat recovery modules to pre-treat the ventilation air in an efficient manner.	A plan to replace this equipment within the next 10 years. It is likely the heat recovery wheels will need replacement within the next 5 years. Mid-priority is heat wheel replacement (assuming no control changes are required). Low-priority item is for long term 1 to 1 equipment replacement (see alternate below for complete HVAC).	2	ESL		$180,000	$1,650,000	5,6
		This equipment is integrated to the BMS via a LON integration, see BMS sections.	3	END			see BMS below.	
Roof Mounted Ductwork.	Several of the air handlers are equipped with roof mounted ductwork, which is showing signs of corrosion. If the ductwork fails this would allow significant moisture infiltration into the building	Address immediately. A reasonable approach to addressing this is to wrap the ductwork with roofing membrane in lieu of replacing it.	0	END		$100,000		7

	FILTRATION	A mix of filter products are being utilized at the Middle School. The rolled filter media does not meet the recommended filtration levels for school HVAC systems	To transition to pleated filters to Merv 13 rating.	1	OB	$15,000			
	Ductless Split Systems/Heat Pumps	There are approximately 10 ductless split systems installed in the building. Some of these are dedicated for IT equipment closets, small offices, and special needs within the larger buildings. The majority of this equipment is original and is at the end of it's predicted service life.	A yearly allotment to replace a portion of this equipment should be set aside.	1	END		$80,000		8
			The replacement equipment should be elevated to a avoid snow damage.				see above		
KITCHEN AREA									
BUILDING AUTOMATION SYSTEMS									
FIRE ALARM SYSTEM									
OPTIONAL HVAC									

Fire Protection & Plumbing									
Main Building									
Fire Protection									
Plumbing									
Fire Protection & Plumbing									
Water and Fire Pump House									
Fire Protection									
Plumbing									
Biomass Boiler Building									
Fire Protection									
Plumbing									
			SUBTOTAL of COSTS			**$4,251,800**			
	Construction Management 20%					$850,360	$0	$0	
	Soft Costs 15%					$765,324	$0	$0	
	Contingency 10%					$586,748	$0	$0	
	Escalation to 2029 15%					$968,135	$0	$0	
			TOTAL PROJECT COST			**$7,422,367**	**$0**	**$0**	
								$7,422,367	

Kearsarge Regional School District
Existing Conditions Documentation

Kearsarge Regional Elementary School at New London

LEGEND		
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			COND. LEVEL	LIFE CYCLE	PRIORITY LEVEL 1	PRIORITY LEVEL 2	PRIORITY LEVEL 3	
BUILDING EXTERIOR								
Exterior Wall Cladding								
Windows								
Exterior Doors (not including Main Entry)								
Fascia, Trim, Soffits & Overhangs								
Sealants & Expansion Joints								
Flashing								
Roof								
Materials	**1987 Bldg:** EPDM membrane. Through wall flashings and sealants are deteriorating. Multiple locations of ponding, missing crickets, and unsecured sleepers were noted. No roof access hatch is provided. **2001 Bldg:** EPDM membrane.	**Level 1:** Refer to Vital Structures report. Estimated 28,800 SF.	1	END-ESL	$864,000			
Decorative Items or Features								
Miscellaneous								
BUILDING INTERIOR								
Main Entrance								
Secondary Entrances								
Corridors								
Stairs & Exits								
Ramps								
Interior Signage								
General Purpose Classrooms								

Kindergarten Classrooms
Special Education Spaces
Reading Room
Library/Media Center
Cafeteria / Gym (Multipurpose Room)
Kitchen & Servery
Administration Office and Staff Areas
Guidance
Nurse & Health
Student Toilet Rooms (Multi-User)
Student Toilet Rooms (Single-User off Kindergarten Classrooms)
Student Toilet Rooms (Single-user off Classrooms)
Building-Wide Items
Other
1998 MODULAR BUILDING
Exterior
Exterior Windows
Exterior Doors
Fascia, Trim, Soffits & Overhangs
Roof
Decorative Items or Features
Stairs & Ramp
Interior
Corridor / Main Entry
Interior Signage
General Purpose Classrooms

Toilet Rooms									
Civil									
Surfaces - Pavement / Concrete									
Fire Protection									
Main Building									
Fire Protection									
Plumbing									
Fire Protection									
Classroom Out Building									
Fire Protection									
Plumbing									
HVAC Systems									
Central Boiler Plant									
		Two (2) 19 year old Weil-Mclain 88, oil fired boilers. 2005 vintage	No action at this time.	2	ESL		$400,000.00		1
		One existing "side-Arm " Domestic hot water heater	Replace with a gas fired domestic hot water heater to reduce fuel consumption and address other dhw issues.	1	END		$15,000		2
		The domestic hot water piping and thermostatic mixing valve are lacking a recirculation line, and do not control the hot water temperature accuratley	Add a recirulation line(s), recirulation pump, and replace the thermostatic mixing valve.	0	OB		$25,000		3
		Storage tanks with tube style heat exchangers, abandoned in place, for glycol loop no longer utilized for pre-treating ventilation air.	Remove unused system, and disconnect electrical power from pumps.	0	OB		$7,000		4
Mechanical Systems									
	Area A, Multi-Purpose Rm, and Administrative areas.	HV1, a 1982 air handler with a hybrid automation system, utilizing pneumatic actuators, serves the Multi-Purpose Room, a secondary set of duct mounted heating coils, is abandoned in place, and previously pre-treated the ventilation air, as a method of freeze-protection	This air handler is due for replacement, an Energy Recovery Ventilator would be an appropriate solution for this space. At that time cleaning of the ductwork is recommended. Also see alternative below.	1	OB		$260,000		5,6
		HV2, a 1982 air handler with a hybrid automation system, utilizing pneumatic actuators, serves the Administration area, a secondary set of duct mounted heating coils, is abandoned in place, and previously pre-treated the ventilation air, as a method of freeze-protection. At some point a DX refrigeration coil was added to the ductwork and a roof mounted condensing unit was added to provide cooling. Significant refrigerant leaks have developed on the R-22 system.	A small energy recovery ventilator should replace HV-2, and a heat pump solution can be added to the Admin areas, and integrated with the existing baseboard heat. At that time cleaning of the ductwork is recommended. Also see alternative below.	0	OB		$285,000		
	Main classroom areas	HV 3,4,5, & 6 are 1982 vintage air handlers,	Clean existing ductwork.	1	END	$150,000			7

		equipped with an abandoned glycol pre-heat coil. This equipment is controlled by an obsolete control system, and the original pneumatic end devices are abandoned in place. Due to the compromised pre-heat coils it is suspected	Replace the four (4) air handlers with multiple Energy recovery Ventilators. At that time cleaning of the ductwork is recommended. Provide new ventilation equipment, ductwork and controls (see alternative below)			$1,600,000			
	KINDERGARDEN CLASSROOMS	The two (2) Kindergarden Classrooms are equipped with floor mounted unit ventilators, approximately 28 years old.	Replace this equipment with a single energy recovery ventilator, and perimeter radiation. A quiter solution than a unit ventilator is recommended. Also see alternative below.	1	END	$165,000			8
Building Automation									
		The Building Automation System is a Honeywell DDC system. The control systems are still supported.	The BAS system should be replaced as major air handler updates are undertaken.	1	OB	$350,000			
Fire Alarm System									
Mechanical Systems-option									
			SUBTOTAL of COSTS			**$4,121,000**			
	Construction Management 20%					$824,200	$0	$0	
	Soft Costs 15%					$741,780	$0	$0	
	Contingency 10%					$568,698	$0	$0	
	Escalation to 2029 15%					$938,352	$0	$0	
			TOTAL PROJECT COST			**$7,194,030**	**$0**	**$0**	
								$7,194,030	

Kearsarge Regional School District
Existing Conditions Documentation

Kearsarge Regional Elementary School at Bradford

LEGEND		
Condition Level	**Life Cycle (Age Factor)**	**Priority**
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CATEGORY	DESCRIPTION AND GEN. COMMENTS	RECOMMENDED ACTION	SEE LEGEND					PHOTO
			COND. LEVEL	LIFE CYCLE	PRIORITY LEVEL 1	PRIORITY LEVEL 2	PRIORITY LEVEL 3	
BUILDING EXTERIOR								
Exterior Wall Cladding								
Windows								
Exterior Doors - Main Entrance								
Exterior Doors (not including Main Entry)								
Louvers & Grilles								
Fascia, Trim, Soffits & Overhangs								
Roof								
Materials	**1987 & 2001 Bldg.:** EPDM membrane. It was noted in 2023 Vital Structures report that some EPDM patches are the roof hatch and other rooftop accessories were failing. Additionally, some wrinkled/unadhered EPDM around roof drains was observed, as well as unadhered membrane on the penthouse rising walls below flashing.	**Level 1:** The 2023 Vital Structures report noted that overall, the EPDM roof is in good condition and has an approximate 10-year life expectancy. However there are some important, immediate repairs that should be addressed in the short term to improve roof performance and lifespan. Please refer to report for more information.	2	ESL	$833,700			
Code-Compliance	The Vital Structures report noted that upon exiting the existing roof hatch, the top 2 ladder rungs are blocked by the hatch assembly.	**Level 2:** Replace or re-mount existing roof access ladder to provide proper clearance at top two rungs. Refer to Vital Structures report	0	OB		$4,500		
Sealants & Expansion Joints								
Flashing								
Decorative Items or Other Features								
BUILDING INTERIOR								
Main Entrance								
Secondary Entrances								
Corridors								

Interior Signage									
General Purpose Classrooms									
Kindergarten Classrooms									
Special Education Spaces									
Art / Music Classroom									
Library/Media Center									
Cafeteria / Gym (Multipurpose Room)									
	Door Hardware	Stainless steel compliant hardware.	See recommendation above.	3	ESL				
	Door Widths and Clearances	No issues noted.	-	-	-				
Kitchen & Servery									
Administration Office and Staff Areas									
Nurse & Health									
Student Toilet Rooms (Multi-user)									
Student Toilet Rooms (Single-user) of Classrooms									
Staff Toilets									
Building-Wide Items									

2023 MODULAR BUILDING									
Exterior									
Windows									
Exterior Doors									
Fascia, Trim, Soffits & Overhangs									
Roof									
General Commentary									

Interior									
Corridors									
Interior Signage									
General Purpose Classrooms									

Administration Office and Staff Areas									
Single-User Toilet Rooms									
HVAC Systems									
CENTRAL BOILER PLANT									
	BOILERS	The two (2) 1987 vintage, oil fired cast iron boilers are past the point of reliable service, and should be replaced	Replace the boilers, and all associated trim for the boiler room. At that time a fuel conversion from oil to propane should be considered.	1	END		$675,000		5,6,7
	INDIRECT HOT WATER HEATER AND STORAGE	The everhot water heater appears to be original, and the storage tank is a recent replacement.	This should be addressed with the boilers above	1	END		see above		8,9
	CIRCULATOR PUMPS	The two (2) lead/lag pumps are 1987 vintage and have outlived their predicted service life	This should be addressed with the boilers above	2	END		see above		5
	PROPANE STORAGE	For use if boilers are replaced	To install Propane Storage and remove oil	2	END		$75,000		
CLASSROOMS									
	CLASSROOM UNIT VENTILATORS	Each classroom is equipped with unit ventilators and perimeter baseboard heat. The majority of the unit ventilators date from 1987 and are in poor condition. The high energy star rating for this school may be an indicator that the equipment is not providing the correct amount of ventilation air.	To remove the unit ventilators, and to provide roof mounted Energy Recovery ventilators ducted to each classroom for ventilation. This system has the advantage of lower sound levels and greater ventilation rates	1	END		$750,000		11,12,13,14
CORE AREAS GYM, LIBRARY, ADMIN									
	HV 1 &2	HV 1 & 2 are located in a mezzanine above the gym storage room. These two air handlers are 1987 vintage, and utilize the room as a return air plenum, which can distribute odors into other areas of the building. These air handlers have reached the end of their reliable service life	To replace HV1 &2 with Energy Recovery Ventilators to provide a more cost effective ventilation of the core area.	1	END		$250,000		1,2,3,4
KITCHEN									
FIRE ALARM SYSTEM									
BUILDING AUTOMATION SYSTEM -HVAC									
	Honeywell Control system	The Building Automation System is a Honeywell DDC system last upgraded in 2011. This system is currently not supported by panel or software updates	To upgrade to a new BMS system that is currently supported. Due to the newer age of this system, a majority of the devices can remain in place. While the main panels and operating system are obsoleted, the end devices and networking are in fair condition. This budget would be concurrent with classroom ventilation	2	ESL		$130,000		
EMERGENCY GENERATOR									
			SUBTOTAL of COSTS			**$2,718,200**			

	Construction Management 20%					$543,640	$0	$0	
	Soft Costs 15%					$489,276	$0	$0	
	Contingency 10%					$375,112	$0	$0	
	Escalation to 2029 15%					$618,934	$0	$0	
			TOTAL PROJECT COST			**$4,745,162**	**$0**	**$0**	
								$4,745,162	

Kearsarge Regional School District
Existing Conditions Documentation

Simonds-Warner Elementary School

LEGEND		
Condition Level	**Life Cycle (Age Factor)**	**Priority**
0 - Failed - Not Functional	N - New / Recent	1 = High Priority, near term
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	2 = Mid Priority, mid term
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	3 = Low Priority, long term
3 - Good - Functional & Maintained	OB - Obsolete	
4 - Excellent - New		

CATEGORY	DESCRIPTION AND GEN. COMMENTS	RECOMMENDED ACTION	SEE LEGEND					PHOTO
			COND. LEVEL	LIFE CYCLE	PRIORITY LEVEL 1	PRIORITY LEVEL 2	PRIORITY LEVEL 3	
BUILDING EXTERIOR								
Exterior Wall Cladding								
Windows								
Exterior Doors - Main Entrance								
Exterior Doors (not including Main Entry)								
Fascia, Trim, Soffits & Overhangs								
Sealants & Expansion Joints								
Roof								
Materials	**1800s building:** Shingle roof, recently replaced and in good condition. **1950s & 1980s buildings:** EPDM membrane is reported to have multiple defects including open seams, ineffective slopes to drains, failing patches, and deteriorating materials. Roof leaks are reported & observed in the building. **Kindergarten building:** Shingle roof is reported to have multiple defects including ridge shingles that are deteriorating & failing, and shingles in the field of the roof that are failing.	**Level 1:** Refer to Vital Structures report for more information. Complete replacement of estimated 21,600 SF EPDM and 1,400 SF shingle roof.	1	END	$690,000			Photo 18 Photo 19 Photo 20
Flashing								
Decorative Items or Features								
Exterior Stairs								
BUILDING INTERIOR								
Main Entrance								
Secondary Entrances								
Corridors - 1800s Building								
Corridors - 1900s Buildings								

Stairs & Exits									
Interior Signage									
General Purpose Classrooms - 1800s & early 1900s Building									
General Purpose Classrooms - 1950s & 1980s Buildings									
Kindergarten Classrooms									
Art + Music + Science Classroom									
Library/Media Center									
Kitchen & Servery									
Multipurpose Room									
Administration Office and Staff Areas									
Nurse & Health									
Student Toilet Rooms - 1800s Building Multi User									
Student Toilet Rooms - 1900s Building Multi User									
Student Toilet Rooms - Single User in Classrooms									
Staff Toilet Room									
Building Wide Items									
Civil									
MEP									
Main Building									
Electrical - Power Distribution									
	Main Electrical Service	Existing overhead electrical service originates from a utility pole adjacent to the lower parking lot. The utility pole is equipped with a (1-phase) transformer.	Upgrade the existing 120/240V, 1-phase electrical service and equipment with a new 120/208V 3-phase electrical service to facilitate any future renovations or additions. This shall include any larger HVAC upgrades. Existing utility data shall be collected to assist in sizing the new service size in conjunction with any new equipment.	1	OB	$100,000			Photo 1A & 1B
		The existing service is rated at 600Amps(GE), 120/240V, 1P, 3 wire. The equipment is in poor condition but there is no spare capacity. The existing service is undersized based on current NEC(National Electrical Code) requirements.							

Electrical - Panelboards and Receptacles									
Electrical - Lighting									
Electrical - Fire Alarm System									
Electrical - Tel/Data **Overhangs**									
Electrical - Security/Access									
Electrical - Intercom and Clock System									
MEP									
Main Building									
Fire Protection									
	Entire Building	No sprinkler coverage	Install full sprinkler coverage. Requires water hydrant test of municipal water supply to determine system requirements	0	OB		$450,000		
Plumbing									
HVAC Systems									
Central Boiler Plant									
	CIRCULATION PUMPS	Two (2) circulation pumps are newer Grundfos pumps with variable speed controls. The third pump is an older pump, in a difficult area to maintain	Replacement of one (1) circulator pump. And an allotment to update the remaining two pumps. Replace the two existing Bell & Gosset pumps with newer.	1	END		$15,000		4
	EXPANSION TANKS	Two (2) older Wood Company, unlined expansion tanks in the ceiling. These non-bladder style tanks are obsolete	Replace the existing expansion tanks with new bladder style tanks, before failure.	1	END		$15,000		2
ROOF MOUNTED HVAC EQUIPMENT									
INTERIOR AIR HANDLERS									
	GYM AIR HANDLER	Above the storage room for the Gym is an original air handler for Gym/Multipurpose room. This equipment is at the end of it's useful life	Replace this equipment with new, and sized to accommodate the adjacent Kitchen Makeup air requirements for the exhaust hoods	1	ESL	$300,000			15
KITCHEN EQUIPMENT									
BUILDING AUTOMATION SYSTEM -HVAC									
FIRE ALARM SYSTEM									
	FIRE ALARM SYSTEM	Micron FX-2000 panel, parts are available for this equipment	No action at this time, with a 5+ year life expectancy	3	ESL				
			SUBTOTAL of COSTS			**$1,570,000**			
	Construction Management 20%					$314,000	$0	$0	

	Soft Costs 15%					$282,600	$0	$0	
	Contingency 10%					$216,660	$0	$0	
	Escalation to 2029 15%					$357,489	$0	$0	
			TOTAL PROJECT COST			**$2,740,749**	**$0**	**$0**	
								$2,740,749	

Kearsarge Regional School District
Existing Conditions Documentation

Kearsarge Regional Elementary School at Sutton

LEGEND		
Condition Level	**Life Cycle (Age Factor)**	**Priority**
0 - Failed - Not Functional	N - New / Recent	1 = High Priority, near term
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	2 = Mid Priority, mid term
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	3 = Low Priority, long term
3 - Good - Functional & Maintained	OB - Obsolete	
4 - Excellent - New		

CATEGORY	DESCRIPTION AND GEN. COMMENTS	RECOMMENDED ACTION	SEE LEGEND					PHOTO
			COND. LEVEL	LIFE CYCLE	PRIORITY LEVEL 1	PRIORITY LEVEL 2	PRIORITY LEVEL 3	
BUILDING EXTERIOR								
Exterior Wall Cladding								
Windows								
Exterior Doors - Main Entrance								
Exterior Doors (not including Main Entry)								
Louvers & Grilles								
Fascia, Trim, Soffits & Overhangs								
Roof								
Materials	Please refer to 2023 Vital Structures report	**Level 1:** Replace Shingle Roofs **Level 2:** Replace EPDM which is at end of life **Level 3:** Repairs at Metal Roof(s)	1-2	END	$132,000	$108,000	$364,000	Photo 12
Sealants & Expansion Joints								
Flashing								
Decorative Items or Features								

BUILDING INTERIOR									
Main Entrance									
Secondary Entrances									
Corridors									
Interior Signage									
General Purpose Classrooms									
Kindergarten Classroom									
Special Education Spaces									

Library/Media Center									
Cafeteria / Gym (Multipurpose Room)									
Kitchen & Servery									
Administration Office, Nurse and Staff Areas									
Student Multi-user Toilet Rooms									
Staff Toilets									
Building Wide Items									
Civil									
Surfaces - Pavement / Concrete									
MEP									
Main Building									
Fire Protection									
Plumbing									
HVAC Systems									
Central Boiler Plant									
	CAST IRON-OIL FIRED BOILERS	A 1990(obsolete) Smith 19 cast iron boiler, and a 2007 Weil-Mclain boiler provide hot water for the building. Domestic hot water is provided by means of an indirect hot water heater. Each boiler is equipped with an injection or Primary pump. The boilers are currently utilizing #2 heating oil, with a transfer pump from an underground storage tank.	To upgrade the boiler room with a "hybrid" solution to involve, leaving the newer Weil-Mclain boiler, as is, and replaceing the Smith boiler with a gas fired condensing boiler. Additionally, at this time, an condensing style hot water heater should be added to the boiler room operating with gas.	1	END		$600,000		8,9,10
	EXPANSION TANK	The two captive air style, unline expansion tanks are of unknown vintage, but should be considered obsolete.	To replace the tanks with new, bladder style expansion tanks	1	END		$25,000		11
	MECHANICAL INSULATION	The mechanical/pipe insulation within the boiler room should be considered in poor condition.	To replace the mechanical pipe insulation	1	END	$10,000			12
CLASSROOMS									
MULTI-PURPOSE ROOM									
	UNIT VENTIILATORS	The Multi-purpose room is heated anda ventilated by two, ceiling suspended unit ventilators of approximate 30 years of age. This equipment provides ventilation for the room, but inadequate makeup air for the kitchen.	To replace the aging equiment, with separate provisions for kitchen makeup air.	1	END		$250,000		4
KITCHEN									
FIRE ALARM SYSTEM									

BUILDING AUTOMATION SYSTEM -HVAC									
			SUBTOTAL of COSTS			**$1,489,000**			
	Construction Management 20%					$297,800	$0	$0	
	Soft Costs 15%					$268,020	$0	$0	
	Contingency 10%					$205,482	$0	$0	
	Escalation to 2029 15%					$339,045	$0	$0	
			TOTAL PROJECT COST			**$2,599,347**	**$0**	**$0**	
								$2,599,347	

Kearsarge Regional School District
Existing Conditions Documentation

Kearsarge Professional Development Center and SAU

LEGEND		
Condition Level	**Life Cycle (Age Factor)**	**Priority**
0 - Failed - Not Functional	N - New / Recent	1 = High Priority, near term
1 - Poor - Failure Anticipated	ESL - w/In Expected Service Life	2 = Mid Priority, mid term
2 - Fair - Functions, Service Required	END - Nearing End of Service Life	3 = Low Priority, long term
3 - Good - Functional & Maintained	OB - Obsolete	
4 - Excellent - New		

CATEGORY	DESCRIPTION AND GEN. COMMENTS	RECOMMENDED ACTION	SEE LEGEND					PHOTO
			COND. LEVEL	LIFE CYCLE	PRIORITY LEVEL 1	PRIORITY LEVEL 2	PRIORITY LEVEL 3	
BUILDING EXTERIOR								
Exterior Wall Cladding								
Windows								
Exterior Doors - Main Entrance								
Exterior Doors (not including Main Entry)								
Fascia, Trim, Soffits & Overhangs								
Sealants & Expansion Joints								
Flashing								
Roof								
Other Items or Features								
BUILDING INTERIOR								
Main Entrance (KPDC entrance)								
Secondary Entrances (former SAU main entry)								
Preschool Corridor								
SAU/Admin Corridor								
Interior Signage								
Preschool Classrooms								
Special Education Spaces								
Art Classroom								
Music Classroom								

Gymnasium + Stage									
Administration Office and Staff Areas (non-renovated areas)									
Administration Office and Staff Areas (renovated areas)									
Staff Toilet Rooms									
Student Toilet Rooms									
Building Wide Items									

Maintenance Building									
Exterior									
Interior									
Various Outbuildings									
Exterior									

Electrical									
Main Building									
Electrical - Power Distribution									
Electrical - Panelboards and Receptacles									
Electrical - Lighting									
Electrical - Fire Alarm System									
	Main Control Panel	The Fire alarm system (FCI) is an addressable type. The system is a audio (tone only)/visual type in good condition. Although in good condition, this type of system does not meet the current building codes for equipment of a voice evacuation type systems for educational facilities.	Replace existing Fire Alarm Control Panel with new Voice Evacuation style panelboard with microphone. All coordination shall meet the local fire departments requirements.	2	END	$305,944			Photo 7
	Notification Devices	Coverage is provided for the majority of the school but additional devices shall be provided.	Devices may remain if compatible with new proposed system. Provide additional devices within classrooms and spaces requiring notification.	2	END				Photo 8
	Initiating Devices	Coverage is provided for the majority of the school but additional devices shall be provided.	Devices may remain if compatible with new proposed system. Provide additional devices within classrooms and spaces requiring notification.	2	END				Photo 9
Electrical - Tel/Data Overhangs									
Electrical - Security/Access									
Electrical - Intercom and Clock System									

Facility Building									
Electrical - Power Distribution									
Electrical - Panelboards and Receptacles									
Electrical - Lighting									
Electrical - Fire Alarm System									
Electrical - Tel/Data **Overhangs**									
Electrical - Security/Access									
Electrical - Intercom and Clock System									

Fire Protection									
Main Building									
Fire Protection									
Plumbing									

HVAC Systems									
Central Boiler Plant									
Mechanical Systems									
	AREA A MEETING ROOMS	The meeting and conference rooms are primarily conditioned with unit ventilators equipped with hot water coils and dx condensing units. The condensing units are located on the roof, and utilze R410A as a refrigerant. This equipment is approximately 12 years old.	No action at this time	3	ESL				11
	AREA B ADMINISTRATIVE	The systems in this area include: perimeter baseboard heat, original to the building, some with original pneumatic controls. The area is also conditioned with two(2) roof mounted McQuay units equipped with duct mounted reheat coils	The roof top equipment is reaching the end of it's predicted service life. The equipment should be updated, and controls should be implemented to properly schedule the equipment and to prevent the hydronic heat from conflicting with the roof top AC. This is independent of control upgrades below.	2	END		$100,000		8,10
	AREA B/C ADMINISTRATIVE	A failing roof top unit with known refrigerant leaks is serving this area. Perimeter radiation is installed, and currently there is no direct integration between the perimeter heat and the central system	The roof top equipment is reaching the end of it's predicted service life. The equipment should be updated, and controls should be implemented to properly schedule the equipment and to prevent the hydronic heat from conflicting with the roof top AC. This is independent of control upgrades below.	1	OB	$75,000			7

	ROOMS 6,7,9,10 &11 AREA D	These original classrooms to the 1962 construction have perimeter heat with pneumatic controls, and are only equipped with exhaust fans for ventilation.	It appears that this area is in transition, if it is to be reused as classrooms an all new ventilation system is required, utilizing an Energy Recovery ventilator to provide and exhaust air from each classroom, as well as control of the perimeter heat.	2	OB			$350,000	9,12
	GYM/STAGE/MUSIC, AND LOCKER ARES	The 1962 air handler providing ventilation to this area is in poor condition, and can only be operated locally. The existing heating for the area consist of perimeter baseboard radiation, controlled by pneumatic thermostats. This area currently does not have functioning ventilation.	To remove the existing air handler and replace with an Energy recovery ventilator. This work to include additional distribution ductwork for providing adequate ventilation. The perimeter heat needs to be modified for the current use, and the controls updated from pneumatics.	0	OB	$200,000			15,16
	AREA D CLASSROOMS 1-5	This area is served three distinct systems. The perimater baseboard, original to the building provides the primary heating. An obsolete and malfunctioning heat pump system provides cooling, and a Renewaire ERV in good operating condition provides the proper amount of ventilation.	To remove the existing heat pump system and replace with a new, Mitsubishi system, utilizing auxilary contacts to integrate the perimeter heat with the new heat pumps.	1	OB	$100,000			NA
Building Automation									
		The BAS system consist of pnuematics, stand alone electronic thermostats, DDC controls on ventilation, and heat pump controls	The BAS for this building should be upgraded to a single system, or one that utlizes an open protocol integration. This process will begin with the boiler room project.	1	OB		$350,000		2
Fire Alarm System									
		The system includes an FIC ES panel, this is currently supported by the manufacturer	No action at this time	2	ESL				4
			SUBTOTAL of COSTS			**$1,480,944**			
	Construction Management 20%					$296,189	$0	$0	
	Soft Costs 15%					$266,570	$0	$0	
	Contingency 10%					$204,370	$0	$0	
	Escalation to 2029 15%					$337,211	$0	$0	
			TOTAL PROJECT COST			**$2,585,284**	**$0**	**$0**	
								$2,585,284	

Kearsarge Regional School District

Existing Conditions Documentation

Summary of Critical Needs Costs

	Priority 1	Priority 2	Priority 3	Totals
High School	$ 17,944,050	$ -	$ -	$17,944,050
Middle School	$ 7,422,367	$ -	$ -	$ 7,422,367
New London Elementary	$ 7,194,030	$ -	$ -	$ 7,194,030
Bradford Elementary	$ 4,745,162	$ -	$ -	$ 4,745,162
Simonds-Warner Elementary	$ 2,740,749	$ -	$ -	$ 2,740,749
Sutton Elemntary	$ 2,599,347	$ -	$ -	$ 2,599,347
SAU	$ 2,585,284	$ -	$ -	$ 2,585,284
				*$45,230,989
				$35,385,210

<-- Gross Cost

<-- Net cost w/o "Soft Cost"

* The gross cost will be reduced to not include "Soft Costs" related to construction management fees.