

INTRODUCTION

Salamone & Associates, P.C. was retained by the Town of South Windsor to provide a comprehensive Capital Needs Assessment Report for the Board of Ed School Buildings and Public Buildings. The assets associated with this Assessment are; Wapping Elementary School, Philip R. Smith Elementary School, Pleasant valley Elementary School, Orchard Hill Elementary School, Eli Terry Elementary School, Timothy Edwards Middle School, South Windsor High School, Ellsworth Administrative Building, Town Hall, Town Library, Town Garage, Police/Ambulance Complex, Community Center, Rotary Pavilian, Rotary Field Press Box, Wapping Community House, Veteran's Memorial Park Facility.

The purpose of this Capital Needs Assessment was to review the existing conditions of the assets related to the School Buildings and Public Buildings, as well as provide recommendations as to future upgrades and replacements.

The findings within this Assessment were based on feasibility, construction cost, and overall system performance.

There are two parts to the Assessments; a Financial Report and an Architectural Report

The Financial Reports consist of seven worksheets each; a summary worksheet and six additional sheets labeled Life Safety, Non-Life Safety Code Items, Critical Building Systems, Energy Cost Reductions, Miscellaneous Upgrades and Cosmetic Upgrades. Each of the six sheets lists the recommended planned expenditure by year in order of importance. In addition there is also one summary spreadsheet that lists the totals from the above listed categories for all of the B.O.E and Public buildings.

The Architectural Reports consist of photographs for each asset with a brief but detailed description of the existing conditions and recommendations for upgrading, repairing or replacing the asset(s).

Due to the size of these files they were not able to be put on the Town's Website. Hardcopies are available at the Town Library. You may also request an electronic version of the reports. If you are seeking electronic copies please call Clay Major @ 860-644-2511 x 204 and provide as much notice as possible before requesting copies.

Thank you.