

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

LONG RANGE FINANCIAL PLANNING COMMITTEE  
AGENDA

4th Quarter Regular Meeting  
February 24, 2026  
6:00 P.M. - Waterford Town Hall

RECEIVED FOR RECORD  
WATERFORD, CT  
2026 FEB 17 PM 1:45  
TOWN CLERK  
*Wendy M. Cooper*

1. Establishment of a quorum and Call to Order
2. Roll Call
3. Public Comment
4. To consider and act upon the minutes from the June 10, 2025 LRFPC meeting.
5. To consider and act upon the minutes from the December 16, 2025 LRFPC meeting (Zoom).
6. Brief review of the LRFPC charge and most recent committee actions for new members and the public.
7. Follow-up discussion related to the draft Town-Wide Building Maintenance Plan and the Board of Education Building Maintenance Plans presented last year.
  - a. Review the included spreadsheet Listing Town buildings and infrastructure.
  - b. Discuss the pros/cons of using a vendor to assist with long-term capital project planning and prioritization; info sheets attached.
8. Continue discussion of the following items carried over from 2025.
  - a. Incorporating Fire Station Maintenance into the Town Facilities Plan
  - b. Potential approaches for the group to look at Fleet Management Planning.
9. New Business
10. Adjournment

Glenn Patterson, Chairman

Town of Waterford  
Insured (Real Property) Infrastructure 98 Line Items

| Item | Address                       | Town        | State | Zip   | Description                            | Building      | Contents     | Comment 1                  | Category                | Responsible Department       |
|------|-------------------------------|-------------|-------|-------|----------------------------------------|---------------|--------------|----------------------------|-------------------------|------------------------------|
| 1-1  | 15 Rope Ferry Road            | Waterford   | CT    | 06385 | TOWN HALL                              | \$ 9,435,883  | \$ 489,025   | Occupied                   | Buildings/Facilities    | DPW / Town                   |
| 10-1 | 1000 Hartford Turnpike - Rear | Waterford   | CT    | 06385 | SAND SPREADER HANGER                   | \$ 12,766     |              |                            | Physical Infrastructure | DPW / Town                   |
| 10-2 | 1000 Hartford Turnpike - Rear | Waterford   | CT    | 06385 | PUBLIC WORKS SALT SHED                 | \$ 469,612    |              |                            | Buildings/Facilities    | DPW / Town                   |
| 11-1 | 305 Great Neck Road           | Waterford   | CT    | 06385 | MAINTENANCE BUILDING                   | \$ 39,365     | \$ 10,030    |                            | Buildings/Facilities    | DPW / Town                   |
| 12-1 | 301 Great Neck Road           | Waterford   | CT    | 06385 | COMFORT STATION (2)                    | \$ 31,918     |              |                            | Buildings/Facilities    | DPW / Town                   |
| 13-1 | 301 Great Neck Road           | Waterford   | CT    | 06385 | FIRST AID                              | \$ 4,256      |              |                            | Buildings/Facilities    | DPW / Town                   |
| 14-1 | 20 Rope Ferry Road            | Waterford   | CT    | 06385 | WATERFORD HIGH SCHOOL                  | \$ 79,335,000 | \$ 4,600,000 | Occupied                   | Buildings/Facilities    | Board of Education           |
| 14-3 | 20 Rope Ferry Road            | Waterford   | CT    | 06385 | TURF FIELD                             | \$ 1,100,000  |              |                            | Buildings/Facilities    | Board of Education           |
| 14-4 | 20 Rope Ferry Road            | Waterford   | CT    | 06385 | HIGH SCHOOL SOFTBALL FIELD & PRESSBO   | \$ 320,000    |              |                            | Buildings/Facilities    | Board of Education           |
| 15-1 | 20 Rope Ferry Road            | Waterford   | CT    | 06385 | HIGH SCHOOL MAINTENANCE DEPT.          | \$ -          | \$ 31,320    |                            | Buildings/Facilities    | Board of Education           |
| 16-1 | 20 Rope Ferry Road - rear     | Waterford   | CT    | 06385 | HIGH SCHOOL TICKET BOOTHS              | \$ 4,256      |              |                            | Buildings/Facilities    | Board of Education           |
| 17-1 | 20 Rope Ferry Road - rear     | Waterford   | CT    | 06385 | DUGOUTS (2)                            | \$ 10,640     |              |                            | Buildings/Facilities    | Board of Education           |
| 18-1 | 20 Rope Ferry Road - rear     | Waterford   | CT    | 06385 | HIGH SCHOOL BLEACHER AND PRESS BOOT    | \$ 82,941     |              |                            | Buildings/Facilities    | Board of Education           |
| 19-1 | 48 Dayton Road                | Waterford   | CT    | 06385 | COHANZIE SCHOOL                        | \$ 2,434,406  | \$ 10,000    |                            | Buildings/Facilities    | DPW / Town                   |
| 2-1  | 200 Boston Post Road          | Waterford   | CT    | 06385 | YOUTH SERVICES BUREAU                  | \$ 2,904,755  | \$ 85,000    | Occupied                   | Buildings/Facilities    | DPW / Town                   |
| 20-1 | 51 Daniels Avenue             | Waterford   | CT    | 06483 | SOUTHWEST SCHOOL                       | \$ 14,968,800 | \$ -         | building empty/no contents | Buildings/Facilities    | Board of Education           |
| 20-2 | 51 Daniels Avenue             | Waterford   | CT    | 06483 | SOUTHWEST SCHOOL SITE                  | \$ 140,495    | \$ -         | building empty/no contents | Buildings/Facilities    | Board of Education           |
| 21-1 | 105 Clark Lane                | Waterford   | CT    | 06483 | CLARK LANE MIDD                        | \$ 38,577,330 | \$ 1,950,000 | Occupied                   | Buildings/Facilities    | Board of Education           |
| 22-1 | 15 Rope Ferry Road            | Waterford   | CT    | 06385 | BOARD OF EDUCATION OFFICE              | \$ -          | \$ 363,887   | Occupied                   | Buildings/Facilities    | DPW / Town                   |
| 23-1 | 15 Rope Ferry Road            | Waterford   | CT    | 06385 | SPECIAL SERVICES BOARD OF EDUCATION    | \$ -          | \$ 118,979   | Occupied                   | Buildings/Facilities    | DPW / Town                   |
| 24-1 | 52R Miner Lane                | Waterford   | CT    | 06385 | EVERGREEN AVE. PUMP STATION            | \$ 925,000    |              |                            | WUC Facilities          | Waterford Utility Commission |
| 25-1 | 35 Harvey Road                | Waterford   | CT    | 06385 | BLUE HILLS PUMP STATION                | \$ 1,038,000  |              |                            | WUC Facilities          | Waterford Utility Commission |
| 26-1 | 38 Old Norwich Road           | Quaker Hill | CT    | 06375 | OLD NORWICH RD. PUMP STATION           | \$ 990,000    | \$ 283,790   |                            | WUC Facilities          | Waterford Utility Commission |
| 27-1 | 739 Vauxhall Street Extension | Waterford   | CT    | 06385 | STORAGE & COMFORT STATIONS             | \$ 53,196     | \$ 4,128     |                            | Buildings/Facilities    | Rec & Park                   |
| 28-1 | 528 Mohegan Avenue Parkway    | Quaker Hill | CT    | 06375 | BOLLES COURT PUMP STATION              | \$ 893,000    |              |                            | WUC Facilities          | Waterford Utility Commission |
| 29-1 | 174 Boston Post Road          | Waterford   | CT    | 06385 | SCOREBOARD VETERANS FIELD              | \$ 4,256      |              |                            | Buildings/Facilities    | Rec & Park                   |
| 3-1  | 204 Boston Post Road          | Waterford   | CT    | 06385 | PUBLIC SAFETY COMPLEX                  | \$ 2,388,480  | \$ 460,000   | Occupied                   | Buildings/Facilities    | DPW / Town                   |
| 30-1 | 174 Boston Post Road          | Waterford   | CT    | 06385 | OUTDOOR LIGHTING - VETERANS FIELD      | \$ 48,941     |              |                            | Buildings/Facilities    | Rec & Park                   |
| 31-1 | 204 Boston Post Road          | Waterford   | CT    | 06385 | EMERGENCY COMMUNICATIONS CENTER        | \$ -          | \$ 1,102,641 | Occupied                   | Buildings/Facilities    | DPW / Town                   |
| 32-1 | 204 Boston Post Road          | Waterford   | CT    | 06385 | FIRE COMMUNICATIONS RADIO TOWER        | \$ 12,766     |              |                            | Buildings/Facilities    | Emergency Management         |
| 33-1 | 12 4th Street                 | Waterford   | CT    | 06385 | MAGO POINT PUMP STATION                | \$ 904,500    |              |                            | WUC Facilities          | Waterford Utility Commission |
| 34-1 | 85 Miner Lane                 | Waterford   | CT    | 06385 | STORAGE BUILDING                       | \$ 6,385      |              |                            | Buildings/Facilities    | DPW / Town                   |
| 34-2 | 85 Miner Lane                 | Waterford   | CT    | 06385 | STORAGE BUILDING                       | \$ 140,495    |              |                            | Buildings/Facilities    | DPW / Town                   |
| 35-1 | 205 Parkway North             | Waterford   | CT    | 06385 | CROSSROADS PUMP STATION                | \$ 880,000    |              |                            | Roads/Sidewalks         | Waterford Utility Commission |
| 36-1 | 2 Shore Road                  | Waterford   | CT    | 06385 | SHORE ROAD PUMP STATION                | \$ 388,328    |              |                            | Roads/Sidewalks         | Waterford Utility Commission |
| 37-1 | 47R Colonial Drive            | Waterford   | CT    | 06385 | COLONIAL DRIVE PUMP STATION            | \$ 235,862    | \$ 105,527   |                            | WUC Facilities          | Waterford Utility Commission |
| 38-1 | 33 Old Barry Road             | Quaker Hill | CT    | 06375 | OLD BARRY RD. PUMP STATION             | \$ 388,328    |              |                            | WUC Facilities          | Waterford Utility Commission |
| 39-1 | 14 Briarwood Road             | Waterford   | CT    | 06385 | BRIARWOOD RD. PUMP STATION             | \$ 388,328    |              |                            | WUC Facilities          | Waterford Utility Commission |
| 4-1  | R204 Boston Post Road - Rear  | Waterford   | CT    | 06385 | POLICE RADIO TOWER                     | \$ 27,540     |              |                            | Buildings/Facilities    | Emergency Management         |
| 40-1 | 41 Avery Lane                 | Waterford   | CT    | 06385 | POLICE STATION                         | \$ 10,795,669 | \$ 135,000   | Occupied                   | Buildings/Facilities    | DPW / Town                   |
| 40-2 | 41 Avery Lane                 | Waterford   | CT    | 06385 | EDP - CAMERA SYSTEM - INTERIOR AND EX  | \$ -          | \$ 4,700     |                            | Buildings/Facilities    | DPW / Town                   |
| 41-1 | 302 Millstone Road East       | Waterford   | CT    | 06385 | GARDINERS WOOD RD. PUMP STATION        | \$ 236,797    | \$ 105,527   |                            | WUC Facilities          | Waterford Utility Commission |
| 42-1 | 26 Marilyn Road               | Waterford   | CT    | 06385 | MARILYN RD. PUMP STATION               | \$ 235,862    | \$ 105,527   |                            | WUC Facilities          | Waterford Utility Commission |
| 43-1 | 840 Hartford Turnpike         | Waterford   | CT    | 06385 | CRYSTAL MALL PUMP STATION              | \$ 235,862    | \$ 105,527   |                            | WUC Facilities          | Waterford Utility Commission |
| 45-1 | 1 Brook Street                | Waterford   | CT    | 06385 | STONE BROOK PUMP STATION               | \$ 235,862    | \$ 105,527   |                            | WUC Facilities          | Waterford Utility Commission |
| 46-1 | 503 Mohegan Avenue Pkwy.      | Quaker Hill | CT    | 06375 | RICHARDS GROVE RD. PUMP STATION        | \$ 235,862    | \$ 105,527   |                            | WUC Facilities          | Waterford Utility Commission |
| 47-1 | 13 Weimes Court               | Waterford   | CT    | 06385 | WEIMES CT. PUMP STATION                | \$ 235,862    | \$ 105,527   |                            | WUC Facilities          | Waterford Utility Commission |
| 48-1 | 35 Quinley Way                | Waterford   | CT    | 06385 | QUINLEY WAY PUMP STATION               | \$ 33,756     |              |                            | WUC Facilities          | Waterford Utility Commission |
| 49-1 | 236A Niantic River Road       | Waterford   | CT    | 06385 | NIANTIC RIVER RD. PUMP STATION         | \$ 235,862    | \$ 105,527   |                            | WUC Facilities          | Waterford Utility Commission |
| 50-2 | 9 Old Colchester Road - Rear  | Quaker Hill | CT    | 06375 | QUAKER HILL WATER BOOSTER STATION      | \$ 1,212,560  |              |                            | WUC Facilities          | Waterford Utility Commission |
| 51-1 | 25A Oil Mill Road             | Waterford   | CT    | 06385 | OIL MILL RD. PUMP STATION              | \$ 235,862    | \$ 105,527   |                            | WUC Facilities          | Waterford Utility Commission |
| 52-1 | 184 Boston Post Road          | Waterford   | CT    | 06385 | TOWN HALL AREA PARKS & REC OUTBUILD    | \$ 94,119     | \$ 76,706    | Occupied                   | Buildings/Facilities    | Rec & Park                   |
| 53-1 | 305-309 Great Neck Road       | Waterford   | CT    | 06385 | E. O'NEILL - THEATER/OFFICES/DORMITORY | \$ 4,250,722  |              |                            | IT Infrastructure       | IT Department                |

**Town of Waterford**  
**Insured (Real Property) Infrastructure 98 Line Items**

|       |                                   |             |    |                                             |               |              |                                    |                              |
|-------|-----------------------------------|-------------|----|---------------------------------------------|---------------|--------------|------------------------------------|------------------------------|
| 54-1  | 305-309 Great Neck Road           | Waterford   | CT | 06385 EUGENE O'NEILL BARN/THEATRE           | \$ 3,378,903  | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 55-1  | 305-309 Great Neck Road           | Waterford   | CT | 06385 E. O'NEILL -FARM HOUSE/THEATRE EXTENS | \$ 569,162    | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 56-1  | 305-309 Great Neck Road           | Waterford   | CT | 06385 E. O'NEILL -COTTAGE/FACULTY/MEETING/1 | \$ 581,586    | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 56-10 | 305-309 Great Neck Road           | Waterford   | CT | 06385 E. O'NEILL -LAUNDRY COTTAGE           | \$ 105,479    | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 56-2  | 305-309 Great Neck Road           | Waterford   | CT | 06385 E. O'NEILL -COTTAGE #1                | \$ 290,457    | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 56-3  | 305-309 Great Neck Road           | Waterford   | CT | 06385 E. O'NEILL -COTTAGE #2                | \$ 580,025    | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 56-4  | 305-309 Great Neck Road           | Waterford   | CT | 06385 E. O'NEILL -COTTAGE #3                | \$ 580,025    | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 56-5  | 305-309 Great Neck Road           | Waterford   | CT | 06385 E. O'NEILL -HENSON REHEARSAL HALL     | \$ 932,000    | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 56-6  | 305-309 Great Neck Road           | Waterford   | CT | 06385 E. O'NEILL -COTTAGE #4                | \$ 478,765    | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 56-7  | 305-309 Great Neck Road           | Waterford   | CT | 06385 E. O'NEILL -COTTAGE #5                | \$ 580,025    | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 56-8  | 305-309 Great Neck Road           | Waterford   | CT | 06385 E. O'NEILL -COTTAGE #6                | \$ 290,457    | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 56-9  | 305-309 Great Neck Road           | Waterford   | CT | 06385 E. O'NEILL -COTTAGE #7                | \$ 478,765    | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 57-1  | 305-309 Great Neck Road           | Waterford   | CT | 06385 E. O'NEILL -MAINTENANCE/THEATRE/STAG  | \$ 99,823     | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 58-1  | 305-309 Great Neck Log Cabin      | Waterford   | CT | 06385 E. O'NEILL - LOG CABIN/CAFETERIA      | \$ 101,500    | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 59-1  | 305-309 Great Neck                | Waterford   | CT | 06385 E. O'NEILL -IRON SIDES MANSION DORM/T | \$ 2,662,800  | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 6-1   | 170 Boston Post Road              | Waterford   | CT | 06385 GAZEBO                                | \$ 19,526     |              | Physical Infrastructure Rec & Park |                              |
| 61-1  | 105 Clark Lane                    | Waterford   | CT | 06385 DUGOUTS - CLARK LANE JR HIGH          | \$ 15,300     |              | Buildings/Facilities               | Board of Education           |
| 62-1  | 24 Rope Ferry Road                | Waterford   | CT | 06386 FRIENDSHIP SCHOOL & COMMUNITY CENT    | \$ 34,689,303 | Occupied     | Buildings/Facilities               | Board of Education           |
| 63-1  | Southwest School - Daniels Avenue | Waterford   | CT | 06483 (9) PORTABLE CLASSROOMS               | \$ 400,000    |              | Buildings/Facilities               | DPW / Town                   |
| 64-1  | 285 Bloomingdale Road             | Quaker Hill | CT | 06375 QUAKER HILL ELEMENTARY                | \$ 20,819,700 | Occupied     | Buildings/Facilities               | Board of Education           |
| 65-1  | No Address Listed                 | Waterford   | CT | 06385 COMPUTERS - DISPATCH                  | \$ 456,219    |              | Buildings/Facilities               | DPW / Town                   |
| 66-1  | 470 Boston Post Road              | Waterford   | CT | 06385 OSWEGATCHIE ELEMENTARY SCHOOL         | \$ 20,196,000 | Occupied     | Buildings/Facilities               | Board of Education           |
| 67-1  | 165 Great Neck Road               | Waterford   | CT | 06385 GREAT NECK SCHOOL                     | \$ 20,294,307 | Occupied     | Buildings/Facilities               | Board of Education           |
| 68-1  | 45 Fargo Road - Rear              | Waterford   | CT | 06385 FARGO ROAD SITE - RADIO               | \$ 210,730    |              | Roads/Sidewalks                    | Emergency Management         |
| 68-2  | 45 Fargo Road - Rear              | Waterford   | CT | 06385 FARGO RD WATER TOWER 750K GAL         | \$ 1,741,400  |              | Physical Infrastructure            | Waterford Utility Commission |
| 69-1  | 35 South Bartlett Road            | Quaker Hill | CT | 06375 ROGER'S HILL SITE                     | \$ 140,495    | \$ 297,161   | IT Infrastructure                  | Emergency Management         |
| 69-2  | 35 South Bartlett Road            | Quaker Hill | CT | 06375 ROGER'S HILL WATER TOWER-1.25MIL GAL  | \$ 1,890,800  |              | Physical Infrastructure            | Waterford Utility Commission |
| 7-1   | 49 Rope Ferry Road                | Waterford   | CT | 06385 PUBLIC LIBRARY                        | \$ 5,958,384  | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 70-1  | 175 Gardiner Wood Road            | Waterford   | CT | 06385 YOUTH FOOTBALL FIELD SHED             | \$ 23,665     | \$ 1,000     | Buildings/Facilities               | Rec & Park                   |
| 71-1  | 46A Oswegatchie Road              | Waterford   | CT | 06385 OSWEGATCHIE RD. PUMP STATION          | \$ 235,862    | \$ 105,527   | WUC Facilities                     | Waterford Utility Commission |
| 72-1  | 10 East Neck Road                 | Waterford   | CT | 06385 EAST NECK RD. PUMP STATION            | \$ 235,862    | \$ 105,527   | WUC Facilities                     | Waterford Utility Commission |
| 73-1  | 314 Rope Ferry Road               | Waterford   | CT | 06385 GRANITEVILLE PUMP STATION             | \$ 235,862    | \$ 105,527   | WUC Facilities                     | Waterford Utility Commission |
| 74-1  | 36 Shore Road                     | Waterford   | CT | 06385 SEASIDE PUMP STATION                  | \$ 235,862    | \$ 105,527   | WUC Facilities                     | Waterford Utility Commission |
| 75-1  | 253A Shore Road                   | Waterford   | CT | 06385 SHORE ROAD PUMP STATION               | \$ 235,862    | \$ 105,527   | WUC Facilities                     | Waterford Utility Commission |
| 76-1  | 64 Scotch Cap Road                | Quaker Hill | CT | 06375 THAMES LANDING PUMP STATION           | \$ 67,512     |              | WUC Facilities                     | Waterford Utility Commission |
| 77-1  | Various Locations                 | Waterford   | CT | 06385 EDP INFRASTRUCTURE                    | \$ -          | \$ 1,549,997 | Buildings/Facilities               | Waterford Utility Commission |
| 77-2  | Various Locations                 | Waterford   | CT | 06385 PRINTING/COPY EDP                     | \$ -          | \$ 91,713    | Buildings/Facilities               | IT Department                |
| 78-1  | 861 Vauxhall St. Ext.             | Waterford   | CT | 06385 VAUXHALL WATER TOWER-300K GAL         | \$ 1,114,490  |              | Buildings/Facilities               | Waterford Utility Commission |
| 79-1  | 1043 Hartford Road                | Waterford   | CT | 06385 INDUSTRIAL DR. WATER BOOSTER STATION  | \$ 468,180    |              | WUC Facilities                     | Waterford Utility Commission |
| 8-1   | 65 Rope Ferry Road                | Waterford   | CT | 06385 JORDON PARK HOUSE -RECREATION BLDG.   | \$ 146,818    | \$ 1,020     | Buildings/Facilities               | DPW / Town                   |
| 80-1  | 40 Dayton Road                    | Waterford   | CT | 06385 DAYTON RD. WATER BOOSTER STATION      | \$ 105,820    |              | WUC Facilities                     | Waterford Utility Commission |
| 81-1  | 51 Benham Avenue                  | Quaker Hill | CT | 06375 HARRISON LANDING PUMP STATION         | \$ 140,000    | \$ 475,000   | WUC Facilities                     | Waterford Utility Commission |
| 82-1  | 1000 Hartford Road                | Waterford   | CT | 06385 NEW MUNICIPAL COMPLEX + GARAGE        | \$ 14,500,000 | \$ 598,138   | Buildings/Facilities               | DPW / Town                   |
| 9-1   | 1000 Hartford Turnpike            | Waterford   | CT | 06385 MUNICIPAL COMPLEX BUILDING            | \$ 9,060,456  | Occupied     | Buildings/Facilities               | DPW / Town                   |
| 9-2   | 1000 Hartford Turnpike            | Waterford   | CT | 06385 MUNICIPAL COMPLEX BLDG. UTILITY       | \$ 2,021,760  | Occupied     | Buildings/Facilities               | Waterford Utility Commission |
| NEW   | 8 GOSHEN ROAD                     | Waterford   | CT | 06385 EMPTY LOT                             | \$ 385,000    | \$ -         | EMPTY LOT PURCHASED BY             | DPW / Town                   |

a) So the missed maintenance for the sewer interceptors etc is being done now, at what point may capital level preventive maintenance make its way into WUC requests?

b) Items that are highlighted are already part of capital planing by DPW, BOE, and WUC

What's Missing:

\*\*\*\*\* 5 Fire Station Capital Needs-Fire Services Director is working on it

\*\*\*\*\* Town will be adopting the Friendship School when LEARN moves out-Human Services Administrator will owe

2/19/25

**Long Range Facilities Asset Matrix**

Municipal Complex  
1000 Hartford Turnpike

Description of building:  
56,398 Sqft  
Built in 2020  
Natural gas  
Replacement Cost:



| <b><u>Building Components</u></b>    | <b><u>Description</u></b>                                                       | <b><u>2024-2029</u></b> | <b><u>2030-2035</u></b> | <b><u>2036-2041</u></b> | <b><u>2042-2047</u></b> |
|--------------------------------------|---------------------------------------------------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| Building Envelope:                   | Roofs, windows, doors, brick                                                    |                         | \$137,500               | \$66,000                | \$910,000               |
| HVAC:                                | Boiler, VRF/split systems, chiller, roof top units, interior units              |                         |                         | \$90,000                |                         |
| ADA:                                 | Meets current guidelines or building access, parking and interior service areas |                         |                         |                         |                         |
| Electrical Power Distribution:       | Transfer switch, UPS, building service, interior distribution                   |                         |                         |                         |                         |
| Emergency Power Systems:             | Diesel generator                                                                |                         |                         |                         | \$455,000               |
| Security:                            | Fire, Panic, Intrusion                                                          |                         |                         |                         |                         |
| Interior Finishes:                   |                                                                                 |                         |                         | \$150,000               |                         |
| Specialty Systems:                   | Operational Equip, Commercial Kitchens                                          |                         | \$137,500               | \$42,000                | \$162,500               |
| UST/AGT:                             |                                                                                 |                         |                         |                         |                         |
| Site work: Parking lots & sidewalks: |                                                                                 | \$75,000                |                         | \$120,000               |                         |
| Exterior Lighting:                   |                                                                                 |                         |                         |                         |                         |
|                                      | <b><u>Totals:</u></b>                                                           | <b>\$75,000</b>         | <b>\$275,000</b>        | <b>\$468,000</b>        | <b>\$1,527,500</b>      |

**Long Range Facilities Asset Matrix: Municipal Complex (Detail)**

| <b><u>Building Components</u></b>               | <b><u>Description</u></b>                  | <b><u>Condition:<br/>Excellent,<br/>Good, Fair,<br/>Poor</u></b> | <b><u>Notes</u></b>                                                                                                    | <b><u>2024-2029</u></b> | <b><u>2030-2035</u></b> | <b><u>2036-2041</u></b> | <b><u>2042-2047</u></b> |
|-------------------------------------------------|--------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|
| <b>Building Envelope:</b>                       | Roof                                       | Excellent                                                        | 43,000 sqft sloped metal, 25 yr warranty rust through.                                                                 |                         |                         |                         | \$650,000               |
|                                                 | Windows                                    | Excellent                                                        | 25 sliding units w/screens. Replace 20 years                                                                           |                         |                         | \$66,000                |                         |
|                                                 | Doors                                      | Excellent                                                        | 11 Overhead doors, 6 personnel                                                                                         |                         | \$137,500               |                         |                         |
|                                                 | Metal                                      | Excellent                                                        |                                                                                                                        |                         |                         |                         | \$260,000               |
| <b>HVAC:</b>                                    | Boiler                                     |                                                                  | 2 for the floor systems                                                                                                |                         |                         |                         |                         |
|                                                 | VRF/Split systems                          | None                                                             |                                                                                                                        |                         |                         |                         |                         |
|                                                 | Chiller                                    | None                                                             |                                                                                                                        |                         |                         |                         |                         |
|                                                 | Roof top units: 5 units installed in 2020. | Excellent                                                        | Replace maint garage air handlers.                                                                                     |                         |                         | \$90,000                |                         |
| <b>ADA:</b>                                     | Exterior                                   | Excellent                                                        | Meets current guidelines.                                                                                              |                         |                         |                         |                         |
|                                                 | Interior                                   | Excellent                                                        | Meets current guidelines.                                                                                              |                         |                         |                         |                         |
| <b>Electrical Power Distribution:</b>           | Transfer switch                            | Excellent                                                        |                                                                                                                        |                         |                         |                         |                         |
|                                                 | UPS                                        | None                                                             |                                                                                                                        |                         |                         |                         |                         |
|                                                 | Main Service                               |                                                                  |                                                                                                                        |                         |                         |                         |                         |
| <b>Emergency Power Systems:</b>                 | Generator                                  | 800 kw/3 p                                                       |                                                                                                                        |                         |                         |                         | \$455,000               |
| <b>Security- Intrusion, Fire, Panic, Video:</b> | Fire                                       |                                                                  | Yes                                                                                                                    |                         |                         |                         |                         |
|                                                 | Panic                                      |                                                                  | No                                                                                                                     |                         |                         |                         |                         |
|                                                 | Intrusion                                  |                                                                  | No                                                                                                                     |                         |                         |                         |                         |
| <b>Interior Finishes:</b>                       |                                            |                                                                  |                                                                                                                        |                         |                         | \$150,000               |                         |
| <b>Specialty Systems:</b>                       | Operational Equip, Commercial Kitchens     |                                                                  | 1.) Replace stationary comp equipt at T-station.<br>2.) Hot vehicle wash system replacement.<br>3.) Scale replacement. |                         | \$137,500               | 1 \$42,000              | 3 \$162,500             |
| <b>UST/AGT:</b>                                 | No UST on site                             |                                                                  |                                                                                                                        |                         |                         |                         |                         |
| <b>Site work: Parking lots &amp; sidewalks:</b> |                                            | Good                                                             | 1.) Pave entrance.<br>2.) Resurfacing pavement areas around site.                                                      | \$75,000                | 1                       | \$120,000               | 2                       |
| <b>Exterior Lighting:</b>                       |                                            |                                                                  |                                                                                                                        |                         |                         |                         |                         |
|                                                 |                                            |                                                                  | <b><u>Totals:</u></b>                                                                                                  | <b>\$75,000</b>         | <b>\$275,000</b>        | <b>\$468,000</b>        | <b>\$1,527,500</b>      |

Long Range Facilities Asset Matrix

Town Hall  
15 Rope Ferry Road

Description of building:  
28,135 Sqft  
Built in 1918  
Natural gas/heat pumps  
Replacement Cost: \$5,027,110



| <u>Building Components</u>           | <u>Description</u>                                                              | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|--------------------------------------|---------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                   | Roofs, windows, doors, brick                                                    |                  | \$137,500        | \$1,080,000      | \$325,000        |
| HVAC:                                | Boiler, VRF/split systems, chiller, roof top units, interior units              |                  |                  | \$300,000        |                  |
| ADA:                                 | Meets current guidelines or building access, parking and interior service areas | \$40,000         | \$275,000        |                  |                  |
| Electrical Power Distribution:       | Transfer switch, UPS, building service, interior distribution                   |                  | \$38,500         |                  | \$32,500         |
| Emergency Power Systems:             | Diesel generator                                                                |                  |                  |                  |                  |
| Security:                            | Fire, Panic, Intrusion                                                          |                  |                  |                  |                  |
| Interior Finishes:                   |                                                                                 |                  |                  | \$120,000        |                  |
| Specialty Systems:                   | Operational Equip, Commercial Kitchens                                          |                  |                  |                  |                  |
| UST/AGT:                             |                                                                                 |                  |                  |                  |                  |
| Site work: Parking lots & sidewalks: |                                                                                 |                  | \$1,017,500      |                  |                  |
| Exterior Lighting:                   |                                                                                 |                  |                  | \$180,000        |                  |
|                                      | <u>Totals:</u>                                                                  | \$40,000         | \$1,468,500      | \$1,680,000      | \$357,500        |

## Long Range Facilities Asset Matrix: Town Hall (Detail)

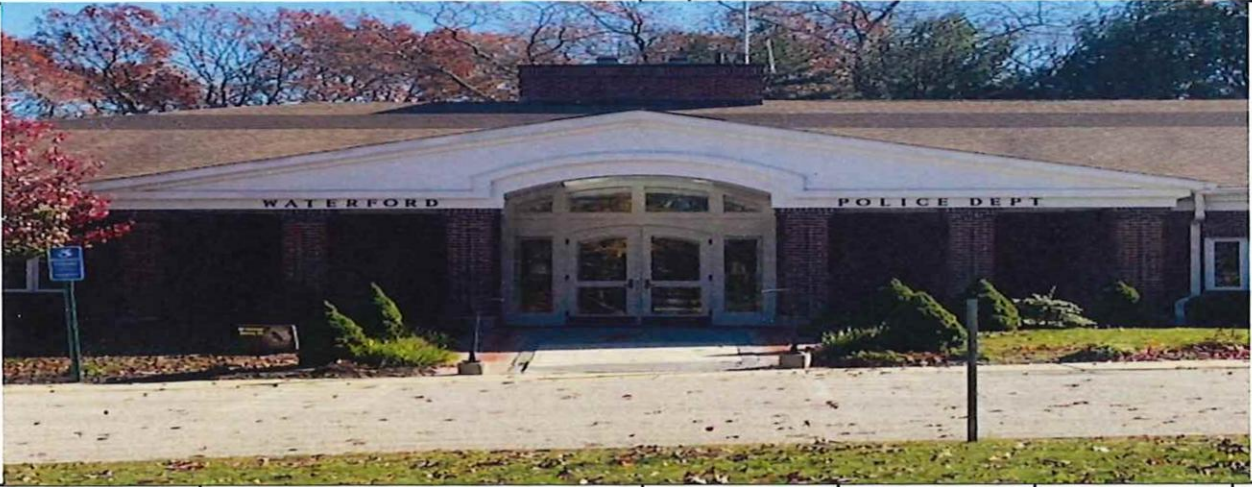
| <u>Building Components</u>               | <u>Description</u>                                | <u>Condition:</u><br><u>Excellent,</u><br><u>Good, Fair,</u><br><u>Poor</u> | <u>Notes</u>                                                        | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                       | Roof                                              | Good                                                                        | Installed 2003, 18,000 sqft, (\$50/sqft) based on latest State BOE. |                  |                  | \$1,080,000      |                  |
|                                          | Windows                                           | Good                                                                        | Replaced in 2018? 1. Internal Study 2015                            |                  |                  |                  |                  |
|                                          | Doors                                             | Good                                                                        | Replace rear store front doors, auditorium doors.                   |                  |                  |                  | \$325,000        |
|                                          | Brick                                             | Fair                                                                        | Repaint exterior brick.                                             |                  | \$137,500        | 1                |                  |
| HVAC:                                    | Boiler                                            | None                                                                        |                                                                     |                  |                  |                  |                  |
|                                          | VRF/Split systems                                 |                                                                             | Replacement of RTU/VRF units.                                       |                  |                  | \$300,000        | 1                |
|                                          | Chiller                                           | None                                                                        |                                                                     |                  |                  |                  |                  |
|                                          | Roof top units                                    | Good                                                                        | Aud Only, DOAS                                                      |                  |                  |                  |                  |
| ADA:                                     | Exterior                                          |                                                                             | 1.) ADA compliance study.<br>2.) ADA modifications.                 | \$40,000         | 1                | \$275,000        | 2                |
|                                          | Interior                                          |                                                                             |                                                                     |                  |                  |                  |                  |
| Electrical Power Distribution:           | Transfer switch                                   | Good                                                                        | Service life 25 years                                               |                  |                  |                  | \$32,500         |
|                                          | UPS                                               |                                                                             |                                                                     |                  | \$38,500         |                  |                  |
|                                          | Service                                           | Excellent                                                                   |                                                                     |                  |                  |                  |                  |
| Emergency Power Systems:                 | Generator                                         | Excellent                                                                   | 150 kw diesel                                                       |                  |                  |                  |                  |
| Security- Intrusion, Fire, Panic, Video: | Fire                                              | Good                                                                        |                                                                     |                  |                  |                  |                  |
|                                          | Panic                                             |                                                                             | Limited Units                                                       |                  |                  |                  |                  |
|                                          | Intrusion                                         | None                                                                        |                                                                     |                  |                  |                  |                  |
| Interior Finishes:                       |                                                   |                                                                             |                                                                     |                  |                  | \$120,000        |                  |
| Specialty Systems:                       | Operational Equip, Commercial Kitchens, elevators |                                                                             | Elevator Completed in 2025                                          |                  |                  |                  |                  |
| UST/AGT:                                 |                                                   |                                                                             | No UST on site                                                      |                  |                  |                  |                  |
| Site work: Parking lots & sidewalks:     |                                                   |                                                                             |                                                                     |                  | \$1,017,500      |                  |                  |
| Exterior Lighting:                       |                                                   |                                                                             | Replacing rusting poles, \$15k/pole.                                |                  |                  | \$180,000        |                  |
|                                          |                                                   |                                                                             | <b>Totals:</b>                                                      | \$40,000         | \$1,468,500      | \$1,680,000      | \$357,500        |

2/19/25

Long Range Facilities Asset Matrix

Police Department  
41 Avery Lane

Description of building:  
26,452 Sqft  
Built in 1991  
Natural gas  
Replacement Cost:



| <u>Building Components</u>           | <u>Description</u>                                                              | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|--------------------------------------|---------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                   | Roofs, windows, doors, brick                                                    | \$575,000        | \$82,500         |                  |                  |
| HVAC:                                | Boiler, VRF/split systems, chiller, roof top units, interior units              | \$1,300,000      |                  |                  |                  |
| ADA:                                 | Meets current guidelines or building access, parking and interior service areas | \$40,000         | \$220,000        |                  |                  |
| Electrical Power Distribution:       | Transfer switch, UPS, building service, interior distribution                   |                  |                  |                  |                  |
| Emergency Power Systems:             | Diesel generator                                                                |                  |                  |                  |                  |
| Security:                            | Fire, Panic, Intrusion                                                          | \$100,000        |                  |                  |                  |
| Interior Finishes:                   |                                                                                 |                  | \$165,000        |                  |                  |
| Specialty Systems:                   | Operational Equip, Commercial Kitchens                                          |                  |                  |                  |                  |
| UST/AGT:                             |                                                                                 |                  |                  |                  |                  |
| Site work: Parking lots & sidewalks: |                                                                                 | \$600,000        |                  |                  |                  |
| Exterior Lighting:                   |                                                                                 | \$100,000        |                  |                  |                  |
|                                      | <u>Totals:</u>                                                                  | \$2,715,000      | \$467,500        | \$0              | \$0              |

2/19/25

# Long Range Facilities Asset Matrix: Police Station (Detail)

| <u>Building Components</u>               | <u>Description</u>                     | <u>Condition:</u><br><u>Excellent,</u><br><u>Good, Fair,</u><br><u>Poor</u> | <u>Notes</u>                                        | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2049</u> |
|------------------------------------------|----------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                       | Roof                                   | Fair                                                                        | Shingles 28,000 sqft, (\$16/sqft)                   | \$450,000        |                  |                  |                  |
|                                          | Windows                                | Poor                                                                        |                                                     | \$125,000        |                  |                  |                  |
|                                          | Doors                                  |                                                                             |                                                     |                  |                  |                  |                  |
|                                          | Brick                                  | Good                                                                        | Repoint exterior brick.                             |                  | \$82,500         |                  |                  |
| HVAC:                                    | Boiler                                 | Good                                                                        | Study 2020 recommendations.                         | \$1,300,000      |                  |                  |                  |
|                                          | VRF/Split systems                      | Good                                                                        | 2 for Town Data Room                                |                  |                  |                  |                  |
|                                          | Chiller                                |                                                                             |                                                     |                  |                  |                  |                  |
|                                          | Roof top units                         |                                                                             |                                                     |                  |                  |                  |                  |
| ADA:                                     | Exterior                               |                                                                             | 1.) ADA compliance study.<br>2.) ADA modifications. | \$40,000         | 1                |                  |                  |
|                                          | Interior                               |                                                                             |                                                     |                  | \$220,000        | ##               |                  |
| Electrical Power Distribution:           | Transfer switch                        |                                                                             |                                                     |                  |                  |                  |                  |
|                                          | UPS                                    |                                                                             |                                                     |                  |                  |                  |                  |
|                                          | Service                                |                                                                             |                                                     |                  |                  |                  |                  |
| Emergency Power Systems:                 | Generator                              |                                                                             | 200 kw 208/3p diesel                                |                  |                  |                  |                  |
| Security- Intrusion, Fire, Panic, Video: | Fire                                   | Poor                                                                        | Yes<br>1.) New gates                                | \$100,000        | 1                |                  |                  |
|                                          | Panic                                  |                                                                             | No                                                  |                  |                  |                  |                  |
|                                          | Intrusion                              |                                                                             | No                                                  |                  |                  |                  |                  |
| Interior Finishes:                       |                                        |                                                                             |                                                     |                  | \$165,000        |                  |                  |
| Specialty Systems:                       | Operational Equip, Commercial Kitchens |                                                                             |                                                     |                  |                  |                  |                  |
| UST/AGT:                                 | AGT on site                            |                                                                             |                                                     |                  |                  |                  |                  |
| Site work: Parking lots & sidewalks:     |                                        |                                                                             |                                                     | \$600,000        |                  |                  |                  |
| Exterior Lighting:                       |                                        |                                                                             |                                                     | \$100,000        |                  |                  |                  |
|                                          |                                        |                                                                             | <u>Totals:</u>                                      | \$2,715,000      | \$467,500        | \$0              | \$0              |

2/19/25

Long Range Facilities Asset Matrix

Library  
49 Rope Ferry Road

Description of building:  
22,488 Sqft  
Built in 1965  
Heating oil  
Replacement Cost: \$4,506,679



| <u>Building Components</u>           | <u>Description</u>                                                              | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|--------------------------------------|---------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                   | Roofs, windows, doors, brick                                                    | \$975,000        | \$385,000        | \$90,000         |                  |
| HVAC:                                | Boiler, VRF/split systems, chiller, roof top units, interior units              |                  |                  |                  |                  |
| ADA:                                 | Meets current guidelines or building access, parking and interior service areas | \$40,000         | \$110,000        |                  |                  |
| Electrical Power Distribution:       | Transfer switch, UPS, building service, interior distribution                   | \$175,000        |                  |                  |                  |
| Emergency Power Systems:             | Diesel generator                                                                |                  |                  |                  |                  |
| Security:                            | Fire, Panic, Intrusion                                                          |                  |                  |                  |                  |
| Interior Finishes:                   |                                                                                 |                  |                  | \$150,000        |                  |
| Specialty Systems:                   | Operational Equip, Commercial Kitchens                                          |                  |                  |                  |                  |
| UST/AGT:                             |                                                                                 |                  |                  |                  |                  |
| Site work: Parking lots & sidewalks: |                                                                                 |                  | \$275,000        |                  |                  |
| Exterior Lighting:                   |                                                                                 | \$150,000        |                  |                  |                  |
|                                      | <u>Totals:</u>                                                                  | \$1,340,000      | \$770,000        | \$240,000        | \$0              |

2/19/25

## Long Range Facilities Asset Matrix: Library (Detail)

| <u>Building Components</u>               | <u>Description</u>                     | <u>Condition:</u><br><u>Excellent,</u><br><u>Good, Fair,</u><br><u>Poor</u> | <u>Notes</u>                                                                 | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|------------------------------------------|----------------------------------------|-----------------------------------------------------------------------------|------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                       | Roof                                   | Poor to fair                                                                | Installed in 1995 (est). Approx 18,000 sqft. Inspection in 2021. (\$50/sqft) | \$900,000        |                  |                  |                  |
|                                          | Windows                                | Fair                                                                        | Replace store fronts.                                                        |                  | \$385,000        |                  |                  |
|                                          | Doors                                  | Poor Front, good rear                                                       |                                                                              | \$75,000         |                  |                  |                  |
|                                          | Brick                                  | Good                                                                        | Repoint exterior brick.                                                      |                  |                  | \$90,000         |                  |
| HVAC:                                    | Boiler                                 |                                                                             |                                                                              |                  |                  |                  |                  |
|                                          | VRF/Split systems                      |                                                                             |                                                                              |                  |                  |                  |                  |
|                                          | Chiller                                |                                                                             |                                                                              |                  |                  |                  |                  |
|                                          | Roof top units                         |                                                                             |                                                                              |                  |                  |                  |                  |
| ADA:                                     | Exterior                               | Good                                                                        | 1.) ADA compliance study.<br>2.) ADA modifications.                          | \$40,000         | 1                |                  |                  |
|                                          | Interior                               | Ggood                                                                       |                                                                              |                  | \$110,000        | 2                |                  |
| Electrical Power Distribution:           | Transfer switch                        |                                                                             |                                                                              |                  |                  |                  |                  |
|                                          | UPS                                    |                                                                             |                                                                              |                  |                  |                  |                  |
|                                          | Service                                | Poor                                                                        |                                                                              | \$175,000        |                  |                  |                  |
| Emergency Power Systems:                 | Generator                              |                                                                             |                                                                              |                  |                  |                  |                  |
| Security- Intrusion, Fire, Panic, Video: | Fire                                   | Fair                                                                        |                                                                              |                  |                  |                  |                  |
|                                          | Panic                                  |                                                                             |                                                                              |                  |                  |                  |                  |
|                                          | Intrusion                              |                                                                             |                                                                              |                  |                  |                  |                  |
| Interior Finishes:                       |                                        |                                                                             |                                                                              |                  |                  | \$150,000        |                  |
| Specialty Systems:                       | Operational Equip, Commercial Kitchens |                                                                             |                                                                              |                  |                  |                  |                  |
| UST/AGT:                                 | AGT on site                            | Excellent                                                                   |                                                                              |                  |                  |                  |                  |
| Site work: Parking lots & sidewalks:     |                                        | Fair                                                                        |                                                                              |                  | \$275,000        |                  |                  |
| Exterior Lighting:                       |                                        | Fair                                                                        |                                                                              | \$150,000        |                  |                  |                  |
|                                          |                                        |                                                                             | <u>Totals:</u>                                                               | \$1,340,000      | \$770,000        | \$240,000        | \$0              |

2/19/25

Long Range Facilities Asset Matrix

Community Center  
(Senior Services, Rec & Parks only)  
24 Rope Ferry Road

Description of building:  
24,758 Sqft  
Built in 2004  
Natural gas  
Replacement Cost: \$7,995,250



| <u>Building Components</u>           | <u>Description</u>                                                              | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|--------------------------------------|---------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                   | Roofs, windows, doors, brick                                                    |                  | \$2,200,000      |                  |                  |
| HVAC:                                | Boiler, VRF/split systems, chiller, roof top units, interior units              | \$235,000        |                  |                  |                  |
| ADA:                                 | Meets current guidelines or building access, parking and interior service areas | \$40,000         | \$137,500        |                  |                  |
| Electrical Power Distribution:       | Transfer switch, UPS, building service, interior distribution                   |                  |                  |                  |                  |
| Emergency Power Systems:             | Diesel generator                                                                |                  |                  |                  | \$45,500         |
| Security:                            | Fire, Panic, Intrusion                                                          |                  |                  |                  |                  |
| Interior Finishes:                   |                                                                                 |                  |                  | \$300,000        |                  |
| Specialty Systems:                   | Operational Equip, Commercial Kitchens                                          |                  | \$385,000        |                  |                  |
| UST/AGT:                             |                                                                                 |                  | \$110,000        |                  |                  |
| Site work: Parking lots & sidewalks: |                                                                                 |                  | \$385,000        |                  |                  |
| Exterior Lighting:                   |                                                                                 |                  |                  |                  |                  |
|                                      | <u>Totals:</u>                                                                  | \$275,000        | \$3,217,500      | \$300,000        | \$45,500         |

**Long Range Facilities Asset Matrix: Community Center (Detail)**

| <u>Building Components</u>           | <u>Description</u>                       | <u>Condition:</u><br><u>Excellent,</u><br><u>Good, Fair,</u><br><u>Poor</u> | <u>Notes</u>                                        | <u>2024-2029</u> |   | <u>2030-2035</u> |   | <u>2036-2041</u> |  | <u>2042-2047</u> |
|--------------------------------------|------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------------|------------------|---|------------------|---|------------------|--|------------------|
| Building Envelope:                   | Roof                                     | Fair                                                                        | Installed 2003, 118,000 sqft entire structure.      |                  |   | \$2,200,000      |   |                  |  |                  |
|                                      | Windows                                  | Good                                                                        |                                                     |                  |   |                  |   |                  |  |                  |
|                                      | Doors                                    | Good                                                                        |                                                     |                  |   |                  |   |                  |  |                  |
|                                      | Brick                                    | Good                                                                        |                                                     |                  |   |                  |   |                  |  |                  |
| HVAC:                                | Boiler                                   |                                                                             |                                                     |                  |   |                  |   |                  |  |                  |
|                                      | VRF/Split systems                        |                                                                             | None                                                |                  |   |                  |   |                  |  |                  |
|                                      | Chiller                                  | Poor                                                                        | Replace chiller.                                    | \$235,000        |   |                  |   |                  |  |                  |
|                                      | Roof top units                           |                                                                             | None                                                |                  |   |                  |   |                  |  |                  |
| ADA:                                 | Exterior                                 |                                                                             | 1.) ADA compliance study.<br>2.) ADA modifications. | \$40,000         | 1 | \$82,500         | 2 |                  |  |                  |
|                                      | Interior                                 |                                                                             |                                                     |                  |   | \$55,000         | 2 |                  |  |                  |
| Electrical Power Distribution:       | Transfer switch                          | Good                                                                        |                                                     |                  |   |                  |   |                  |  | \$45,500         |
|                                      | UPS                                      |                                                                             | Unknown                                             |                  |   |                  |   |                  |  |                  |
|                                      | Service                                  | Good                                                                        |                                                     |                  |   |                  |   |                  |  |                  |
| Emergency Power Systems:             | Generator                                | Good                                                                        | 200kw 408/3p diesel                                 |                  |   |                  |   |                  |  |                  |
| 350000                               | Fire                                     | Good                                                                        | Yes                                                 |                  |   |                  |   |                  |  |                  |
|                                      | Panic                                    |                                                                             | Unknown                                             |                  |   |                  |   |                  |  |                  |
|                                      | Intrusion                                |                                                                             | Yes                                                 |                  |   |                  |   |                  |  |                  |
| Interior Finishes:                   |                                          |                                                                             |                                                     |                  |   |                  |   | \$300,000        |  |                  |
| Specialty Systems:                   | Operational Equip, Commercial Kitchens   | Good                                                                        | Replace commercial kitchen.                         |                  |   | \$385,000        |   |                  |  |                  |
| UST/AGT:                             | UST - Tanks on site, installed in 20003. | Poor                                                                        | Remove tanks by 2033.                               |                  |   | \$110,000        |   |                  |  |                  |
| Site work: Parking lots & sidewalks: |                                          | Good                                                                        |                                                     |                  |   | \$385,000        |   |                  |  |                  |
| Exterior Lighting:                   |                                          | Good                                                                        |                                                     |                  |   |                  |   |                  |  |                  |
|                                      |                                          |                                                                             | <u>Totals:</u>                                      | \$275,000        |   | \$3,217,500      |   | \$300,000        |  | \$45,500         |

2/19/25

Long Range Facilities Asset Matrix

Public Safety  
204 Boston Post Road

Description of building:  
9540 Sqft  
Built in 1900  
Natural gas  
Replacement Cost: \$1,198,005



| <u>Building Components</u>           | <u>Description</u>                                                              | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|--------------------------------------|---------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                   | Roofs, windows, doors, brick                                                    | \$30,000         | \$82,500         |                  |                  |
| HVAC:                                | Boiler, VRF/split systems, chiller, roof top units, interior units              | \$900,000        |                  |                  |                  |
| ADA:                                 | Meets current guidelines or building access, parking and interior service areas | \$40,000         | \$110,000        |                  |                  |
| Electrical Power Distribution:       | Transfer switch, UPS, building service, interior distribution                   |                  | \$38,500         |                  |                  |
| Emergency Power Systems:             | Diesel generator                                                                |                  | \$137,500        |                  |                  |
| Security:                            | Fire, Panic, Intrusion                                                          | \$25,000         |                  |                  |                  |
| Interior Finishes:                   |                                                                                 |                  | \$71,500         |                  |                  |
| Specialty Systems:                   | Operational Equip, Commercial Kitchens                                          |                  |                  | \$84,000         |                  |
| UST/AGT:                             |                                                                                 |                  |                  |                  |                  |
| Site work: Parking lots & sidewalks: |                                                                                 | \$350,000        |                  |                  |                  |
| Exterior Lighting:                   |                                                                                 |                  |                  |                  |                  |
|                                      | <u>Totals:</u>                                                                  | \$1,345,000      | \$440,000        | \$84,000         | \$0              |

2/19/25

**Long Range Facilities Asset Matrix: Public Safety Building (Detail)**

| <u>Building Components</u>               | <u>Description</u>                     | <u>Condition:<br/>Excellent,<br/>Good, Fair,<br/>Poor</u> | <u>Notes</u>                                           | <u>2024-2029</u>   | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|------------------------------------------|----------------------------------------|-----------------------------------------------------------|--------------------------------------------------------|--------------------|------------------|------------------|------------------|
| Building Envelope:                       | Roof                                   | Excellent                                                 | Completed in 2022.                                     |                    |                  |                  |                  |
|                                          | Windows                                | Good                                                      |                                                        |                    |                  |                  |                  |
|                                          | Doors                                  | Fair                                                      | Front Storefront with fob access                       | \$30,000           |                  |                  |                  |
|                                          | Brick                                  | Good                                                      | Repoint exterior brick.                                |                    | \$82,500         |                  |                  |
| HVAC:                                    | Boiler                                 | Excellent                                                 | Replaced 2024                                          |                    |                  |                  |                  |
|                                          | VRF/Split systems                      | Poor                                                      | Several for Dispatch                                   |                    |                  |                  |                  |
|                                          | Interior                               |                                                           | Study completed in 2020.<br>Recommend entire system to |                    |                  |                  |                  |
|                                          | Roof top units                         | Excellent/Poor                                            | One replaced in 2023                                   | \$900,000          |                  |                  |                  |
| ADA:                                     | Exterior                               |                                                           | 1.) ADA compliance study.<br>2.) ADA modifications.    | \$40,000           | 1                |                  |                  |
|                                          | Interior                               |                                                           |                                                        |                    | \$110,000        | 2                |                  |
| Electrical Power Distribution:           | Transfer switch                        | Unknown                                                   |                                                        |                    | \$38,500         |                  |                  |
|                                          | UPS                                    | Unknown                                                   |                                                        |                    |                  |                  |                  |
|                                          | Service                                | Good                                                      |                                                        |                    |                  |                  |                  |
| Emergency Power Systems:                 | Generator                              | Good                                                      | 125 kw 208/3p                                          |                    | \$137,500        |                  |                  |
| Security- Intrusion, Fire, Panic, Video: | Fire                                   |                                                           | y                                                      |                    |                  |                  |                  |
|                                          | Panic                                  |                                                           | No                                                     |                    |                  |                  |                  |
|                                          | Intrusion                              | Poor                                                      | No                                                     | \$25,000           |                  |                  |                  |
| Interior Finishes:                       |                                        |                                                           |                                                        |                    | \$71,500         |                  |                  |
| Specialty Systems:                       | Operational Equip, Commercial Kitchens |                                                           | Rehab towers.                                          |                    |                  | \$84,000         |                  |
| UST/AGT:                                 | No UST on site                         |                                                           |                                                        |                    |                  |                  |                  |
| Site work: Parking lots & sidewalks:     |                                        |                                                           |                                                        | \$350,000          |                  |                  |                  |
| Exterior Lighting:                       |                                        |                                                           |                                                        |                    |                  |                  |                  |
|                                          |                                        |                                                           | <b>Totals:</b>                                         | <b>\$1,345,000</b> | <b>\$440,000</b> | <b>\$84,000</b>  | <b>\$0</b>       |

2/19/25

Long Range Facilities Asset Matrix

Youth Services Bureau  
200 Boston Post Road

Description of building:  
12,208 Sqft  
Built in 1936  
Heat pumps  
Replacement Cost: \$1,543,082



| <u>Building Components</u>           | <u>Description</u>                                                              | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|--------------------------------------|---------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                   | Roofs, windows, doors, brick                                                    | \$175,000        | \$350,000        |                  |                  |
| HVAC:                                | Boiler, VRF/split systems, chiller, roof top units, interior units              | \$40,000         | \$125,000        |                  | \$175,000        |
| ADA:                                 | Meets current guidelines or building access, parking and interior service areas | \$40,000         | \$350,000        |                  |                  |
| Electrical Power Distribution:       | Transfer switch, UPS, building service, interior distribution                   | \$75,000         |                  |                  |                  |
| Emergency Power Systems:             | Diesel generator                                                                |                  |                  |                  |                  |
| Security:                            | Fire, Panic, Intrusion                                                          |                  |                  |                  |                  |
| Interior Finishes:                   |                                                                                 |                  | \$300,000        |                  |                  |
| Specialty Systems:                   | Operational Equip, Commercial Kitchens                                          |                  |                  |                  |                  |
| UST/AGT:                             |                                                                                 |                  |                  |                  |                  |
| Site work: Parking lots & sidewalks: |                                                                                 | \$350,000        |                  |                  |                  |
| Exterior Lighting:                   |                                                                                 |                  |                  |                  |                  |
|                                      | <u>Totals:</u>                                                                  | \$680,000        | \$1,125,000      | \$0              | \$175,000        |

2/19/25

### Long Range Facilities Asset Matrix: Youth Services (Detail)

| <u>Building Components</u>               | <u>Description</u>                     | <u>Condition:</u><br><u>Excellent,</u><br><u>Good, Fair,</u><br><u>Poor</u> | <u>Notes</u>                                   | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|------------------------------------------|----------------------------------------|-----------------------------------------------------------------------------|------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                       | Roof                                   | Good                                                                        | Approx, 7,000 sqft, \$50/sft.                  |                  | \$385,000        |                  |                  |
|                                          | Windows                                | Good                                                                        |                                                |                  |                  |                  |                  |
|                                          | Doors                                  | Poor                                                                        | Replace 4 doors                                | \$80,000         |                  |                  |                  |
|                                          | Brick                                  | Good                                                                        | Repoint exterior brick.                        | \$95,000         |                  |                  |                  |
| HVAC:                                    | Boiler                                 |                                                                             | None.                                          |                  |                  |                  |                  |
|                                          | VRF/Split systems                      |                                                                             | Variable refrigerant flow, no aux heat source. | \$40,000         |                  |                  |                  |
|                                          | DOAS                                   |                                                                             | Unknown                                        |                  |                  |                  | \$227,500        |
|                                          | Roof top units                         |                                                                             | Renovate outside air mechanicals (4 units)     |                  | \$137,500        |                  |                  |
| ADA:                                     | Exterior                               |                                                                             | ADA compliance study.                          | \$40,000         |                  |                  |                  |
|                                          | Interior                               |                                                                             | Toilets and interior spaces.                   |                  | \$385,000        |                  |                  |
| Electrical Power Distribution:           | Interior panels                        |                                                                             | Rewire and balance loads.                      | \$75,000         |                  |                  |                  |
|                                          | UPS                                    |                                                                             | Npne                                           |                  |                  |                  |                  |
|                                          | Service                                |                                                                             |                                                |                  |                  |                  |                  |
| Emergency Power Systems:                 | Generator                              |                                                                             | None.                                          |                  |                  |                  |                  |
| Security- Intrusion, Fire, Panic, Video: | Fire                                   |                                                                             | Yes                                            |                  |                  |                  |                  |
|                                          | Panic                                  |                                                                             | No                                             |                  |                  |                  |                  |
|                                          | Intrusion                              |                                                                             | No                                             |                  |                  |                  |                  |
| Interior Finishes:                       |                                        |                                                                             |                                                |                  | \$330,000        |                  |                  |
| Specialty Systems:                       | Operational Equip, Commercial Kitchens |                                                                             | Elevator Renovaton 2025                        |                  |                  |                  |                  |
| UST/AGT:                                 |                                        |                                                                             | No UST/AGT on site                             |                  |                  |                  |                  |
| Site work: Parking lots & sidewalks:     |                                        |                                                                             |                                                | \$350,000        |                  |                  |                  |
| Exterior Lighting:                       |                                        |                                                                             |                                                |                  |                  |                  |                  |
|                                          |                                        |                                                                             | <u>Totals:</u>                                 | \$680,000        | \$1,237,500      | \$0              | \$227,500        |

6/4/2025

Long Range Facilities Asset Matrix

Waterford High School  
20 Rope Ferry Road

Description of building:

296,000Sqft

in 2012

DX

\$264,864,000 (\$834 per sq ft)

Built

Geothermal /

Replacement Cost:



| <u>Building Components</u>                      | <u>Description</u>                                                              | <u>2024-2029</u> | <u>2030-2035</u>   | <u>2036-2041</u>   | <u>2042-2047</u>   |
|-------------------------------------------------|---------------------------------------------------------------------------------|------------------|--------------------|--------------------|--------------------|
| Building Envelope:                              | Roofs, windows, doors, brick                                                    |                  |                    | \$150,000          | \$1,200,000        |
| HVAC:                                           | Geothermal Wells, Heat Pump, DX System                                          |                  |                    | \$650,000          |                    |
| ADA:                                            | Meets current guidelines or building access, parking and interior service areas |                  |                    |                    |                    |
| Electrical Power Distribution:                  | Transfer switch, UPS, building service, Interior distribution                   |                  |                    |                    |                    |
| Emergency Power Systems:                        | Diesel generator                                                                |                  |                    |                    | \$675,000          |
| Security:                                       | Fire, Panic, Intrusion                                                          |                  |                    |                    |                    |
| Interior Finishes:                              |                                                                                 |                  |                    |                    |                    |
| Specialty Systems:                              | Operational Equip,Auditorium                                                    | \$104,000        |                    |                    |                    |
| UST/AGT:                                        |                                                                                 |                  |                    |                    |                    |
| Site work: Parking lots & sidewalks:Turf Fields |                                                                                 |                  |                    | \$450,000          |                    |
| Exterior Lighting:                              |                                                                                 |                  |                    |                    |                    |
| Pool                                            |                                                                                 |                  | \$275,000          |                    |                    |
| Gyms / Fieldhouse / Turf                        |                                                                                 | \$575,000        | \$750,000          | \$1,600,000        |                    |
|                                                 | <b>Totals:</b>                                                                  | <b>\$679,000</b> | <b>\$1,025,000</b> | <b>\$2,850,000</b> | <b>\$1,875,000</b> |

5/4/2025

## Long Range Facilities Asset Matrix: Waterford High School (Detail)

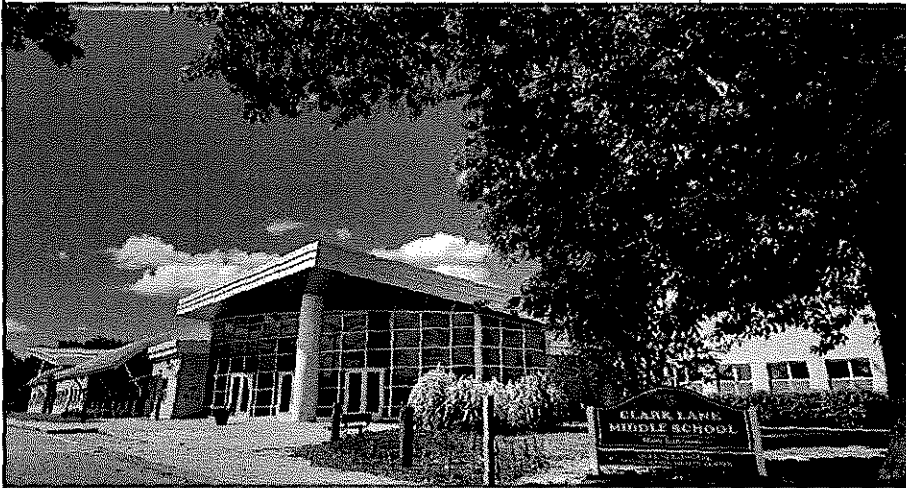
| <u>Building Components</u>               | <u>Description</u>                     | <u>Condition:</u><br><u>Excellent,</u><br><u>Good, Fair,</u><br><u>Poor</u> | <u>Notes</u>                                                   | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|------------------------------------------|----------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                       | Roof                                   | Excellent                                                                   | Sarnafil, sloped metal roof                                    |                  |                  | \$150,000        | \$1,200,000      |
|                                          | Windows                                | Excellent                                                                   |                                                                |                  |                  |                  |                  |
|                                          | Doors                                  | Excellent                                                                   |                                                                |                  |                  |                  |                  |
|                                          | Metal                                  | Excellent                                                                   |                                                                |                  |                  |                  |                  |
| HVAC:                                    | Geothermal Wells                       | Excellent                                                                   |                                                                |                  |                  | \$200,000        |                  |
|                                          | DX System                              | Good                                                                        |                                                                |                  |                  | \$450,000        |                  |
|                                          | Chiller                                | None                                                                        |                                                                |                  |                  |                  |                  |
| ADA:                                     | Exterior                               | Excellent                                                                   | Meets current guidelines.                                      |                  |                  |                  |                  |
|                                          | Interior                               | Excellent                                                                   | Meets current guidelines.                                      |                  |                  |                  |                  |
| Electrical Power Distribution:           | Transfer switch                        | Excellent                                                                   |                                                                |                  |                  |                  |                  |
|                                          | UPS                                    | None                                                                        |                                                                |                  |                  |                  |                  |
|                                          | Main Service                           |                                                                             |                                                                |                  |                  |                  |                  |
| Emergency Power Systems:                 | Generator                              | 2GW                                                                         | Good and reliable                                              |                  |                  |                  | \$675,000        |
| Security- Intrusion, Fire, Panic, Video: | Fire                                   |                                                                             | Yes                                                            |                  |                  |                  |                  |
|                                          | Panic                                  |                                                                             | No                                                             |                  |                  |                  |                  |
|                                          | Intrusion                              |                                                                             | No                                                             |                  |                  |                  |                  |
| Interior Finishes:                       |                                        |                                                                             |                                                                |                  |                  |                  |                  |
| Specialty Systems:                       | Operational Equip, Commercial Kitchens |                                                                             |                                                                |                  |                  |                  |                  |
| UST/AGT:                                 | No UST on site                         |                                                                             |                                                                |                  |                  |                  |                  |
| Site work: Parking lots & sidewalks:     |                                        | Ok                                                                          | 1.) Pave entrance. 2.) Resurfacing pavement areas around site. |                  |                  | \$450,000        |                  |
| Exterior Lighting:                       |                                        |                                                                             |                                                                |                  |                  |                  |                  |
| Pool                                     |                                        | Fair                                                                        |                                                                |                  | \$275,000        |                  |                  |
| Gyms / Fieldhouse/Turf                   |                                        | Poor                                                                        | Flooring is at end of life, bleachers need refurbishment       | \$575,000        | \$750,000        | \$1,600,000      |                  |
|                                          |                                        |                                                                             | <u>Totals:</u>                                                 | \$575,000        | \$1,025,000      | \$2,850,000      | \$1,875,000      |

6/4/2025

Long Range Facilities Asset Matrix

Clark Lane Middle School  
105 Clark Lane

Description of building:  
129,890 Sqft  
Built in 1952, renovations in 1955, 1964, 1973,  
1986, 1995, 2006  
Natural gas hydroponic boiler/heat pumps/Chillers  
Replacement Cost: \$108,328,260 (\$830 sq ft)



| <u>Building Components</u>           | <u>Description</u>                                                              | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|--------------------------------------|---------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                   | Roofs, windows, doors, brick                                                    |                  |                  | \$2,400,000      |                  |
| HVAC:                                | Boiler, VRF/split systems, chiller, roof top units, interior units              |                  | \$1,472,000      |                  |                  |
| ADA:                                 | Meets current guidelines or building access, parking and interior service areas |                  |                  |                  |                  |
| Electrical Power Distribution:       | UPS, building service, interior distribution                                    |                  |                  |                  | \$1,500,000      |
| Emergency Power Systems:             | Diesel generator                                                                |                  |                  |                  |                  |
| Security:                            | Fire, Panic, Intrusion                                                          |                  |                  |                  |                  |
| Interior Finishes:                   |                                                                                 |                  |                  |                  |                  |
| Specialty Systems:                   | Operational Equip, Commercial Kitchens                                          |                  |                  |                  |                  |
| UST/AGT:                             |                                                                                 |                  |                  |                  |                  |
| Site work: Parking lots & sidewalks: |                                                                                 |                  |                  |                  |                  |
| Exterior Lighting:                   |                                                                                 |                  |                  |                  |                  |
| GYM / Fieldhouse                     |                                                                                 |                  | \$235,000        |                  |                  |
|                                      | <u>Totals:</u>                                                                  | \$0              | \$1,707,000      | \$2,400,000      | \$1,500,000      |

6/4/2025

## Long Range Facilities Asset Matrix: Clark Lane Middle School (Detail)

| <u>Building Components</u>               | <u>Description</u>                                | <u>Condition:</u><br><u>Excellent,</u><br><u>Good, Fair,</u><br><u>Poor</u> | <u>Notes</u>                                             | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|------------------------------------------|---------------------------------------------------|-----------------------------------------------------------------------------|----------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                       | Roof (Sarnafil)                                   | Good                                                                        | Installed 2006, Some leaks, but they have been addressed |                  |                  | \$2,400,000      |                  |
|                                          | Windows                                           | Excellent                                                                   |                                                          |                  |                  |                  |                  |
|                                          | Doors                                             | Excellent                                                                   |                                                          |                  |                  |                  |                  |
|                                          | Brick                                             | Excellent                                                                   |                                                          |                  |                  |                  |                  |
| HVAC:                                    | Boiler                                            | Fair                                                                        | Boiler is old, transitioned to natural gas in 2020.      |                  | \$1,200,000      |                  |                  |
|                                          | VRF/Split systems                                 |                                                                             |                                                          |                  |                  |                  |                  |
|                                          | Chiller                                           | Poor                                                                        | Units are being replaced 2025                            |                  |                  |                  |                  |
|                                          | Roof top units                                    | Fair                                                                        | Units are working, but aging                             |                  | \$272,000        |                  |                  |
| ADA:                                     | Exterior                                          | Excellent                                                                   |                                                          |                  |                  |                  |                  |
|                                          | Interior                                          | Excellent                                                                   |                                                          |                  |                  |                  |                  |
| Electrical Power Distribution:           | Transfer switch                                   | Good                                                                        |                                                          |                  |                  |                  |                  |
|                                          | UPS                                               | Excellent                                                                   |                                                          |                  |                  |                  | \$350,000        |
|                                          | Service                                           | Excellent                                                                   |                                                          |                  |                  |                  | \$1,150,000      |
| Emergency Power Systems:                 | Generator                                         | N/A                                                                         |                                                          |                  |                  |                  |                  |
| Security- Intrusion, Fire, Panic, Video: | Fire                                              | Good                                                                        |                                                          |                  |                  |                  |                  |
|                                          | Panic                                             | Good                                                                        |                                                          |                  |                  |                  |                  |
|                                          | Intrusion                                         | Good                                                                        |                                                          |                  |                  |                  |                  |
| Interior Finishes:                       |                                                   |                                                                             |                                                          |                  |                  |                  |                  |
| Specialty Systems:                       | Operational Equip, Commercial Kitchens, elevators |                                                                             | IT Learning Boards                                       |                  | \$265,000        |                  |                  |
| UST/AGT:                                 |                                                   |                                                                             | No UST on site                                           |                  |                  |                  |                  |
| Site work: Parking lots & sidewalks:     | Fair                                              |                                                                             |                                                          |                  |                  |                  |                  |
| Exterior Lighting:                       | Good                                              |                                                                             |                                                          |                  |                  |                  |                  |
| GYM / Fieldhouse                         | Fair                                              |                                                                             |                                                          |                  | \$235,000        |                  |                  |
|                                          |                                                   |                                                                             | <u>Totals:</u>                                           | \$0              | \$1,972,000      | \$2,400,000      | \$1,500,000      |

6/4/2025

**Long Range Facilities Asset Matrix**

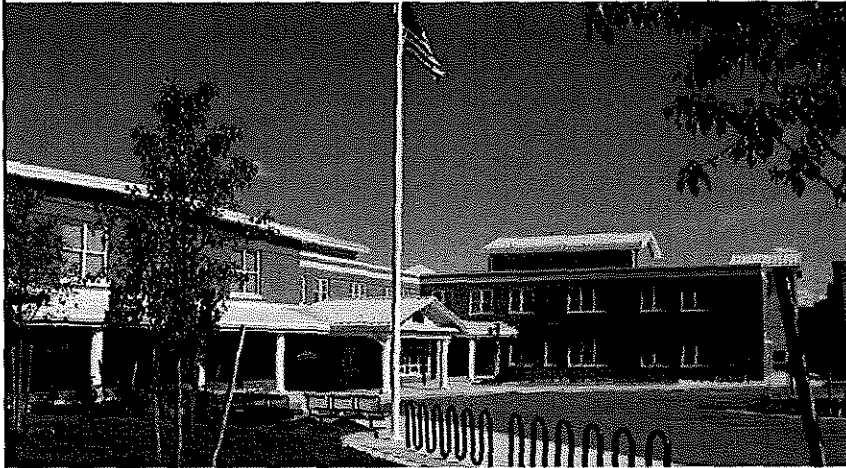
Quaker Hill Elementary School  
285 Bloomingdale

Description of building:

67,760 Sqft

Built in 2008

Replacement Cost: \$56,240,800 (\$830 sq ft)



| <u>Building Components</u>                       | <u>Description</u>                                                              | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u>   | <u>2042-2047</u> |
|--------------------------------------------------|---------------------------------------------------------------------------------|------------------|------------------|--------------------|------------------|
| Building Envelope:                               | Roofs, windows, doors, brick                                                    |                  |                  | \$350,000          |                  |
| HVAC:                                            | Geothermal, Gas system in main office                                           | \$360,000        |                  |                    |                  |
| ADA:                                             | Meets current guidelines or building access, parking and interior service areas |                  |                  |                    |                  |
| Electrical Power Distribution:                   | Transfer switch, UPS, building service, interior distribution                   |                  |                  |                    |                  |
| Emergency Power Systems:                         | Diesel generator                                                                |                  |                  | \$450,000          |                  |
| Security:                                        | Fire, Panic, Intrusion                                                          |                  |                  |                    |                  |
| Interior Finishes:                               |                                                                                 |                  |                  |                    |                  |
| Specialty Systems:                               | Operational Equip, Commercial Kitchens                                          |                  |                  |                    |                  |
| UST/AGT:                                         |                                                                                 |                  |                  |                    |                  |
| Site work: Parking lot, Sidewalk, and Playscapes |                                                                                 | \$231,000        |                  | \$450,000          |                  |
|                                                  |                                                                                 |                  |                  |                    |                  |
|                                                  | <b><u>Totals:</u></b>                                                           | <b>\$591,000</b> | <b>\$0</b>       | <b>\$1,250,000</b> | <b>\$0</b>       |

6/4/2025

## Long Range Facilities Asset Matrix: Quaker Hill Elementary (Detail)

| <u>Building Components</u>                       | <u>Description</u>                     | <u>Condition:</u><br><u>Excellent,</u><br><u>Good, Fair,</u><br><u>Poor</u> | <u>Notes</u>                | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|--------------------------------------------------|----------------------------------------|-----------------------------------------------------------------------------|-----------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                               | Roof                                   | Excellent                                                                   |                             |                  |                  | \$350,000        |                  |
|                                                  | Windows                                | Excellent                                                                   |                             |                  |                  |                  |                  |
|                                                  | Doors                                  | Excellent                                                                   |                             |                  |                  |                  |                  |
|                                                  | Brick                                  | Excellent                                                                   |                             |                  |                  |                  |                  |
| HVAC:                                            | Geothermal                             | Excellent                                                                   |                             |                  |                  |                  |                  |
|                                                  | Building Management System             | Poor                                                                        | System is partially updated | \$250,000        |                  |                  |                  |
|                                                  | Roof top units                         | Fair                                                                        |                             | \$110,000        |                  |                  |                  |
|                                                  |                                        |                                                                             |                             |                  |                  |                  |                  |
| ADA:                                             | Exterior                               | Excellent                                                                   |                             |                  |                  |                  |                  |
|                                                  | Interior                               | Excellent                                                                   |                             |                  |                  |                  |                  |
| Electrical Power Distribution:                   | Transfer switch                        | Excellent                                                                   |                             |                  |                  |                  |                  |
|                                                  | UPS                                    | Excellent                                                                   |                             |                  |                  |                  |                  |
|                                                  | Service                                | Excellent                                                                   |                             |                  |                  |                  |                  |
| Emergency Power Systems:                         | Generator                              | Good                                                                        |                             |                  |                  | \$450,000        |                  |
| Security- Intrusion, Fire, Panic, Video:         | Fire                                   | Excellent                                                                   |                             |                  |                  |                  |                  |
|                                                  | Panic                                  | Excellent                                                                   |                             |                  |                  |                  |                  |
|                                                  | Intrusion                              | Excellent                                                                   |                             |                  |                  |                  |                  |
| Interior Finishes:                               |                                        |                                                                             |                             |                  |                  |                  |                  |
| Specialty Systems:                               | Operational Equip, Commercial Kitchens |                                                                             |                             |                  |                  |                  |                  |
| UST/AGT:                                         |                                        |                                                                             |                             |                  |                  |                  |                  |
| Site work: Parking lot, Sidewalk, and Playscapes |                                        |                                                                             |                             | \$231,000        |                  | \$450,000        |                  |
| Exterior Lighting:                               |                                        |                                                                             |                             |                  |                  |                  |                  |
|                                                  |                                        |                                                                             | <u>Totals:</u>              | \$591,000        | \$0              | \$1,250,000      | \$0              |

6/4/2025

Long Range Facilities Asset Matrix

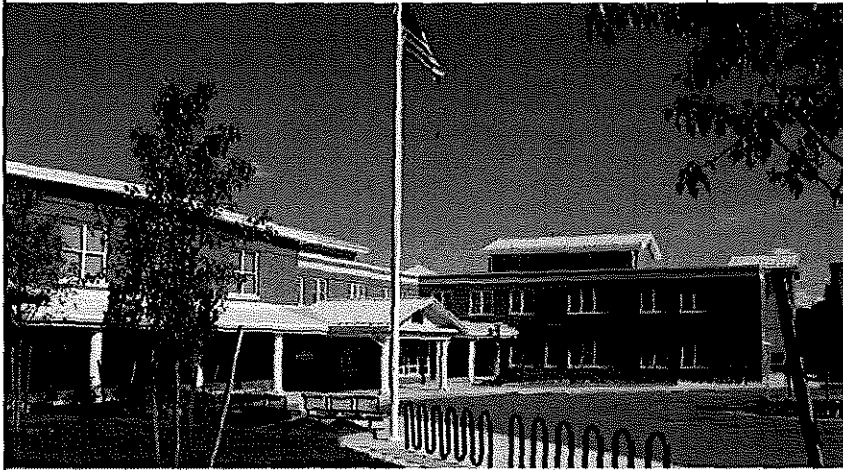
Quaker Hill Elementary School  
285 Bloomingdale

Description of building:

67,760 Sqft

Built in 2008

Replacement Cost: \$56,240,800 (\$830 sq ft)



| <u>Building Components</u>                       | <u>Description</u>                                                              | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|--------------------------------------------------|---------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                               | Roofs, windows, doors, brick                                                    |                  |                  | \$350,000        |                  |
| HVAC:                                            | Geothermal, Gas system in main office                                           | \$360,000        |                  |                  |                  |
| ADA:                                             | Meets current guidelines or building access, parking and interior service areas |                  |                  |                  |                  |
| Electrical Power Distribution:                   | Transfer switch, UPS, building service, interior distribution                   |                  |                  |                  |                  |
| Emergency Power Systems:                         | Diesel generator                                                                |                  |                  | \$450,000        |                  |
| Security:                                        | Fire, Panic, Intrusion                                                          |                  |                  |                  |                  |
| Interior Finishes:                               |                                                                                 |                  |                  |                  |                  |
| Specialty Systems:                               | Operational Equip, Commercial Kitchens                                          |                  |                  |                  |                  |
| UST/AGT:                                         |                                                                                 |                  |                  |                  |                  |
| Site work: Parking lot, Sidewalk, and Playscapes |                                                                                 | \$198,030        |                  | \$450,000        |                  |
|                                                  |                                                                                 |                  |                  |                  |                  |
|                                                  | <u>Totals:</u>                                                                  | \$558,030        | \$0              | \$1,250,000      | \$0              |

6/4/2025

## Long Range Facilities Asset Matrix: Oswegatchie Elementary (Detail)

| <u>Building Components</u>                      | <u>Description</u>                     | <u>Condition:</u><br><u>Excellent,</u><br><u>Good, Fair,</u><br><u>Poor</u> | <u>Notes</u>   | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|-------------------------------------------------|----------------------------------------|-----------------------------------------------------------------------------|----------------|------------------|------------------|------------------|------------------|
| Building Envelope:                              | Roof                                   | Excellent                                                                   |                |                  |                  | \$350,000        |                  |
|                                                 | Windows                                | Excellent                                                                   |                |                  |                  |                  |                  |
|                                                 | Doors                                  | Excellent                                                                   |                |                  |                  |                  |                  |
|                                                 | Brick                                  | Excellent                                                                   |                |                  |                  |                  |                  |
| HVAC:                                           | Geothermal                             | Excellent                                                                   |                |                  |                  |                  |                  |
|                                                 | Building Management System             | Poor                                                                        |                | \$255,000        |                  |                  |                  |
|                                                 | Roof top units                         | Fair                                                                        |                | \$104,750        |                  |                  |                  |
|                                                 |                                        |                                                                             |                |                  |                  |                  |                  |
| ADA:                                            | Exterior                               | Excellent                                                                   |                |                  |                  |                  |                  |
|                                                 | Interior                               | Excellent                                                                   |                |                  |                  |                  |                  |
| Electrical Power Distribution:                  | Transfer switch                        | Excellent                                                                   |                |                  |                  |                  |                  |
|                                                 | UPS                                    | Excellent                                                                   |                |                  |                  |                  |                  |
|                                                 | Service                                | Excellent                                                                   |                |                  |                  |                  |                  |
| Emergency Power Systems:                        | Generator                              | Good                                                                        |                |                  |                  | \$450,000        |                  |
| Security- Intrusion, Fire, Panic, Video:        | Fire                                   | Excellent                                                                   |                |                  |                  |                  |                  |
|                                                 | Panic                                  | Excellent                                                                   |                |                  |                  |                  |                  |
|                                                 | Intrusion                              | Excellent                                                                   |                |                  |                  |                  |                  |
| Interior Finishes:                              |                                        |                                                                             |                |                  |                  |                  |                  |
| Specialty Systems:                              | Operational Equip, Commercial Kitchens |                                                                             |                |                  |                  |                  |                  |
| UST/AGT:                                        |                                        |                                                                             |                |                  |                  |                  |                  |
| Site work: Parking lot, Sidewalk, and Driveways |                                        |                                                                             |                | \$198,030        |                  | \$450,000        |                  |
| Exterior Lighting:                              |                                        |                                                                             |                |                  |                  |                  |                  |
|                                                 |                                        |                                                                             | <u>Totals:</u> | \$557,780        | \$0              | \$1,250,000      | \$0              |

6/4/2025

Long Range Facilities Asset Matrix

Great Neck Elementary School  
165 Great Neck Road

Description of building:

68,331 Sqft

Built in 2009

Replacement Cost: \$56,714,730 (\$830 sq ft)



| <u>Building Components</u>                       | <u>Description</u>                                                              | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|--------------------------------------------------|---------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|
| Building Envelope:                               | Roofs, windows, doors, brick                                                    |                  |                  | \$350,000        |                  |
| HVAC:                                            | Geothermal, Gas system in main office                                           |                  | \$366,000        |                  |                  |
| ADA:                                             | Meets current guidelines or building access, parking and interior service areas |                  |                  |                  |                  |
| Electrical Power Distribution:                   | Transfer switch, UPS, building service, interior distribution                   |                  |                  |                  |                  |
| Emergency Power Systems:                         | Diesel generator                                                                |                  |                  |                  | \$465,000        |
| Security:                                        | Fire, Panic, Intrusion                                                          |                  |                  |                  |                  |
| Interior Finishes:                               |                                                                                 |                  |                  |                  |                  |
| Specialty Systems:                               | Operational Equip, Commercial Kitchens                                          |                  |                  |                  |                  |
| UST/AGT:                                         |                                                                                 |                  |                  |                  |                  |
| Site work: Parking lot, Sidewalk, and Playscapes |                                                                                 |                  | \$220,080        |                  | \$450,000        |
|                                                  |                                                                                 |                  |                  |                  |                  |
|                                                  | <u>Totals:</u>                                                                  | \$0              | \$586,080        | \$350,000        | \$915,000        |

6/4/2025

**Long Range Facilities Asset Matrix: Great Neck Elementary (Detail)**

| <u>Building Components</u>                       | <u>Description</u>                     | <u>Condition:<br/>Excellent,<br/>Good, Fair,<br/>Poor</u> | <u>Notes</u>   | <u>2024-2029</u> | <u>2030-2035</u> | <u>2036-2041</u> | <u>2042-2047</u> |
|--------------------------------------------------|----------------------------------------|-----------------------------------------------------------|----------------|------------------|------------------|------------------|------------------|
| Building Envelope:                               | Roof                                   | Excellent                                                 |                |                  |                  |                  | \$350,000        |
|                                                  | Windows                                | Excellent                                                 |                |                  |                  |                  |                  |
|                                                  | Doors                                  | Excellent                                                 |                |                  |                  |                  |                  |
|                                                  | Brick                                  | Excellent                                                 |                |                  |                  |                  |                  |
| HVAC:                                            | Geothermal                             | Excellent                                                 |                |                  |                  |                  |                  |
|                                                  | Building Management System             | Poor                                                      |                |                  | \$260,000        |                  |                  |
|                                                  | Roof top units                         | Fair                                                      |                |                  | \$106,415        |                  |                  |
| ADA:                                             | Exterior                               | Excellent                                                 |                |                  |                  |                  |                  |
|                                                  | Interior                               | Excellent                                                 |                |                  |                  |                  |                  |
| Electrical Power Distribution:                   | Transfer switch                        | Excellent                                                 |                |                  |                  |                  |                  |
|                                                  | UPS                                    | Excellent                                                 |                |                  |                  |                  |                  |
|                                                  | Service                                | Excellent                                                 |                |                  |                  |                  |                  |
| Emergency Power Systems:                         | Generator                              | Good                                                      |                |                  |                  |                  | \$465,000        |
| Security- Intrusion, Fire, Panic, Video:         | Fire                                   | Excellent                                                 |                |                  |                  |                  |                  |
|                                                  | Panic                                  | Excellent                                                 |                |                  |                  |                  |                  |
|                                                  | Intrusion                              | Excellent                                                 |                |                  |                  |                  |                  |
| Interior Finishes:                               |                                        |                                                           |                |                  |                  |                  |                  |
| Specialty Systems:                               | Operational Equip, Commercial Kitchens |                                                           |                |                  |                  |                  |                  |
| UST/AGT:                                         |                                        |                                                           |                |                  |                  |                  |                  |
| Site work: Parking lot, Sidewalk, and Playscapes |                                        |                                                           |                | \$220,080        |                  |                  | \$450,000        |
| Exterior Lighting:                               |                                        |                                                           |                |                  |                  |                  |                  |
|                                                  |                                        |                                                           | <u>Totals:</u> | \$220,080        | \$366,415        | \$0              | \$1,265,000      |



# Assessments and Capital Planning

## Standardized Assessment Services

Gordian's Assessments and Capital Planning solutions bring the power of facilities investment decision-making to your fingertips. Get comprehensive access to your facilities and asset database and strategic capital plan, keeping you connected to your organizational priorities.

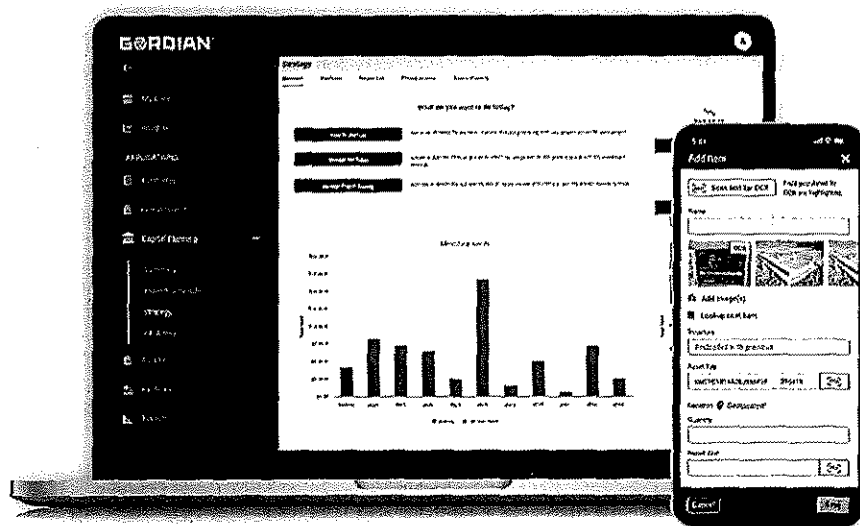
## We Offer Four Distinct Tiers for Your Facilities Portfolio:

- ✓ **Facility Condition Assessment+**  
You need project level detail to drive execution of work
- ✓ **Facility Condition Assessment**  
You need building level detail to drive capital planning decisions
- ✓ **Modeled Assessment**  
You need portfolio level detail to drive execution of work
- ✓ **Self-Assessment**  
You have a mature capital planning organization that needs access to modern assessment and capital planning software

## This Industry-Leading Assessment Platform Includes:

### RSMeans™ Data

RSMeans Data is Gordian's industry-leading construction cost database. RSMeans Data is used to develop cost estimates for facilities, systems, assets and requirements. The cost database contains more than 92,000 line items and cost engineers spend more than 30,000 hours researching and validating the costs every year. Gordian is the sole provider of the RSMeans Assessment Dataset informed by decades of field work conducted by licensed professionals. Gordian and its subsidiaries have the exclusive right to integrate and utilize RSMeans Data in facilities condition assessment software.



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## **Gordian Cloud Platform**

The Gordian Cloud Platform integrates capital planning, estimating and construction procurement capabilities in a single application and is powered by the industry-leading RSMeans Data. Gordian Cloud Platform offers a unified user experience by connecting workflows throughout the building lifecycle. These workflows are enhanced with powerful automation and insights, ultimately ensuring optimal decision making in project selection, budgeting and execution. Gordian Cloud Platform includes the following capabilities for Assessments and Capital Planning:

### **Asset Capture - Streamline asset capture and evaluation**

Gordian's Asset Capture application provides all the capabilities needed to create a digital record of any facility asset while in the field. A streamlined interface allows users to capture photos, asset information and link RSMeans Data in a single step. Once captured, Gordian's platform provides a single source of truth for all asset data gathered.

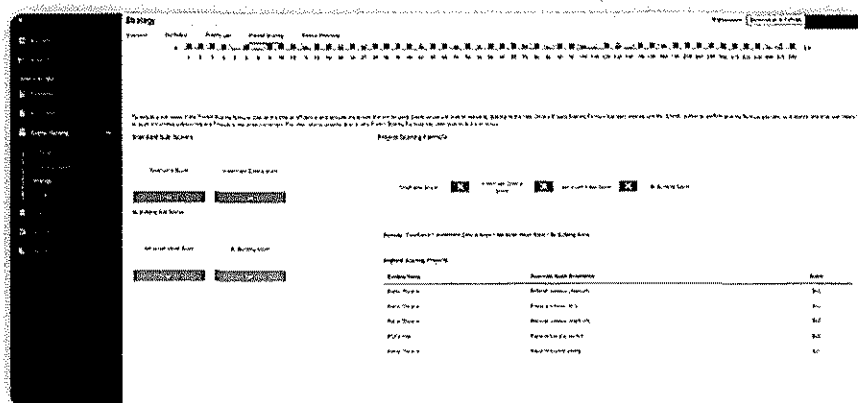
### **Capital Planning - Understand facility conditions to drive project prioritization and selection**

The first step to creating a unified pre-construction experience is to understand what assets you have and what condition they are in. With comprehensive asset data, industry-leading RSMeans Data and resources are used to analyze and prioritize those assets for replacement, giving customers unique tools to determine the best course of action.

[gordian.com](http://gordian.com)

## Strategic Assessment Insights

Gordian has developed a series of tools that complement our Facility Condition Assessments that can assist your organization in defining a multi-year investment plan. Our Strategic Assessment Insights solution brings the concepts of financial investment and portfolio-based wealth management to the facilities world, treating each facility and grounds feature as an investment-worthy asset rather than a financial liability. This strategic focus allows decision-makers to target investments that reflect the organization's mission and ensure each dollar is allocated to the highest priority.



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For more information on Assessments and Capital Planning, visit [gordian.com/assessment](http://gordian.com/assessment).