Space Needs Analysis
Bristol Municipal Buildings

Clara T. O'Connell Elementary School (Formerly Park Street E.S.)
120 Park Street

Building Area: 50,500 SF

Current Use: Elementary School
Original Construction Year: 1954
Additions: Yes (4 assumed)
Number of Floors: Three

Previous studies reviewed for this building: None.

Drawings used for Study: PDF's of Renovation Drawings dated 1981

Current Facility

Building Condition (Refer to Appendix 'A', Condition Survey)

The exterior of the building is predominately brick with limestone trim. Windows are insulated glass in bronze colored aluminum frames.

This building exhibits many attractive features that could be emphasized in a reuse of the structure. These include wood floor in the original portion of the building and the embossed tin ceilings. There are also a number of oak built-in cabinets in the classroom that enhance the character.

The exterior of the building has some problem areas: Brick is spalled at the pediments around the building. An attempt has been made to reduce the spalling with the application of a modified bituminous membrane on the roof side of the parapets. Although this will help the spalled brick has a much greater absorption rate than undamaged brick and will result in continued deterioration unless it fully replaced. Some brick deterioration was also noted under window openings. Cracks are evident and these have been patched with silicone sealant leaving an unattractive white emphasis on the brickwork. There are no brick expansion joints.

The materials on the building change moving from Park Street to the rear:
Original building: Brick with cast stone lintels and sill.
Next Section: Brick flat arches with limestone sills.
Next Section: Limestone lintels and sills
Next Section: Brick lintels with limestone sills.

The cheek walls at the main entrance have been patched with concrete on one side which should be replaced with stone.

The brick chimneys need to be re-pointed.
Steel grating on a rear window has rusted and stained the brick. It should be removed and the brick cleaned.
There are some remnants of graffiti that should be removed.

It appears that the built-up roof has had a cap sheet applied and been painted with silver reflective paint which will reduce the temperature fluctuations that the roofing will experience. Terracotta parapet caps exist at the perimeter and at interior walls (at the back of the original building) and these have shifted and have been patched. We recommend that all interior parapets be removed and the roofing patched to reduce the potential for leaks. Flashing should be extended under all parapet caps and the terracotta reinstalled. In doing so the terracotta becomes decorative and the flashing becomes the primary source of protection. Roof equipment, typically vent caps, are badly rusted, and, if functioning, should be replaced. The roof has good slope throughout.

Roof access is unsafe and needs corrective work. The enclosure at the roof level needs to be reconstructed.

The basement ceiling is covered with pipes and conduits, some of which are quite low and have a negative visual impact on the space.

There is a bump in the floors between the original building and the rear addition. This should have been an expansion joint and needs to be corrected.

Gymnasium Wing:

The exterior of the gymnasium consists of brick with limestone trim, a concrete wall cap, glass block windows with inset operable steel windows. Exterior doors are painted wood with wood trim.

The gymnasium windows are single glazed and should be replaced. We recommend that the glass block also be replaced. Wood doors and trim needs to be scraped and repainted.

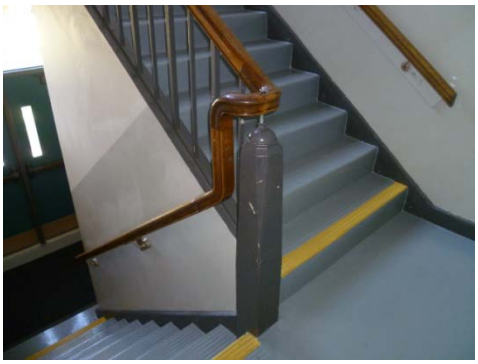
The roof is a built-up system with almost no slope, and, although functioning, it has reached its life expectancy and should be replaced.

The basement area is wet, yet serves as a return air plenum. Gymnasium floor needs to be sanded flat to remove cupping (caused by flooding), and refinished.

Flooding:
The building has been subjected to a number of floods originating from Rockwell Park. Although the river runs behind the school it doesn't leave its banks there. As a result of the flooding the gymnasium floor has started to cup and has been closed to private use. The floods also impact the basements of both wings. Until the flooding at Rockwell Park is addressed it will be difficult to find a suitable reuse for the building.

Fire and Code Deficiencies

The building is equipped with a full fire protection sprinkler system. Generally, the building meets code requirements, with the exception of issues typically found in older buildings:



The stair treads and risers do not meet current codes with dimension of up to 7.5" risers and a minimum of 10" treads (code 7" riser, 11" tread). The stairs on the original building do not have any nosings, which, if added, would improve the condition but still not meet code. There also appears to be significant wear in the treads. Guardrails are less than 42" high.
There are an excessive number of egress stairs, possibly due to the number of additions to the original structure. A number could be eliminated to achieve more program space.

ADA Deficiencies

The building is not currently ADA accessible; an elevator will be necessary to serve all levels. This will require an addition to the building with a new entrance vestibule. The library space will need a lift. A lift will also be required from the main building to the gymnasium.

All stairs will require modifications to correct projecting square nosings and make handrails continuous with a smaller diameter to allow gripping.
Handrails will also need extensions beyond the top and bottom risers.
All doors have knob sets which will need to be changed lever hardware.
Some doors are recessed and do not provide adequate clearance on the pull side of the door. This will require partition modifications to correct the deficiency.

Water coolers do not meet ADA .
One accessible toilet room is provided on each of the floors of the main building.
The toilets and showers in the gymnasium wing are not accessible.

Hazardous Materials (Refer to Appendix 'B', 2008 AHERA re-inspection)

Mechanical, Electrical, Plumbing and other services. (Refer to Appendix 'C', MEP Survey)

Structural Systems

The building is in generally good condition and appears to be structurally sound. It consists of load bearing masonry walls with cast-in-place concrete floors.
Parapet deterioration needs to be corrected to prevent further deterioration of the wall and the possibility of continued spalling of the brick.

Available Parking

The building currently has approximately 74 parking spaces. Being surrounded by blacktop the building has the capacity for many more spaces or for reconfiguration of the parking.

Reuse Options	Market Strength	Locational Strength	Community Impact	Overall Assessment
Senior Rental Housing - Affordable	High	High	Positive	For senior Housing, O'Connell has some advantages over Bingham including stronger residential location, less traffic and better tie-in into the neighborhood. One thought is to break off auditorium from the main building and use as Recreation Center
Housing - Affordable	High	Moderate - High	Depends on Target Market	While its unclear if there would be support for another affordable housing project in the city unless it was for seniors, there are a number of special needs groups in need of housing ranging from Veterans to Disabled persons. Obviously given this is city property, the city and the neighborhood would have to approve the target market.
Market Rate Rental Housing	Very Low	Low	Positive	Data is pretty conclusive that this location/market area would not support the level of rents needed to offset rehab costs without public assistance. Market rate housing is not an option – though mixed income housing might be.
Community Center	Moderate-High	Moderate	Very Positive	While conversion to a community center would likely represent the highest and best use for West End residents, it is hard to envision a scenario that does not involve the city underwriting on-going maintenance. This of course is separate from the capital funding needed to upgrade the facility to meet building code requirements. For this to happen, an organization or sponsor on the level of a Boys and Girls Club would be required.
Recreation Center	Moderate-High	High	Very Positive	One of the more intriguing scenarios for O'Connell and one that is doable due to building configuration is the creation of a community recreation center centering only on the auditorium. The city would need to maintain ownership but the costs of repair and ongoing maintenance are potentially manageable. The community in turn is able to preserve a recreation component for neighborhood use. The space can also be rented out or used by community for a range of uses including meetings, dinners, reunions, performances, etc.

Use Recommendations

AMS has provided a market analysis for the building (See Appendices) that has resulted in suggestions for the following uses:

A sample layout for a rental unit in a typical classroom was developed and is included in the appendix.

A potential also exists that would utilize the gymnasium portion of the building for Special Education programs. Before the water damage to the gymnasium floors there has been a high demand for renting the gymnasium space in the evenings and at weekends. This could still continue as the Special Education programs would be held during the day.

There did not appear to be a high demand new construction use for the site if the classroom portion of the building was demolished. The gymnasium portion could function independently if the classroom wing was demolished.

The largest drawback to any potential use on the site is the uncertainty of continued flooding of the site.

O'Connell School

Interior Condition Survey

Ratings: 1=Good; 2= Needs Re-finishing; 3= Replace

Rm #	Name	Floor	Rating	Walls	Rating	Ceiling	Rating	Notes
B01	Kindergarten	12x12 VCT	2	Ptd. Brick	2	Tectum	3	Floor very uneven
				Ptd. GWB	2			
B02	Electric Room	Concrete	1	Ptd. GWB,	2	GWB	2	* Efflorescence
				Brick & Conc.		(No paint)		
B03	Sprinkler Room	Concrete	2	GWB (Not Ptd.),	2	GWB	2	* Efflorescence
				Brick & Conc.		(No paint)		
B04	Work Room	8x8 VCT	3	Ptd. Brick	2	Tectum	3	
B07	Boys R.R.	2x2 CT	2	Ptd.Brick*	2	Ptd Plaster	2	* Efflorescence
				Ptd. GWB	2			
B08	Girls R.R.	2x2 CT	2	Ptd.Brick*	2	Ptd Plaster	2	* Efflorescence
				Ptd. GWB	2			
B09	Kindergarten	12x12 VCT	2	Ptd. Brick	2	Tectum	3	
				Ptd. GWB	2			
B09A	Storage	Concrete	2	GWB (Not Ptd.),	2	GWB	2	* Efflorescence
				Brick & Conc.		(No paint)		
B09B	Storage	Concrete	2	GWB (Not Ptd.),	2	GWB	2	* Efflorescence
				Brick & Conc.		(No paint)		
B11	Art	Ptd. Concrete	2	Ptd. Brick	2	Ptd. Plaster	2	
B12	Wet Area	8x8 VCT	3	Ptd. Brick	2	Ptd, Plaster	2	
				Ptd. GWB	2			
B13	Storage	12x12 VCT	2	Ptd. Brick	2	Ptd, Plaster	2	
				Ptd. GWB	2			
B17	Corridor	Rubber Floor	3	Ptd. Brick	2	Ptd, Plaster	2	Rough Floor
B14	Boiler Room	Ptd Concrete	2	Ptd. Brick	2	GWB	2	
B20	Class Room	Ptd Concrete*	2	Ptd. Brick	2	Ptd, Plaster	2	*Floor Needs Leveling
				Ptd. GWB	2			
B20A	Class Room	Ptd Concrete*	2	Ptd. Brick	2	Ptd, Plaster	2	*Floor Needs Leveling
				Ptd. GWB	2			
B18	Girls R.R.	2x2 CT	1	Ptd. Brick	2	Ptd, Plaster	2	
				Ptd. CMU	2			
B18	Boys R.R.	2x2 CT	1	Ptd. Brick	2	Ptd, Plaster	2	
				Ptd. CMU	2			

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B16	Corridor	8x8 VCT	3	Ptd Brick	2	Ptd, Plaster	2	
B19	Corridor	8x8 VCT	3	Ptd Brick	2	Ptd, Plaster	2	
B23	Office	12x12 VCT	1	Ptd. Brick	2	Tectum	3	
B27A	Stair #3	Concrete	2	Ptd. Plaster	1	Plaster	2	Stair Treads Shallow and Sloping 3
B27B	Stair #4	Concrete	2	Ptd. Plaster	1	Plaster	2	Stair Treads Shallow and Sloping 3
B32	Stair #6	Concrete	2	Ptd. Plaster	1	Plaster	2	Stair Treads Shallow and Sloping 3
B10A	Stair #1	Concrete	2	Ptd. Plaster	1	Plaster	2	Stair Treads Shallow and Sloping 3
B10B	Stair #2	Concrete	2	Ptd. Plaster	1	Plaster	2	Stair Treads Shallow and Sloping 3
B31	Family Resources	12x12 VCT	1	Ptd Brick	2	Ptd, Plaster	2	
				Ptd GWB	2			
B30	Small Group	12x12 VCT	3	Ptd Brick	2	Tectum	3	
				Ptd GWB	2			
B28	Choral Music Room	12x12 VCT	2	Ptd Brick	2	Tectum	3	
				Ptd GWB	2			
B33	Library	12x12 VCT	2	Ptd Brick	2	Tectum	3	
				Ptd GWB	2			
B34	Computer Room	Ptd. Concrete	2	Ptd GWB	2	Ptd, Plaster	2	
B24	Toilet	2x2 CT	1	Ptd GWB	2	Ptd, Plaster	2	
				Ptd Brick	2			
B25	Custodian	Concrete	2	Ptd Brick	2	Ptd, Plaster	3	
B29	Corridor	8x8 VCT	3	Ptd Brick	2	Ptd, Plaster	2	
								GENERAL:
								Lots of Exposed Pipe though-out seems Low
101	Class Room	Wood	2	Ptd Plaster	2	Tin	2	

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102	Copier Room	Wood	2	Ptd Plaster	2	Ptd Plaster	2	
103	Stair #7	Wood	2	Ptd Plaster	2	Tin	2	
104	Coats	Wood	2	Ptd Plaster	2	Ptd Plaster	3*	*Repairs Needed
105	Class Room	Wood*	2	Ptd Plaster	2	Tin	2	*Rough in Areas
106	Stair #1	Concrete	2	Ptd. Plaster	1	Plaster	2	Stair Treads Shallow and Sloping 3
107	Corridor	Wood	2	Ptd Plaster	2	Tin	2	
108	Stair #2	Concrete	2	Ptd Plaster	2	Plaster	2	Stair Treads Shallow and Sloping 3
109	Class Room	Wood	2	Ptd Plaster	2	Tin	2	.+ Homosote at infill wall
110	Corridor	VCT	3	Ptd Plaster	2	Ptd Plaster	2	
111	Coat Room	Wood	2	Ptd Plaster	2	Ptd Plaster	2	
112	Closet	Wood	2	Ptd GWB	2	Ptd GWB	2	
113	Class Room	Wood	2	Ptd Plaster	2	Tin	2	
114	School Office	VCT	3	VWC	3	Tectum	3	
		Carpet	2					
115	Pre-K	Carpet	1	Ptd Plaster	2	Tin	2	
116	Health	12x12 VCT	2	Ptd Plaster	2	Tectum	3	
116A	Toilet	8x8 CT	2	Ptd GWB	2	Ptd GWB	2	
				Laminated	2			
117	Principal Office	Carpet	2	VWC	3	Tectum	3	
118	Toilet	2x2 CT	1	Ptd GWB	2	Ptd Plaster	2	
120	Janitor Closet	Wood	3	Ptd Plaster	3	Ptd Plaster	3	Water Damage at Mop Sink
121	Stair #3	Concrete	2	Ptd Plaster	2	Plaster	2	Stair Treads Shallow and Sloping 3
122	Corridor	12x12 VCT	3	Ptd Plaster	2	Tin	2	
123	Stair #4	Concrete	2	Ptd Plaster	2	Plaster	2	Stair Treads Shallow and Sloping 3
124	Class Room	Wood	2	Ptd Plaster	2	Tin	2	
125	Corridor	12x12 VCT	3	Ptd Plaster	2	Tin	2	
126	Class Room	Wood	2	Ptd Plaster	2	Tin	2	
127	Corridor	12x12 VCT	3	Ptd Plaster	2	Tin	2	
				12x12 AWP	3			
128	Stair #6	Concrete	2	Ptd Plaster	2	Plaster	2	Stair Treads Shallow and Sloping 3
129	Class Room	Wood	2	Ptd Plaster	2	Tin	2	
130	Resource Room	12x12 VCT	2	Ptd Plaster	2	Ptd Plaster	2	
131	Class Room	Wood	2	Ptd Plaster	2	Tin	2	
132	Bridge	Carpet	3	Ptd CMU	2	12x12 SAT	3	Slate Treads 3

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		12x12 VCT	2					
133	Vestibule	12x12 VCT	2	Ptd CMU	2	12x12 SAT	3	
134	Boys Locker Room	CT Mosaic	2	Ptd CMU	2	Ptd Plaster	2	Glass Block Wndows 3
135		8x8 VCT	3	Ptd CMU	2	Ptd Plaster	2	Wall Safe
136	Drying Room	CT Mosaic	2	4x4 CT	1	Ptd Plaster	2	
137	Boy's Showers	CT Mosaic	2	4x4 CT	1	PTD Plaster	2	
138	Office	8x8 VCT	3	Ptd CMU	2	Tectum *	2	*Tectum Roof Deck and Bar Joist
139	Stage	Wood	2	Ptd CMU	2	Tectum *	2	*Tectum Roof Deck and Bar Joist
140	Storage	8x8 VCT	3	Ptd CMU	2	Corrigated Stl	2	
141	Gym	Wood	2	Ptd CMU	2	Tectum *	2	*Tectum Roof Deck and Bar Joist
142	Storage	8x8 VCT	3	Glazed CMU	2	Ptd Plaster	2	
143	Storage	8x8 VCT	3	PTD CMU	2	Tectum *	2	*Tectum Roof Deck and Bar Joist
144	Kitchen/ Food Prep.	Quary Tile	2	Glazed CMU	2	2x2 SAP	3	
145	Storage	Ptd Concrete	2**	Ptd CMU	2	Tectum *	2	*Tectum Roof Deck and Bar Joist
								** Some Cracks
146	Office	Quary Tile	2	Glazed CMU	2	2x2 SAP	3	
147	Corridor	8x8 VCT	3	Ptd CMU	2	Ptd Plaster	2	
148	Closet	8x8 VCT	3	Ptd CMU	2	Ptd Plaster	2	
149	Toilet	CT Mosaic	2	4x4 CT Wainscot	1	Ptd Plaster	2	
150	Custodian	8x8 VCT	3	Glazed CMU	2	12x12 SAT	3	
151	Vestibule	8x8 VCT	3	Ptd GWB	2	12x12 SAT	3	
152	Ticket Booth	8x8 VCT	3	Ptd GWB	2	Ptd GWB	3	
153	Coat Room	8x8 VCT	3	Ptd GWB	2	Tectum	3	
155	Women's Room	CT Mosaic	1	CT Wianscot 4x4	1	Ptd GWB	2	
156	Men's Room	CT Mosaic	1	CT Wianscot 4x4	1	Ptd GWB	2	
157	Phone Booth	8x8 VCT	3	Laminat	1	Laminat	1	
158	Coat Room	8x8 VCT	3	Ptd GWB	2	Tectum	3	
159	Girl's Showers	CT Mosaic	2	4x4 CT	1	Ptd Plaster	2	Wall Tile Damage (See Plan)
160	Office	8x8 VCT	3	Ptd CMU	2	Ptd Plaster	2	
161	Girls Locker Room	CT Mosaic	2	Ptd CMU	2	Ptd Plaster	2	No Lockers
	(Now Storage)							

O'Connell School

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201	Class Room	Wood	2	Ptd Plaster	2	Tin	2	
202	Teachers Lounge	12x12 VCT	3*	Ptd Plaster	2	Tectum	3	*Lifted Seams Otherwise OK
203	Class Room	Wood	2	Ptd Plaster	2	Tin	2	
204	Stair #1	Concrete	2	Ptd Plaster	1	Plaster	2	Stair Treads Shallow and Sloping 3
205	Corridor	Wood	2	Ptd Plaster	2	Tin	2	
206	Stair #2	Concrete	2	Ptd Plaster	1	Plaster	2	Stair Treads Shallow and Sloping 3
207	Class Room	Wood	2	Ptd Plaster	2	Tin	2	
				Homosote*				* At infill walls
208	Corridor	12x12 VCT*	1	Ptd Plaster	2	Ptd Plaster	1	*Damage at connection to wood
								Exposed Conduit On ceiling
209	Coat Room	Wood	2	Ptd Plaster	2	Ptd Plaster	2	
210	Storage?	Wood	2	Ptd Plaster	2	Ptd Plaster	2	
211	Class Room	Wood	2	Ptd Plaster	2	Tin	2	
212	Class Room	Wood	2	Ptd Plaster	2	Tin	2	
213	Class Room	Wood	2	ptd Plaster	2	Tin	2	.+ Floor has small sag
214	Small Group Room	Wood	2	Ptd Plaster	2	Ptd Plaster	2	
218	Lockers	Wood	2	Ptd Plaster	2	Ptd Plaster	2	
219	Stair #3	Concrete	2	Ptd Plaster	1	Plaster	2	Stair Treads Shallow and Sloping 3
220	Corridor	12x12 VCT	1	Ptd Plaster	2	Ptd Plaster	1	
221	Stair #4	Concrete	2	Ptd Plaster	1	Plaster	2	Stair Treads Shallow and Sloping 3
222	Class Room	Wood	2	Ptd Plaster	2	Tin	2	Large Patch in center of Tin Ceiling 10'x10'
223	Corridor	12x12 VCT	1	Ptd Plaster	2	Ptd Plaster	1	
224	Class Room	Wood	2	Ptd Plaster	2	Tin	2	
225	Small Group	Wood	2	Ptd Plaster	2	Tin	2	
226	Corridor	12x12 VCT	1	Ptd Plaster	2	Ptd Plaster	1	
227	Stair #6	Concrete	2	Ptd Plaster	1	Plaster	2	Stair Treads Shallow and Sloping 3
228	Class Room	Wood	2	Ptd Plaster	2	Tin	2	
229	V. P. Office	12x12 VCT	1	Ptd Plaster	2	Ptd Plaster	1	
230	Class Room	Wood	2	Ptd Plaster	2	Tin	2	

Mechanical and Electrical Systems
Existing Conditions Narrative

O'Connell School
Bristol, Connecticut

November 1, 2011

Prepared By
Consulting Engineering Services, Inc.
811 Middle Street, Middletown, Connecticut 06457
CES Project No. 2011127.00

APPLICABLE CODES AND STANDARDS

The mechanical, electrical, plumbing, and fire protection systems will be reviewed in conformance with the requirements of the following codes and regulations and all applicable local authority requirements.

A. 2005 Connecticut State Building Code

B. 2005 Connecticut State Fire Safety Code

C. 2003 International Building Code(IBC)

D. 2003 International Plumbing Code

E. 2003 International Energy Conservation Code

F. NFPA, All applicable code sections, Latest Version

G. ASHRAE 90.1

PLUMBING NARRATIVE

PLUMBING UTILITIES

1. Domestic Water:
    a. Existing Domestic Water Service: The existing building is currently served by a 4 inch domestic water service. The domestic water service equipment includes a 2 inch water meter, pressure reducing valve, and isolation valves. This water service currently serves all of the building's domestic water needs and has adequate pressure. The water distribution system is original to the building.

2. Natural Gas:
    a. Existing Natural Gas Service: There a natural gas service at the building. The meter assembly is located inside. This natural gas services feeds the domestic water heater and kitchen equipment.

3. Sanitary:
    a. Existing Sanitary Service: The sanitary sewer system provides sanitary waste drainage for plumbing fixtures located throughout the building. The piping material above grade is primarily cast iron. The plumbing fixtures drain to buried sanitary waste piping to the buildings exterior and to the municipal sewer system.

4. Storm:

a. The storm piping consists of roof drains and scuppers. There are no secondary overflow drains. The roof drains discharge into an underground piping system and drains to the municipal storm water system. This piping is in fair condition.

b. There are no reports of problems with the storm water piping below grade.

PLUMBING FIXTURES AND SPECIALTIES

1. Existing plumbing fixtures are as follows:
    - Water closets are wall mounted vitreous china with flush valves. The fixtures are original to the facility in fair condition. The fixtures are non-water conserving type and non-ADA compliant.

- Urinals are wall hung, vitreous china, with flush valves. The fixtures are original to the facility in fair condition. The original fixtures are non-water conserving type and non-ADA compliant.

- Lavatories are wall hung vitreous china with either two twist style faucets or single lever type faucets. The fixtures with two twist type faucets are original to the building and in fair condition. These fixtures are non-water conserving and non ADA compliant and in fair condition. Fixtures with single lever faucets appear to be ADA compliant and in good condition.

- Drinking fountains are wall mounted stainless steel units that with ADA controls. These water heaters are mounted at a height where the younger students need to stand on a platform to reach the fountain. This equipment is in fair condition.

- A stainless steel sink with a gooseneck type faucet and single lever faucet has been added to one of the toilet rooms. This sink is not ADA compliant and in fair condition.

- Janitor sinks are a floor mounted molded stone units with two lever faucets. There are no vacuum breakers present at these sinks. The sinks are original to the building and in poor condition.

- There is an indoor grease trap in the kitchen. This grease trap is locate above the

floor and serves the three bay sink. This grease trap is in poor condition.

DOMESTIC HOT WATER SYSTEMS

1. The existing domestic hot water system includes an A.O. Smith Model BT-100-300 propane fired domestic water heater as the primary source of domestic hot water. This water heater has been recently installed and is in good condition.

2. There is a separate A.O Smith domestic water heater installed in the Kitchen. This water heater is in good condition.

3. There is a large domestic water storage tank that is still in place at the building. This tank is no longer in use and was original to the building.

FIRE PROTECTION NARRATIVE

FIRE PROTECTION SERVICE

1. The building is served by a 6" fire protection service fed from a fire main in Park Street. This fire service includes a shut-off valve and Watts Model 774 double check valve. This fire protection service feeds sprinklers throughout the building. This is a dry type system. The dry system has a new air compressor installed to maintain system pressure. This fire service equipment has been recently installed and is in good condition, however, the sprinkler piping and sprinkler heads are an older installation, more than 30 years old, and should be replaced.

MECHANICAL SYSTEMS:

EXISTING SYSTEMS

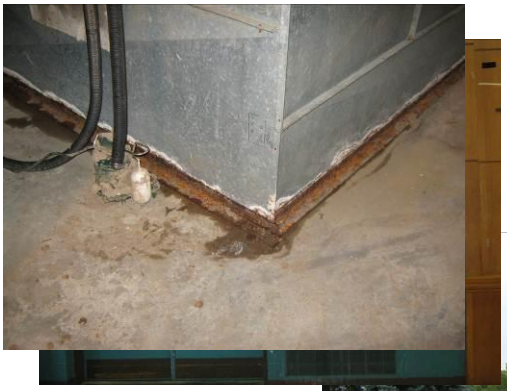
1. The existing building is heated by (2) HB Smith Mills 440 cast iron steam boilers with Carlin Model 1050FFD-20 oil burners. The boilers and breeching are original to the building and in fair condition. The oil burners have recently been replaced and are in very good condition.

2. The heating plant also includes a condensate receiver and boiler feed system. There were visible leaks in the condensate receiver. Based on the location of the condensate receiver, the recent flooding is something that has happened previously at the building and is contributing to the condition of this equipment. The boiler feed system is in fair condition.

3. The present heating system also includes cabinet unit heaters, ceiling mounted unit heaters, cast iron radiators and baseboard radiation. This equipment is original to the building and in good to very poor condition.

4. There are various exhaust fans throughout the building that serve general areas such as corridors and the gymnasium which includes roof mounted exhaust fans, ductwork, grilles and controls. A lot of the exhaust grilles are dirty and require cleaning. The ventilation systems that are present are original to the building and in poor condition.

5. The Gymnasium/Cafeteria has two dedicated HVAC units. One unit is located in a mechanical space below the space. This is also access to the tunnel system that runs around the original portion of the building. The HVAC equipment down in this



mechanical space has been exposed to flooding and is in poor condition.

6. The Gymnasium has paddle fans installed to help with air circulation in the space.

ELECTRICAL NARRATIVE

EXISTING SYSTEMS

1. The building is served by a single electrical service rated 400amperes, 208Y/120volts,



3-phase, 4-wire. This service equipment consists of a 400amp main disconnect switch, distribution and metering per utility company requirements. The service equipment is original to the building and in fair condition. The work recently performed on the fire protection service has created a code violation with respect to required clearance and access in front of the main service disconnect switch. The backflow preventer and piping is blocking access to the main service disconnect switch.

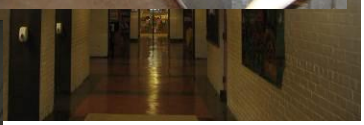
2. There are a number of electrical panels located throughout the facility. These panelboards are original to the facility and in fair to poor condition. There is an electrical panel located in the space below the Gymnasium. This panel is in poor condition because of the water problems within the building. This equipment is showing serious signs of corrosion and should be replace. The majority of the panelboards do not have spare circuit breakers available for new circuits to be added, or have space to add new circuit breakers.

3. Because of the water problems at the building, electrical conduits in the lower level have filled with water. The type of insulation on the wiring should be determined and evaluated to verify that it is water resistant. If not, the wiring should be replaced.

4. The lighting throughout the facility consists primarily of surface mounted acrylic lensed wraparound style fluorescent fixtures or pendant mounted fluorescent fixtures with







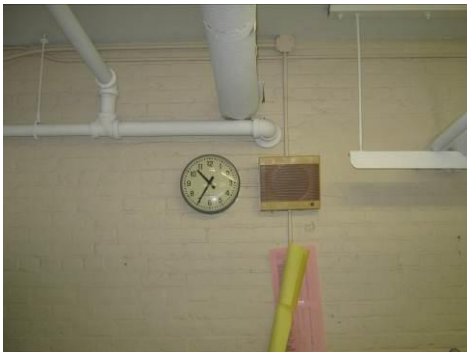
louvers. The Gymnasium has had upgrades to the lighting. There are still areas, especially in the area under the Gymnasium that use incandescent lamps. The lighting ranges from good to poor condition.

5. The fire alarm system is manufactured by FCI. The system includes manual pull stations and horn strobes. Some of the horn/strobe units are partially blocked by piping. This system is in fair condition and non-ADA compliant. Smoke detectors and additional audio visual devices should be added to the building.

6. The emergency lighting is provided by surface mounted 9”x9” self-contained emergency fixture. This system is operational however the equipment is in poor condition. Additional lighting fixtures are required, such as exterior to the building, to meet current

requirements for emergency lighting.

7. The exit signs consist of fluorescent exit signs with batteries. This equipment is in good condition. It was noticed that some exit signs are covered by piping reducing their visibility. Additional exit signs are required to meet current requirements for exit signs.
8. The existing PA system consists of wall mounted speakers and a Rauland Telecenter control system. There is also a central clock system that appears to be operational and in good condition.



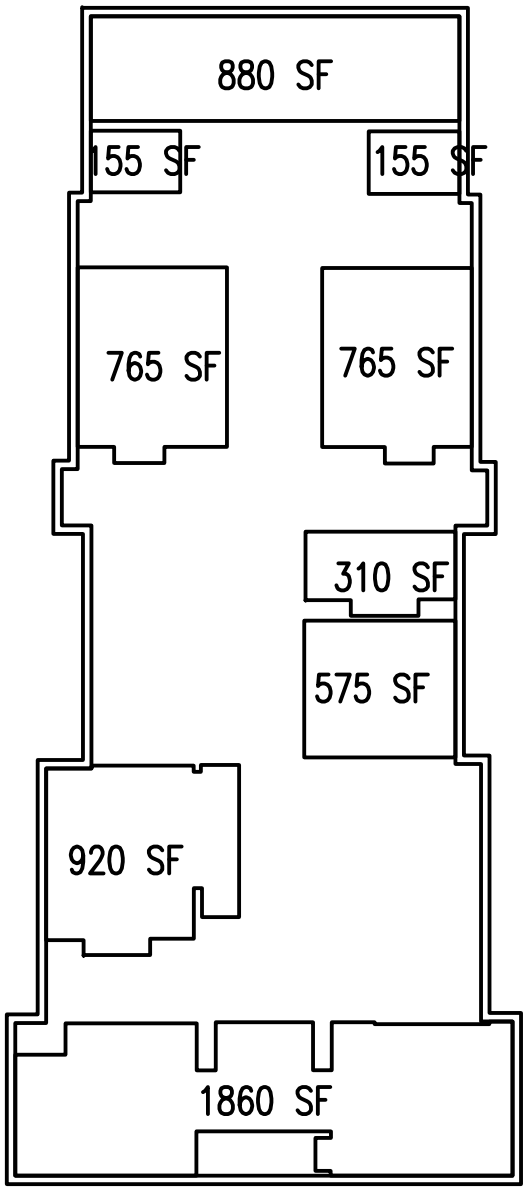
9. There is a security system at the building manufactured by Altronix. There are door contacts and cameras, as well as other equipment. This system is in good condition.

MEP SYSTEMS CONCLUSION

In general with the exception of the burners on the boilers and recent changes to the fire protection service and considering the water/flooding this building has experienced, all of the other mechanical and electrical systems have met their useful life expectancy. The system components are very inefficient. The ventilation system does not meet current code requirements. We recommend that most of the systems be replaced with new.

O'Connell School
Net Useable Areas

	Current Space SF	Useable per Floor
Basement Useable Areas		
	880	
	155	
	155	
	765	
	765	
	310	
	575	
	920	
	1860	
		6385
First Floor Useable Areas		
Kitchen Areas	1500	
Gymnasium	4785	
Stage	990	
	730	
	165	
	730	
	760	
	750	
	1695	
	880	
	880	
		13865
Second Floor Useable Areas		
	745	
	165	
	745	
	200	
	790	
	780	
	770	
	935	
	130	
	145	
	1562	
	760	
	470	
	760	
		8957
TOTAL NET SF	29207	
COMMON AREAS & WALLS	21298	42%
TOTAL BUILDING AREA	50505	



BUILDING AREA
13135 SF

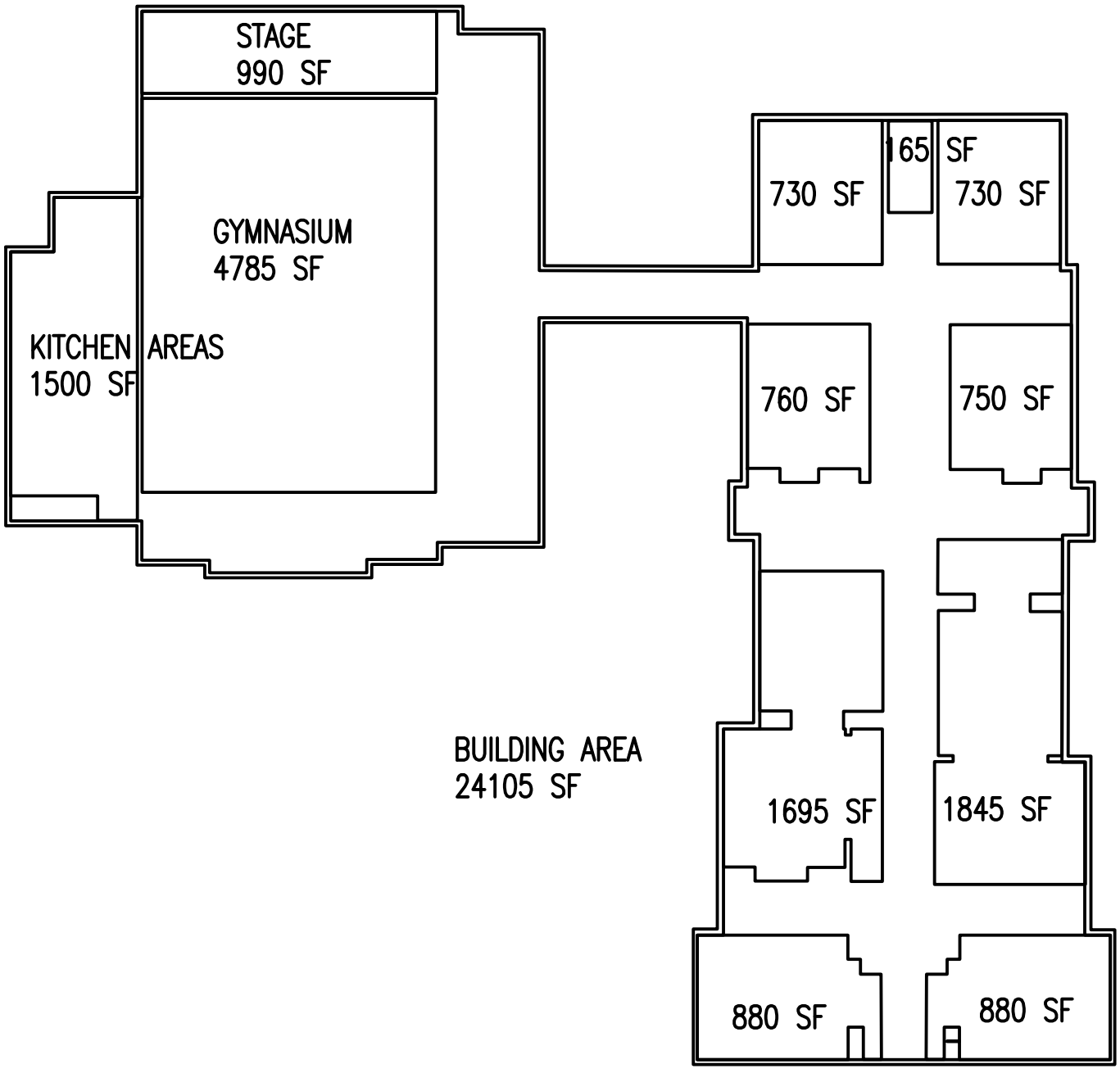
EXISTING BASEMENT
NET USEABLE AREAS

D·R·A
Drummey Rosane Anderson, Inc.

O'Connell School
Bristol
Useable Areas

Scale: 1/32" = 1'-0"
Job No.: 11010
Drawn By:
Date: 11-1-11

A1u



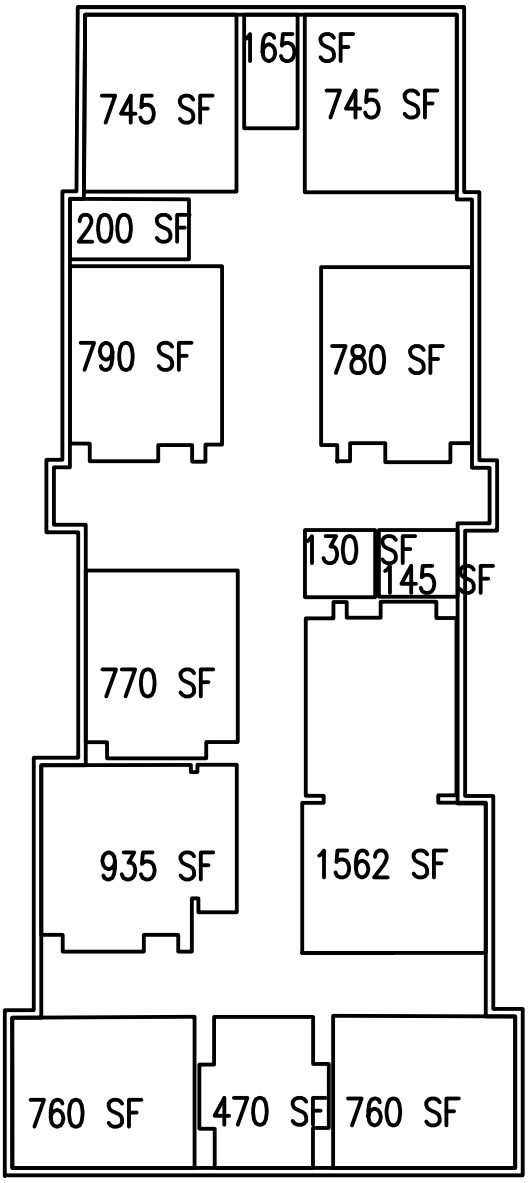
EXISTING FIRST FLOOR
NET USEABLE AREAS

D·R·A
Drummey Rosane Anderson, Inc.

O'Connell School
Bristol
Useable Areas

Scale: 1/32" = 1'-0"
Job No.: 11010
Drawn By:
Date: 11-1-11

A1u



BUILDING AREA
13265 SF

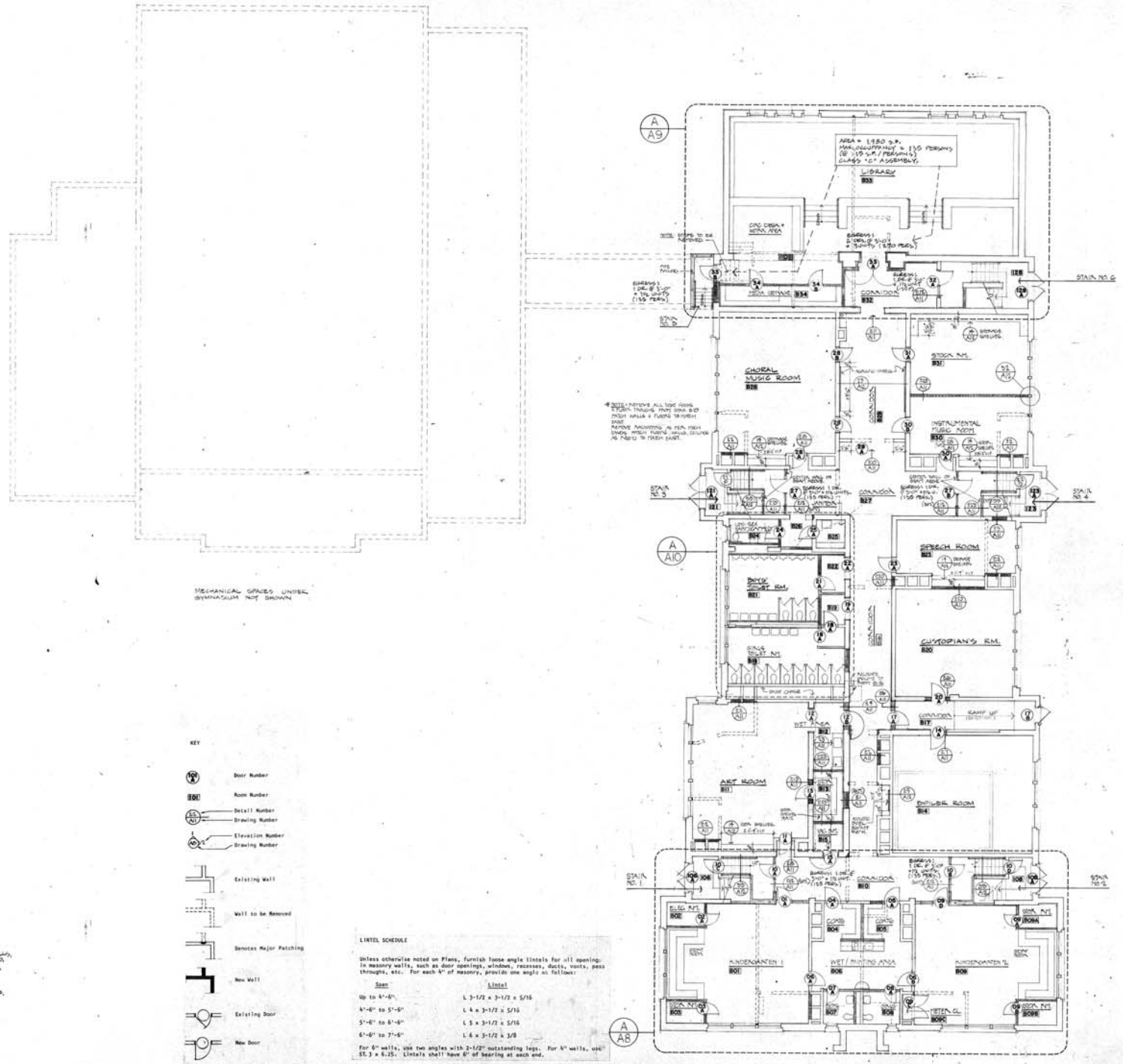
EXISTING SECOND FLOOR
NET USEABLE AREAS

D·R·A
Drummey Rosane Anderson, Inc.

O'Connell School
Bristol
Useable Areas

Scale: 1/32" = 1'-0"
Job No.: 11010
Drawn By:
Date: 11-1-11

A1u



MECHANICAL SPACES UNDER GYMNASIUM NOT SHOWN

KEY

- Door Number
- Room Number
- Detail Number / Drawing Number
- Elevation Number / Drawing Number
- Existing Wall
- Wall to be Removed
- Denotes Major Patching
- New Wall
- Existing Door
- New Door

CODE INFORMATION

USE GROUP : Ed, SCHOOL

CONSTRUCTION TYPE : 5C, EXTERIOR MASONRY WALLS, ORDINARY, UNPROTECTED

AREA ANALYSIS: BASEMENT FLOOR : 13,040 S.F.
FIRST FLOOR : 22,720
SECOND FLOOR : 13,040
TOTAL BUILDING : 49,000 S.F.

NOTE THAT BUILDING IS 100% SPRINKLERED.

LINTEL SCHEDULE

Unless otherwise noted on Plans, furnish loose angle lintels for all openings in masonry walls, such as door openings, windows, recesses, ducts, vents, pass throughs, etc. For each 4" of masonry, provide one angle as follows:

Span	Lintel
Up to 4'-6"	L 3-1/2 x 3-1/2 x 5/16
4'-6" to 5'-6"	L 4 x 3-1/2 x 5/16
5'-6" to 6'-6"	L 5 x 3-1/2 x 5/16
6'-6" to 7'-6"	L 6 x 3-1/2 x 3/8

for 6" walls, use two angles with 2-1/2" outstanding legs. For 4" walls, use ST. 3 x 6.25. Lintels shall have 6" of bearing at each end.

HARTFORD DESIGN GROUP
ARCHITECTS · PLANNERS
292 South Marshall Street · Hartford, Connecticut · 06105 (203) 547-1870

BURTON & VAN HOUTEN ENGINEERS
10 North Main Street
West Hartford, Connecticut 06107

RENOVATIONS OF CLARA T. O'CONNELL SCHOOL

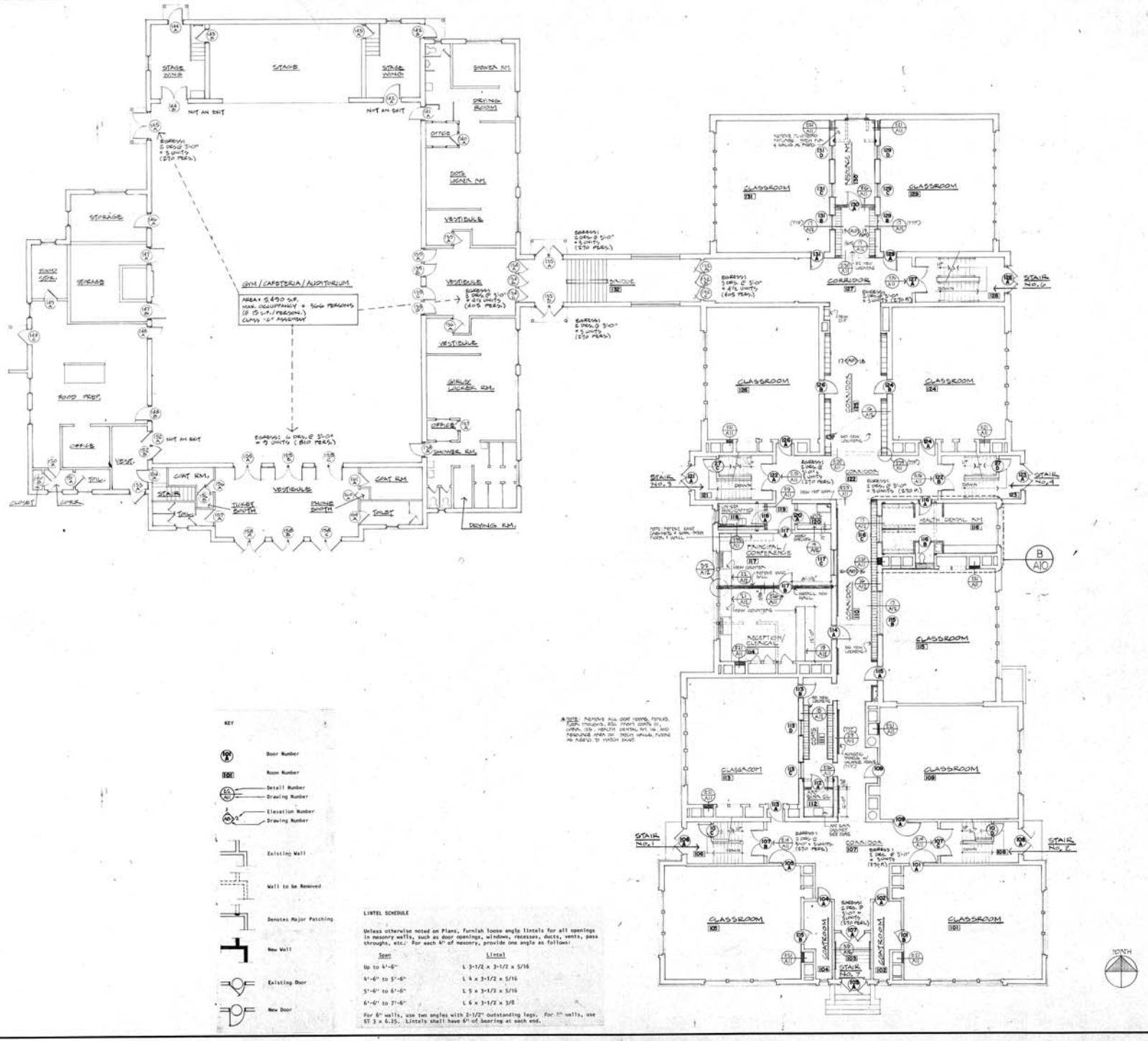
120 PARK STREET · BRISTOL · CONNECTICUT · 06010

BASEMENT FLOOR PLAN

1/8" = 1'-0"

Date: 7-8-81

A1



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West Hartford, Connecticut 06107

HARTFORD DESIGN GROUP
ARCHITECTS - PLANNERS
292 South Marshall Street - Hartford, Connecticut - 06105

RENOVATIONS OF CLARA T. O'CONNELL SCHOOL

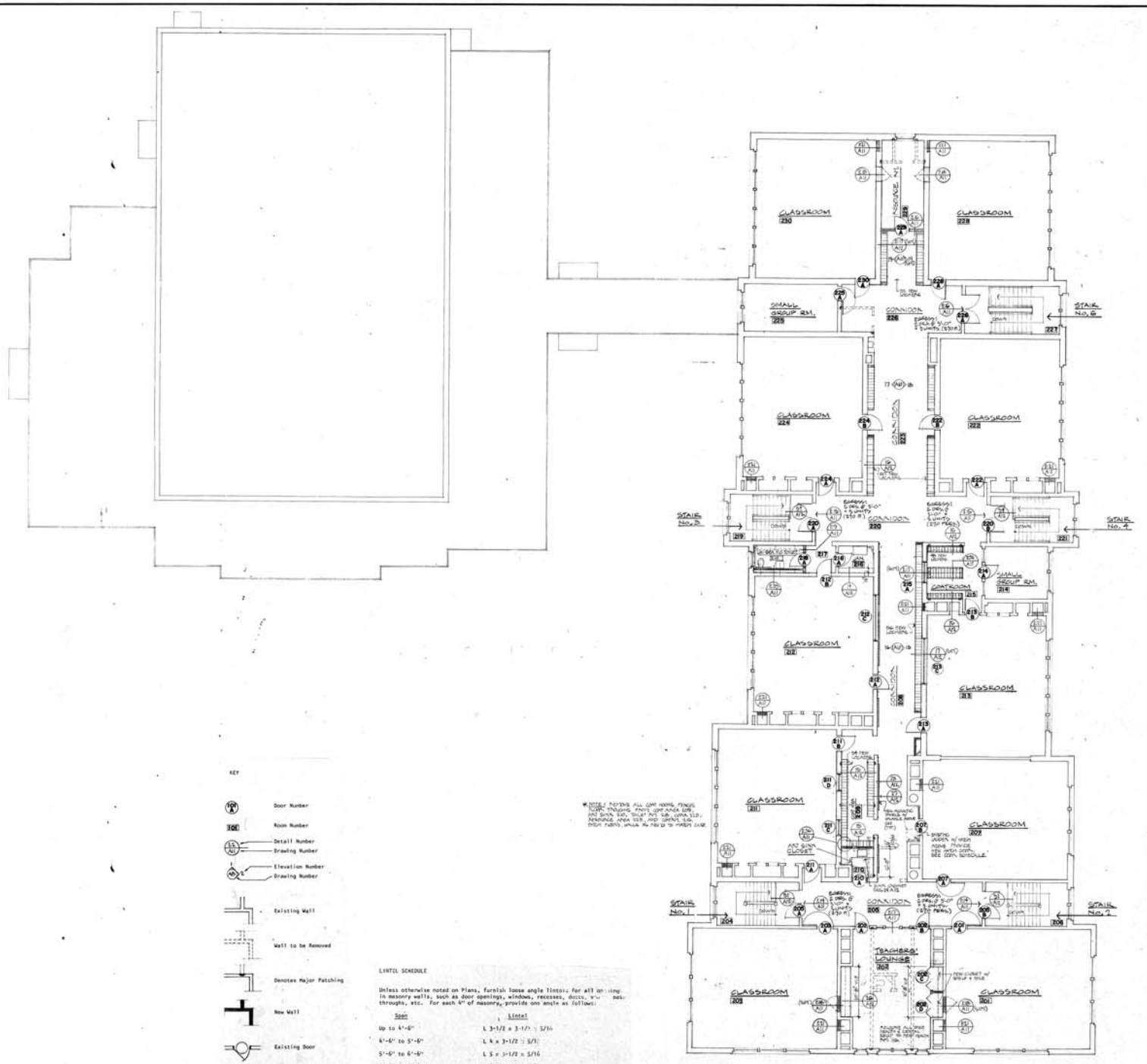
120 PARK STREET - BRISTOL - CONNECTICUT - 06010

FIRST FLOOR PLAN

1/8" = 1'-0"

Date: 7-8-81

A2



KEY

- Door Number
- Room Number
- Detail Number / Drawing Number
- Elevation Number / Drawing Number
- Existing Wall
- Wall to be Removed
- Denotes Major Patching
- New Wall
- Existing Door
- New Door

LINTEL SCHEDULE

Unless otherwise noted on Plans, furnish loose angle lintels for all openings in masonry walls, such as door openings, windows, recesses, ducts, wall openings, throughs, etc. For each 4" of masonry, provide one angle as follows:

Span	Lintel
Up to 4'-6"	L 3-1/2 x 3-1/2 x 5/16
4'-6" to 5'-0"	L 4 x 3-1/2 x 5/16
5'-6" to 6'-6"	L 5 x 3-1/2 x 5/16
6'-6" to 7'-6"	L 6 x 3-1/2 x 3/8

For 6" walls, use two angles with 2-1/2" outstanding legs. For 4" walls, use ST 3 x 6.25. Lintels shall have 6" of bearing at each end.

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RENOVATIONS OF CLARA T. O'CONNELL SCHOOL

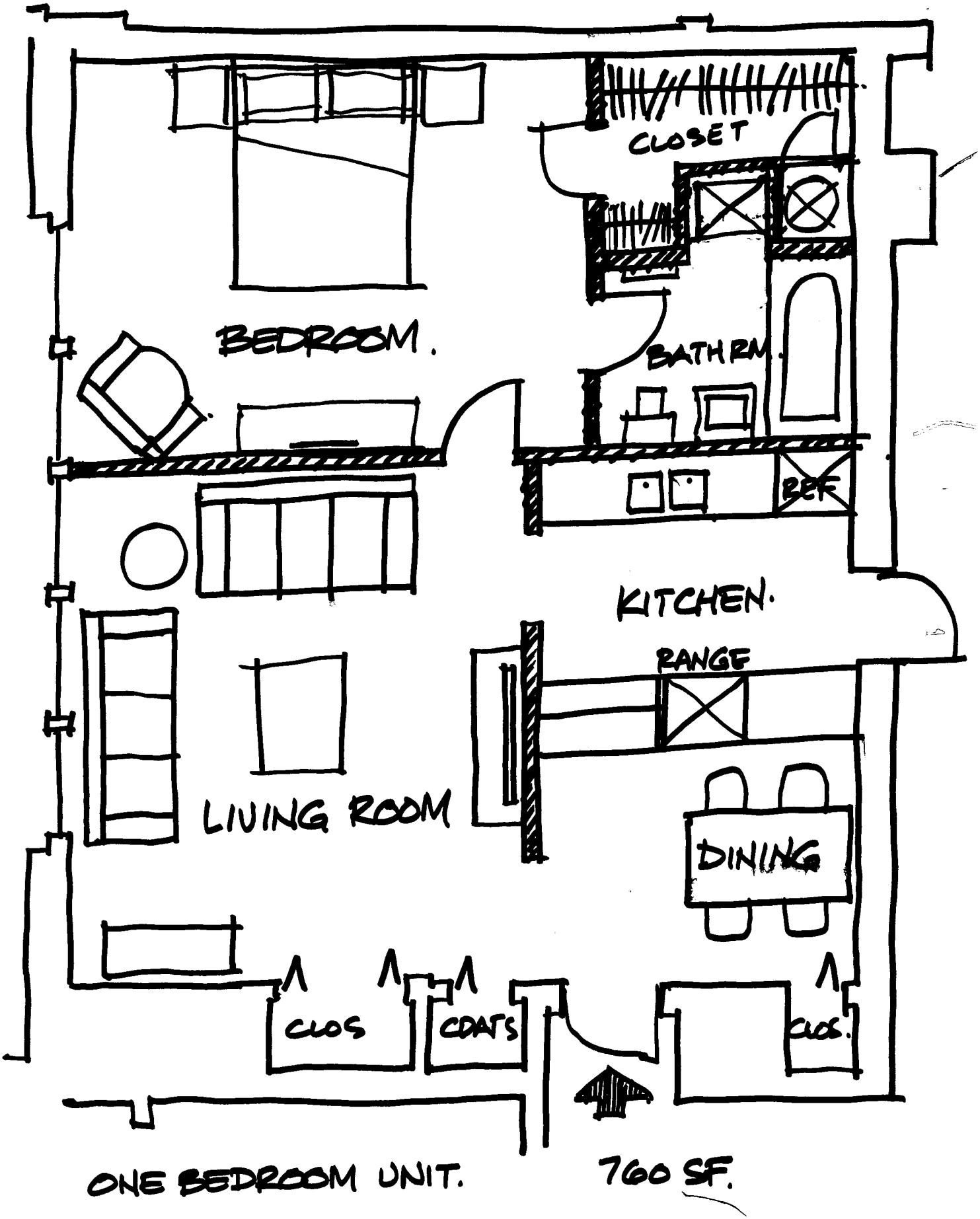
120 PARK STREET - BRISTOL - CONNECTICUT - 06010

SECOND FLOOR PLAN

1/8" = 1'-0"

Date: 7-8-81

A3



DRA Architects. O'Connell School; Suggested Apartment A-1

11-1-11

NARRATIVE OF EPA 3-YEAR INSPECTION

Executive Summary

Enviro Safe was retained by the Bristol Board of Education to perform a re-inspection required by the Asbestos Hazard Emergency Response Act (AHERA) for all the buildings the City of Bristol owns, leases, or otherwise uses as a school building. The objectives of the re-inspection are to re-assess previously identified asbestos containing building materials (ACBM), to identify and assess previously unidentified suspect ACBM, and to review/audit the Asbestos Management Plan.

The re-inspection was performed as a walk through visual inspection and physical inspection touching the ACBM to assess friability. All suspect ACBM not sampled or identified in previous inspection reports were assumed to be asbestos containing. Bulk sampling and re-inspection was performed September 2008.

A notification of completion of the 3-year re-inspection is required to be signed by the Inspector, Management Planner and LEA designated person and sent to the State of Connecticut Department of Health with a copy to be enclosed in the Asbestos Management Plan.

Summary of Findings

During the 2008 re-inspection of Clara T. O'Connell School asbestos containing green & tan 9x9 floor tile that covers (900 sq. ft of the building was re-assessed. A diagram itemizing the locations of various floor tiles & black mastic in the building is included. All of the mastic is positive therefore the all floor tiles are contaminated. The glue daubs for the 1x1 ceiling tiles located in the kitchen, gym foyer and the stairs also contain asbestos and door frame caulking also are placed on the roster of the school's Management Plan.

All of the asbestos containing materials and assumed asbestos containing materials found during the re-inspection, including new suspect materials are listed in a roster and placed in the following sections of this report.

All remaining ACBM and suspect ACBM is still intact and non-friable. Management Planner Recommended Response Actions are detailed in Management Planner Recommendations in a section titled; RE-ASSESSMENT OF KNOWN OR ASSUMED ACBM.

Management Planner Recommendations

A. Recommended Response Actions

1. Removal
   Not Applicable
2. Repair
   Not Applicable
3. Enclosure
   Not Applicable
4. Encapsulation
   Not Applicable
5. Operations & Maintenance
   All remaining asbestos containing building materials detailed in the re-inspection forms shall be placed in an Operations & Maintenance Program. The condition of such materials will be maintained until all asbestos containing building materials have been removed from the building. The program will include periodic surveillance inspections to maintain effectiveness of the program.

B. Justifications of Recommended Response Actions

Operation & Maintenance activities have been recommended for the materials with no damage at all to maintain their condition.

C. Schedule & Resources Required for Implementation of Response Actions

1. Removal
   Not Applicable
2. Repair
   Not Applicable
3. Enclosure
   Not Applicable
4. Encapsulation
   Not Applicable
5. Operations & Maintenance Program
   The estimated cost for an Operations & Maintenance Program is dependent upon the comprehensiveness of the program.

ROSTER OF ACBM & ASSUMED ACBM

2008 SCHOOL RE-INSPECTION

School: Clara T. O'Connell **Address: 120 Park St.**
Date of original inspection: 1986 **Date of re-inspection: Sept, 2008**

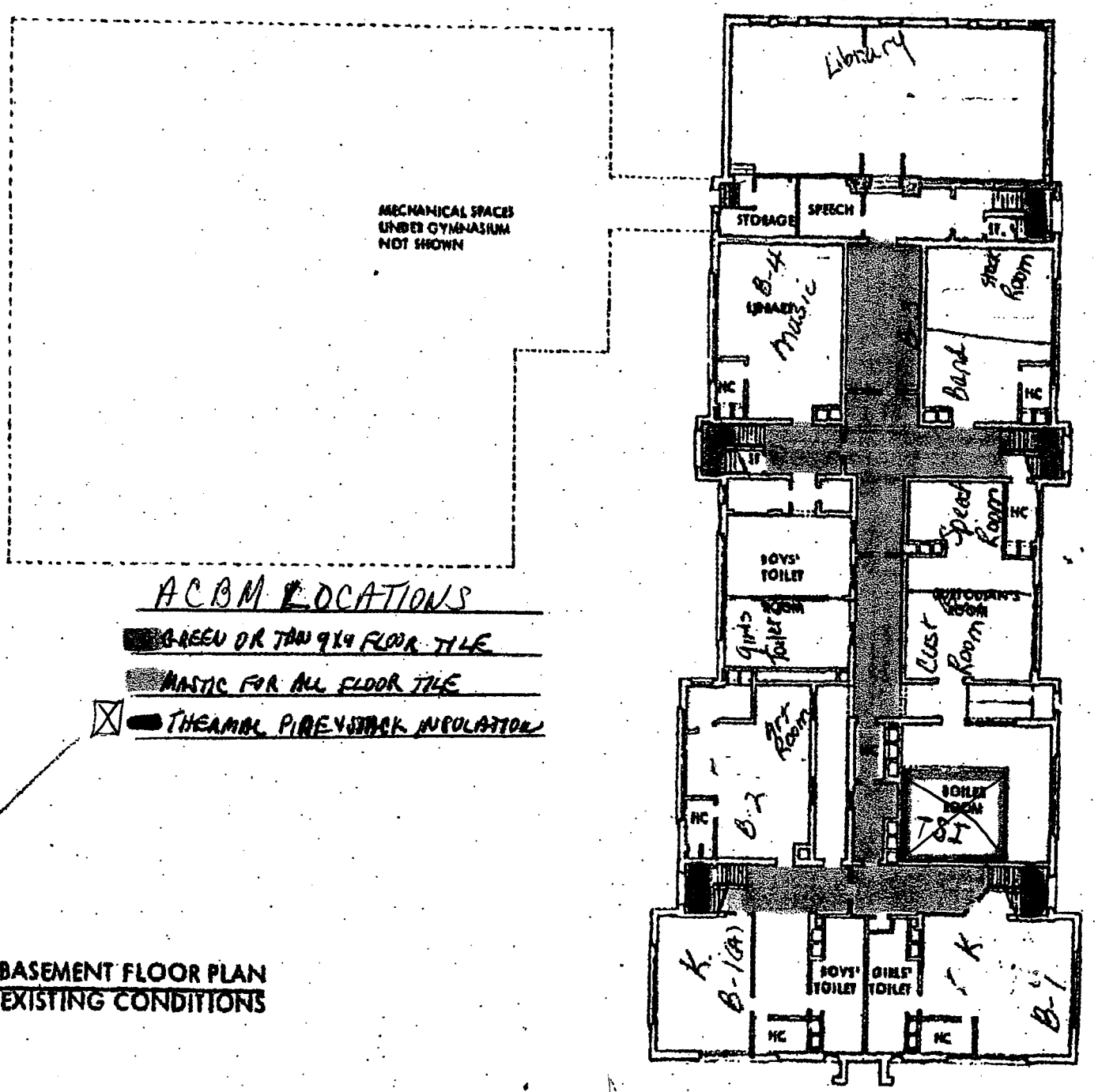
REINSPECTION FINDINGS						MANAGEMENT PLANNER RECOMMENDATIONS	
Description of Homogeneous Material	**AHERA Type**	**Asbestos Content**	**Friability/ Footage**	**Current Condition Category**	**Location/ Assessment Category**	**Recommendations/ Preventative Measures**	**Response Action**
Fire door insulation	Misc.	Assumed	NF/Unknown	Undamaged	All doors/5	Test for content	O&M
Window caulking/ glaze	Misc.	Assumed	NF/Unknown	Undamaged	Only original windows/7	Test for content	O&M
Cove base molding/mastic	Misc.	Assumed	NF/Unknown	Undamaged	All rooms & halls/5	Test prior to removal	O&M
Smoke pipe & breeching	TSI	Assumed	F/80 s.f.	Undamaged	Boiler room/5	Monitor for change	O&M
Pipe fitting insulation	TSI	35% chrys.	F/Unknown	Undamaged	Kitchen stage & boiler room/5	Monitor for change	O&M
Plaster walls & ceilings	Misc.	Assumed	NF/60,000 s.f.	Undamaged	All rooms & halls/5	Test for content	O&M
Sheetrock walls	Misc.	Assumed	NF/4,900 s.f.	Undamaged	Boiler room, band room & halls/7	Test for content	O&M
Green & tan 9x9 floor tiles	Misc.	5% Asbestos	NF/900 s.f.	Undamaged	Kitchen, landings, & gym rooms/5	Maintain wet stripping procedures	O&M
9x9 & 12x12 Floor tile & black mastic	Misc.	2 %to 5% Asbestos	NF/4,400 s.f.	Undamaged	All hall floors covered by tile/5	Mastic & associated floor tile must be abated by professionals	O&M
Storage tank	TSI	Assumed	NF/80 s.f.	Undamaged	Boiler room/5	Monitor for change	O&M
Glue daubs for 1' x 1' ceiling tile	Misc.	Assumed	NF/650 s.f.	Undamaged	Kitchen, gym foyer,stairs/5	Monitor for change	O&M
Door frame caulking	Misc	Assumed	NF / unknown	No damage	All interior and exterior door frames	Monitor for change	O&M

Additional Comments; _____

Physical Assessment Category:. ...1. Damaged /Sig. Damaged TSI 2. Damaged Surfacing Material 3.Sig. Damaged Surfacing Material 4.Damaged/ Sig. Damaged Misc. Material 5.ACBAM with Potential for Damage 6. ACBM with Potential for Significant Damage 7. Other

Recommended Response Action: 1. Remove 2. Repair 3.Enclose 4. Encapsulate 5.Operations & Maintence

DIAGRAMS OF FLOOR COVERING LOCATIONS & OTHER ACBMs



ACBM LOCATIONS

GREEN OR TAN 9x9 FLOOR TILE

MASTIC FOR ALL FLOOR TILE

☒ THERMAL PIPE/STACK INSULATION

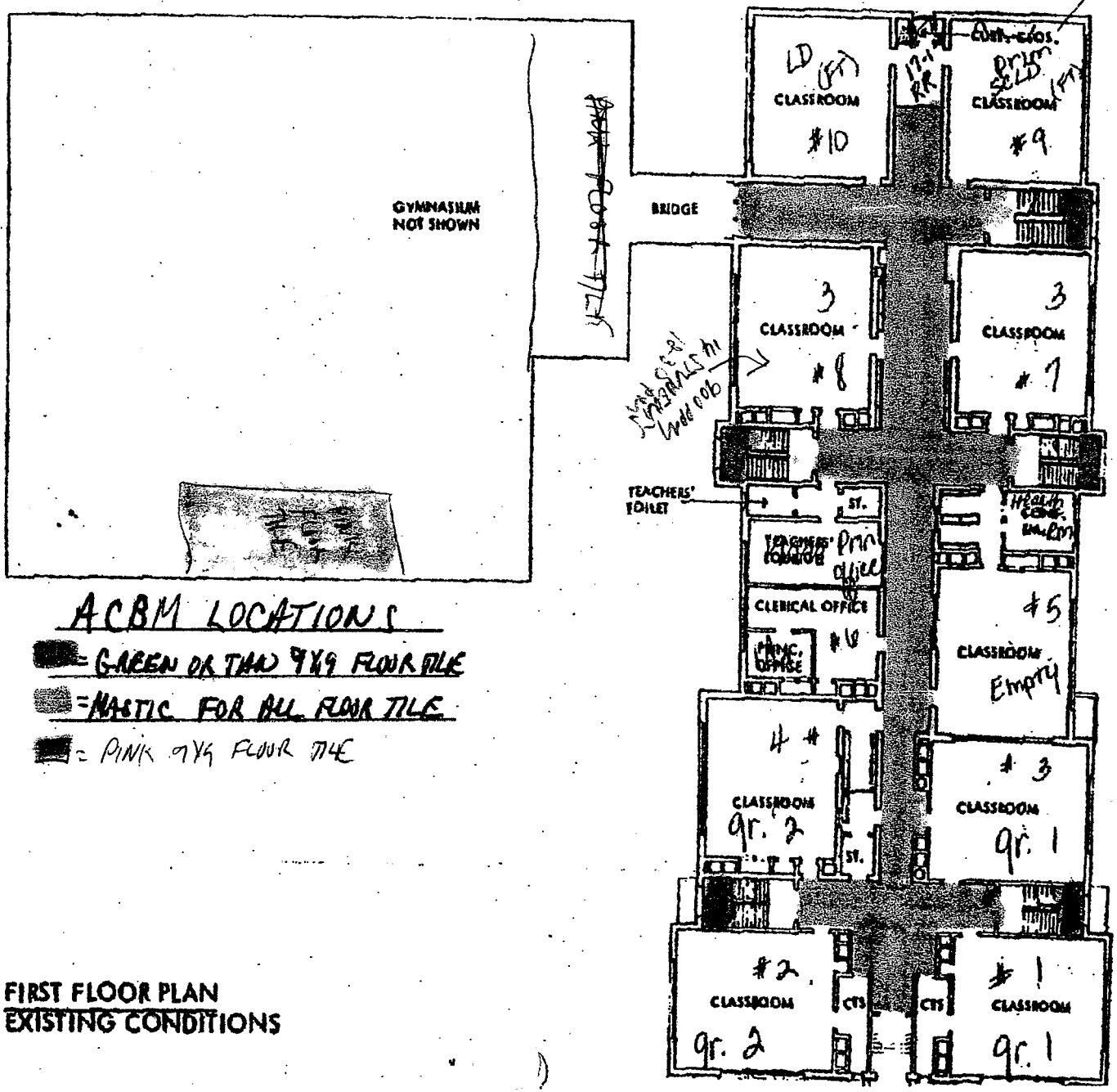
C.T.O.

BASEMENT FLOOR PLAN
EXISTING CONDITIONS

CLARA T. O'CONNELL

OUTSIDE 400 PPM
CARBON DIOXIDE LEVEL
3/23/05

3/23/05
11:30 AM DOOR OPEN
1,200 PPM
14 STUDENTS

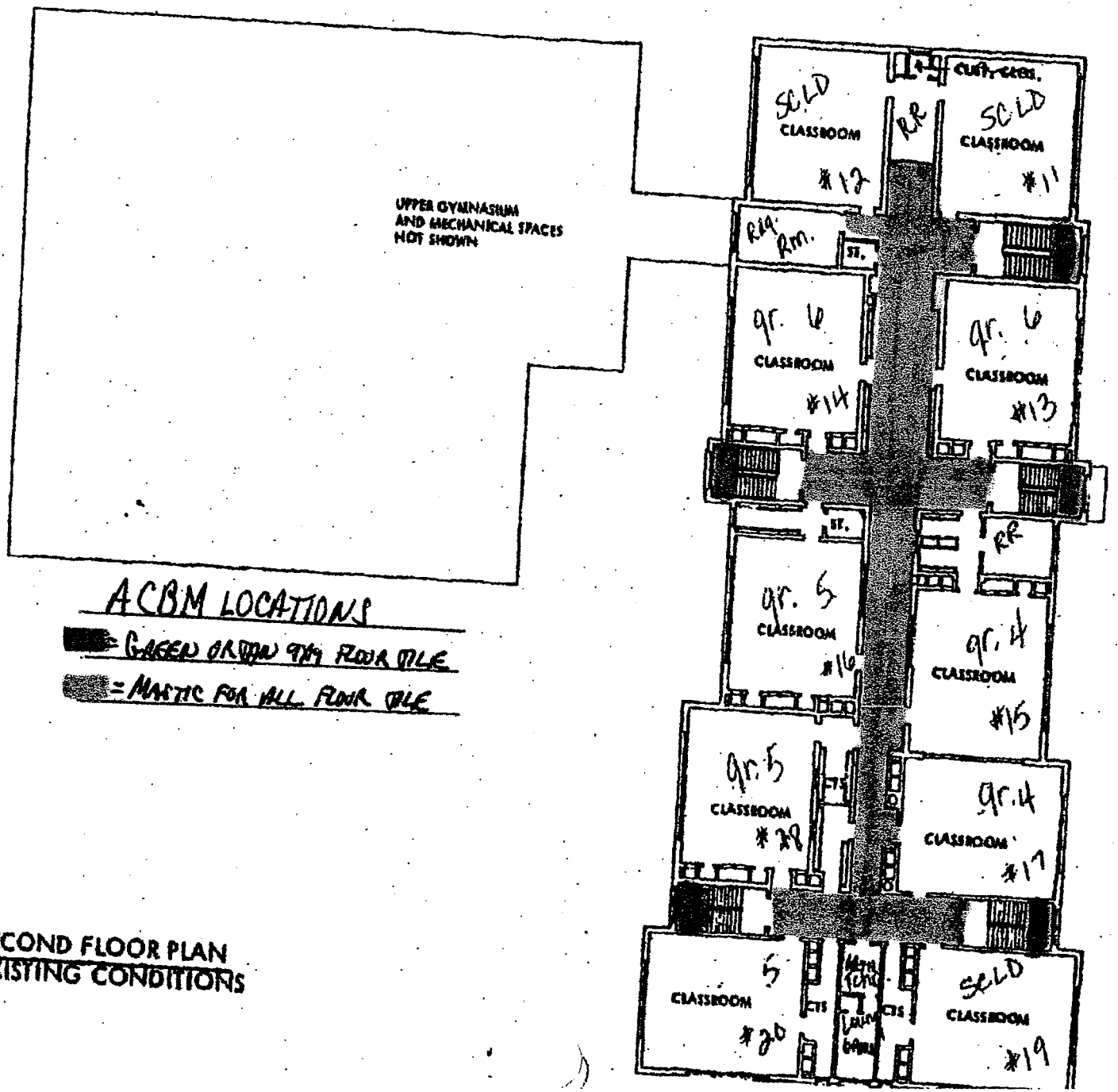


ACBM LOCATIONS

- = GREEN OR TAN 9X9 FLOOR TILE
- = MASTIC FOR ALL FLOOR TILE
- = PINK 9X9 FLOOR TILE

FIRST FLOOR PLAN
EXISTING CONDITIONS

CLARA T. O'CONNELL



ACBM LOCATIONS

= GREEN OR TAN 9"x9" FLOOR TILE

= MASTIC FOR ALL FLOOR TILE

SECOND FLOOR PLAN
EXISTING CONDITIONS

CLARA T. O'CONNELL

Market Opportunity Review – Clara T. O'Connell Elementary School

The following represents a summary of our finding on potential market opportunity for reuse of *Clara T. O'Connell Elementary School*, an elementary school in Bristol Connecticut slated for closing. In evaluating potential for the school, four factors where considered:

1. Market opportunity
2. Locational Assets and Liabilities
3. Building compatibility
4. Community benefit

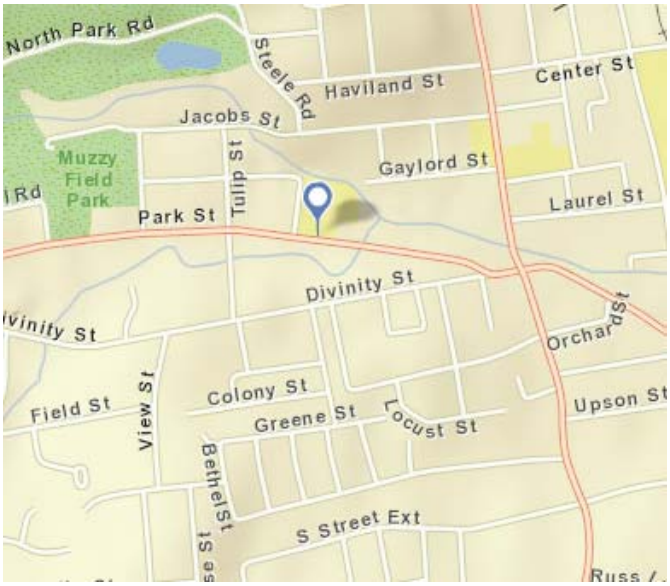
With few exceptions, primary focus of research and analysis centered on reuse scenarios that would entail acquisition and rehab of the school by an outside entity as opposed to options involving city retention of ownership. Also, in undertaking the evaluations no limitation was placed on targeted uses based on existing zoning. Nor did we consider options linked with possible municipal re-use since this was being reviewed by others on the team. Finally, all scenarios involve re-use of all or part of the school building and do not include any options involving land-only scenarios given the implicit desire by the city to preserve the schools if possible.

This research includes both interviews and discussions with key representatives in the industry and secondary research into supply and demand factors. In undertaking this market research, it was understood that this would serve as a preliminary assessment that serves as a guide on possible options with no attempt being made at this stage to quantify potential demand or estimate achievable price points. Below represents our summary of market findings for each school and conclusions on potential reuse potential identified for each.

Clara T. O'Connell Elementary School

Locational Factors

- Unlike Bingham which is located in a well developed commercial corridor close to the downtown, O'Connell is housed in the West End neighborhood on Park Street in an area where the dominant land use is housing.
- Home values, rents and incomes are generally found to be lower in the West End compared to Bristol overall.



- Park Street (Route 72) which fronts O'Connell is one of three principal corridors in the West End. Functioning primarily as a residential corridor and thruway to adjacent towns, Park Street traffic is modest averaging 9,000 vehicles a day at its eastern terminus near the intersection with Divinity Street. There is very little commercial to speak of west of this point.

- According to discussions with school officials, O'Connell has been subject to numerous floodings in the past, including twice this year. Damage most recently was sustained within the basement and auditorium areas.

- O'Connell is centrally located within the West End and its resident base, while the Downtown is located ¾ of a mile east providing access to a range of services and needs noted earlier under Bingham.

- There are no public bus stops on Park St with the closest located at West and Divinity Street (approximately ½ mile from school site).

- The West End is home to many faith based institutions, social service organizations, and non-profits who generally serve the neighborhood as well as those outside the area. The neighborhood also encompasses the city's largest park and as described by the West End Plan: the "iconic" Muzzy Sports field.

Building Factors

- Vision Appraisal determined market value of O'Connell to be $5.4 million (as of October 1, 2007), with overall parcel size noted as 3.8 acres. Again as noted above, this value has likely depreciated considerably over the four years. Of some interest are the considerable differences in price compared to Bingham given the similar ages of the two buildings, while the sizes are not materially different.

- A unique feature of O'Connell is that the auditorium/gym/kitchen is a separate building from the main school building though both are physically connected by an enclosed corridor. The auditorium was built in 1940 according to Vision Appraisal field card. The separation of the auditorium presents a potential option involving repair and upgrading of the auditorium only separate from a reuse scenario involving the entire facility.

- Conversations with building superintendent of school indicated there was large demand for the auditorium from Parks and Recreation and the public at large before latest flooding damage took the auditorium off-line. One factor noted for its popularity is that the gym reportedly contains a regulation sized basketball court, representing one of the few elementary schools in the district meeting such this standard.

- Representing the same vintage as Bingham, O'Connell would be a candidate for historic tax credits – both state and federal – depending on use.

- Given issue of flooding, it's questionable as to whether the basement could be considered for anything other than storage or non-essential uses. Thus in the Main building usable living space would be limited to under 16,000 sf. This would likely generate a yield of 17 to 20 units, depending on size if residential and close to that number if office.

Conclusions on Market Potential – O'Connell Elementary School

Largely based on O'Connell's location within an area that is principally residential, private re-investment options for O'Connell are considered few outside of housing. Moreover, from a neighborhood perspective, highest and best use of the facility outside of housing would be for a use that complements, enriches and/or supports the West End community. This in fact was the conclusion of a recently passed neighborhood plan for West End which called on the preservation of O'Connell for community use (if housing was not feasible). Further complicating the assessment of reuse potential for O'Connell are numerous incidences of major flooding that have caused damage to the school. To what extent such flooding can be controlled and at what cost impacts the market potential of its reuse.

For the O'Connell School, three reuse options were explored. They were:

- Housing
- Community Center
- Recreational Center – Auditorium Only

Housing Opportunity

Market Considerations

- The location of the school within a well established residential neighborhood (West End) strongly suggests housing as a highest and best use option for the school.

- Relative to the immediate market area, the West End community is largely viewed as blue collar, low to moderate income and more multicultural and ethnically diverse than any other community within the city. The vast majority of households in the West End rent (57%) vs own (30%), while vacancy stands at 12%. An analysis of housing rents in the area indicates levels 3 to 5% below rents obtained city-wide on average.

- In considering housing as an option, a review of the market in the West End and city-wide in Bristol for rental housing provide little support for market rate housing as an option. Data presented in the Bingham housing review present strong evidence that prevailing market rents are insufficient to support development costs associated with conversion of the school to housing. Moreover, the economies for housing option are weaker in the West End where rents are less compared the city overall. This would suggest the only scenario for reuse of O'Connell for housing would involve subsidized housing.

- While there is on-going stated need for affordable housing in Bristol, as there is in most communities of the state, the city appears to be in better shape than most as evidenced by the prevailing moderate housing values and rents in the city. Moreover, Bristol Housing Authority owns and manages over 500 units of public assisted housing targeting low to moderate income households. Two of those properties are located in the West End area; both are senior housing.

- Unlike the Bingham site, the O'Connell location does not lend itself to Artists housing given its distance from the downtown. It may be an option for Supportive Housing, possibly targeting veterans. Supportive Housing offers both affordable units and on-site supportive services. One such project targeting veterans is being envisioned for a site within the Newington Veterans Hospital campus.

- As noted in the Bingham School analysis, senior housing is often considered as a reuse option for of an old school. In terms of location, an argument can be made that the O'Connell site has advantages over the Bingham School site for senior housing due to its stronger residential environment and less active (and less noisy) corridor. Drawbacks to the site for senior housing include distance from retail and services (at least compared to the Bingham site), and no bus stops on Park St (the closest is 500 feet away on Divinity St).

- One of the more distinctive attribute of West End is the prevalence and involvement of faith-based intuitions in the neighborhood. While it hasn't happened to date locally, many faith-based organizations in other areas and communities have begun to take on an active role in development of affordable or special needs housing – often within or close to their campus. One advantage such institutions offer is access to funding (including important seed funding) not available to a developer or even a non-profit.

- Housing yield for O'Connell would be dependent in part on capacity to control flooding that has caused periodic damage to the basement and auditorium over the years. If the basement is excluded, it is estimated between15 to 20 units could be created. The inclusion of the basement would add 5 to 7 units.

Assessment of Opportunity – Housing (Possibly as Mixed Use)

The strongest argument for housing at O'Connell centers on its compatibility as a use within the West End neighborhood. A secondary rationale is that it would maintain the building as a neighborhood icon in the community while also adding quality housing to the neighborhood. Depending on programming and funding, the reuse of the school might also be able to double-up as a community center in which some space in the main building as well as the auditorium/gym would be available for community use. Or maybe it becomes two separate reuse options – housing in the main building and a recreation center in the auditorium. As previously noted, the auditorium was in high demand by a variety of organizations and private users before it were damaged recently by flooding.

As discussed above, however, the only housing conversion scenario deemed likely for O'Connell would be for publicly assisted housing, whether open age or senior. Public sentiment may favor senior housing which as discussed under Bingham is a project that should be undertaken by a group or developer with strong background in such housing. In any event, funding for such projects – either federal or state - is understandably tight and likely to get tighter, but programs do exist that could be considered for such a project.

A variant on this scenario that might also be considered and could open up new sources of funding would be housing re-use sponsored by one of the churches in the neighborhood. In New Haven, such a project was successfully undertaken for senior housing involving the reuse of a former industrial building circa 1930. One of the sources of funding was a special collection once a month from the parishioners.

Community Center Re-Use Opportunity

- In reviewing the literature of re-use of old schools throughout the nation, one use that came up with some regularity was conversion of school to a senior center or community center. In terms of the West End Neighborhood Plan, reusing the O'Connell school for "community-based purposes" was cited as a recommended action and one much supported by the neighborhood that was reportedly "devastated" by the planned closing of the school.

- While sources for capital dollars are potentially available for refurbishing/renovating the school for use as a community center (local fundraising, state bonding, CDBG, city bonding), on-going operating funds for maintenance and operation of the building are less available. In cases where the municipality does not take on this role, the owner of the building (typically a non-profit) must generate revenue from subleases. Such a model exists in the Black Rock neighborhood in Bridgeport, whereby the Black Rock Community Council subleases substantial portions of the Burroughs Community Center (previously used as housing for elderly women) to outside non-profits serving the neighborhood and Bridgeport at large. Presently it provides space to 70 non-profits and neighborhood groups. In addition, the Center operates as an after-school program targeting middle-school children. The money generated from the leases also paid for an on-site building manager and operation staff.

Burroughs Community Center - Bridgeport, CT

- A major constraint for consideration of the school as a community center sponsored by a non-profit is the lack of a long standing neighborhood group within the neighborhood that could provide the leadership and support to ultimately bring the project to completion. One of the recommended actions called for in the West End Plan was the formation of a West End Neighborhood Association. However even if formed it would not be in a position to take full sponsorship of such a project without substantial assistance from other partners.

- Other sponsors could include other non-profits serving the community or even one of the churches. It is understood that the Boys and Girls Club is already fully committed to a downtown location, however, there may be some programs or initiatives that might benefit from a neighborhood location. The same can be said for organizations involved in day care (both senior and children) workforce training Bristol Adult Resource Center?), youth services, health management and care, arts and recreation, and community enrichment.

Assessment of Opportunity – Community Center

Unlike other uses evaluated up to this point, the concept of a community center has less to do with market and more to do with leadership – although some work would be needed to determine the level of interest from non-profits or agencies to lease space in the center. In terms of capital funds, significant lobbying on a state and/or federal level would be required; while on-going operations of the facility would necessitate excellent organizational and management skills of the sponsoring non-profit or non-profit group

(assuming it is not operated and managed by the city). There is also that nagging issue of past floodings and the damage it has caused at O'Connell which could hamper funding efforts.

Nevertheless, there are ample examples of successful conversions of schools to community center and as a use it often fulfills a neighborhood loss that has come with a school closing. For the West End Neighborhood, the conversion could represent a critical piece to establish a "safe, friendly and family-oriented neighborhood". However, any potential for reuse is predicated on identifying a strong entity within the Bristol community to oversee its development and manage its operation. At the present, the only entity that fits that description is the city.

Recreational Center - Auditorium-Gym only Reuse

One of the unique features of O'Connell is that the auditorium gym (and cafeteria) is a separate building from the main school building. This presents an opportunity to focus solely on options for the auditorium/gym. Or as noted in the housing section, treat this as a separate component for creation of a Recreation Center that is separate from the housing reuse of the main building. .

- Given the overall challenge of converting the main building to a community use, a more manageable alternative that offers potentially a recreational resource to the community would be the repair and upgrade of the auditorium. In this scenario, only the auditorium/gym would be subject for upgrade; meanwhile the main building would be stabilized and mothballed until a suitable (and/or feasible use) could be found (or even kept as possible swing space for future city relocations). It is assumed in this alternative that the costs for repairing the damage to the gym floor along with any other necessary upgrades needed to bring the auditorium into compliance for public use are relatively low cost and reasonable.

- In an Auditorium-Gym only alternative, it is advised the city maintain ownership until such time the disposition of the main building is determined. The city may also be needed to help maintain and operate the facility – if the intention is to keep it open and available to the public. However a local neighborhood group could and should be identified to help with on-going fund-raising efforts and assist in part on the marketing, promotion and scheduling of the gym and cafeteria to outside users to help offset the costs of operation.

- It is also possible that the auditorium-gym could be leased out in its entirety to groups serving the youth or operating an after school program, or a business looking to open a fitness center, or even a dance studio. In each of these scenarios, the facility would generate a revenue stream to offset in whole or in part any cost of operation but access to the auditorium by the public would be constricted.

Assessment of Opportunity – Recreation Center - Auditorium/Gym-only

This of course does not represent a re-use so much as an option for repairing and maintaining a valuable recreation resource within the community until such time issues related to the main building are resolved. If the main building is moth-balled or even developed separately but public access is maintained to the gym similar to what is provided now at the school, it could continue to be central focal point for the West End community. This scenario assumes in part that the costs of repair and on-going operation of the gym will be reasonable (with the latter at least offset in part by rental fees). If leased out in its entirety, the city would likely realize some level of net income, though the public would be restricted in its use. We believe, therefore, that unless net income meets a certain threshold (>$10,000?) the maintaining of access for public use would be the better direction. Obviously there are other questions involved including issues of insurance and liability, as well as future flood control, however, given the limits of reuse potential for the main school this option at least allows for continued use of a key community facility at potentially a modest cost.

Summary of Re-Use Opportunity for O'Connell Elementary School

Below is matrix detailing strength of opportunity and community impact for each option evaluated:

Reuse Options	Market Strength	Locational Strength	Community Impact	Overall Assessment
Senior Rental Housing - Affordable	High	High	Positive	For senior Housing, O'Connell has some advantages over Bingham including stronger residential location, less traffic and better tie-in into the neighborhood. One thought is to break off auditorium from the main building and use as Recreation Center
Housing - Affordable	High	Moderate - High	Depends on Target Market	While its unclear if there would be support for another affordable housing project in the city unless it was for seniors, there are a number of special needs groups in need of housing ranging from Veterans to Disabled persons. Obviously given this is city property, the city and the neighborhood would have to approve the target market.
Market Rate Rental Housing	Very Low	Low	Positive	Data is pretty conclusive that this location/market area would not support the level of rents needed to offset rehab costs without public assistance. Market rate housing is not an option – though mixed income housing might be.
Community Center	Moderate-High	Moderate	Very Positive	While conversion to a community center would likely represent the highest and best use for West End residents, it is hard to envision a scenario that does not involve the city underwriting on-going maintenance. This of course is separate from the capital funding needed to upgrade the facility to meet building code requirements. For this to happen, an organization or sponsor on the level of a Boys and Girls Club would be required.
Recreation Center	Moderate-High	High	Very Positive	One of the more intriguing scenarios for O'Connell and one that is doable due to building configuration is the creation of a community recreation center centering only on the auditorium. The city would need to maintain ownership but the costs of repair and ongoing maintenance are potentially manageable. The community in turn is able to preserve a recreation component for neighborhood use. The space can also be rented out or used by community for a range of uses including meetings, dinners, reunions, performances, ect.

One caveat for all the above is the issue of flooding discussed in this section which has impacts on net useable area, funding, underwriting and cost.