BROOKFIELD PUBLIC SCHOOLS

PUBLIC FORUM #1

EXISTING CONDITIONS ANALYSIS

Tecton
ARCHITECTS

03.27.18
1. INTRODUCTIONS
2. OUTLINE GOALS OF THE PROJECT
3. EXISTING CONDITIONS – INITIAL FINDINGS
4. WORKSHOP & COMMUNITY INPUT
5. NEXT STEPS, Q & A
## INTRODUCTIONS / A COLLABORATIVE APPROACH

### STRATEGIC FACILITIES PLANNING COMMITTEE

<table>
<thead>
<tr>
<th>Name</th>
<th>Position and Role</th>
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<tbody>
<tr>
<td>Ms. Eve Sturdevant</td>
<td>Committee Chairperson, Board of Education Member</td>
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<tr>
<td>Mr. Paul Checco</td>
<td>Municipal Building Committee Chairperson</td>
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<tr>
<td>Mrs. Eileen Koch</td>
<td>Board of Finance Member</td>
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<tr>
<td>Dr. John W. Barile</td>
<td>Superintendent of Schools</td>
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<tr>
<td>Mr. Josh Flowers</td>
<td>Municipal Building Committee Member</td>
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<tr>
<td>Mrs. Sue Slater</td>
<td>Board of Selectmen</td>
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<tr>
<td>Mrs. Joy Greenstein</td>
<td>Board of Education Member</td>
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<tr>
<td>Mrs. Debbie Brooks</td>
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<tr>
<td>Mrs. Christina Zimmerman</td>
<td>PTO President</td>
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<tr>
<td>Mr. Paul Loftus</td>
<td>Community Member</td>
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### CONSULTANT TEAM

- **TECTON ARCHITECTS**
  - Architecture & Programming
  - Jeff Wyszynski, AIA
  - Stephen Melingonis, AIA

- **MILONE & MACBROOM**
  - Site, Civil, Landscape, Planning
  - Ryan Chmielewski, LA

- **CES**
  - MEP Engineering
  - Derek Bride

- **SZEWCZAK ASSOCIATES**
  - Structural Engineering
  - Peter Celella, PE
GOALS OF THE PROJECT / MASTER PLAN FOR THE FUTURE

• Analysis of Existing Conditions & Educational Needs
• Engage community & explore responsive solutions
• Sustainable approach to address facility and educational needs
• Combination of Capital, Maintenance and Life Safety projects
• Long Range Master Plan for All Schools
• Strategic Facilities Committee Meeting Dates
  • (4/4 @ 6:30 p.m., 5/1 @ 6 p.m., 5/22 @ 6 p.m.)
  • Pocono Road, 2nd floor conference room

• Upcoming Forums
  • June 7th - Conceptual Design Review – Options for the Community
  • Date TBD- 10 Year Master Plan & First Phase

• Updates – go to our Website: https://sites.google.com/a/brookfieldps.org/bpssfc/
• Join Us on Facebook: https://www.facebook.com/bpssfc
• Collection of existing conditions
• Analysis of physical deficiencies
• Proposed Recommendations to remediate deficiencies
• Programmatic Discussions
  • Stakeholder interviews
  • Develop current and future needs
• Initial State Reimbursement Analysis – Options & Impacts
BROOKFIELD SCHOOLS / FACILITIES OVERVIEW

**AVERAGE BUILDING AGE: 60 YEARS** | **AVERAGE ADDITION AGE: 17 YEARS**

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“No building has ever been fully renovated or modernized since being built.”

- Brookfield Public Schools RFP
On site walkthrough, general observations and analysis of conditions

1. Site – overall layout, accessibility, code, useful life condition, safety/security, parking, sidewalks, lighting, drainage, utilities, and fields

2. Structure – type, code, useful life, condition, identification of specific concerns

3. Architecture – code, accessibility, life safety, useful life, condition, safety/security
   1. Exterior - roofs, walls, soffits, windows, doors, and features of the building
   2. Interior – finishes (doors, walls, ceilings, millwork, fixtures, lighting)

4. Building Systems Survey – code, life safety, useful life of equipment, comfort & control
   1. Plumbing
   2. Mechanical
   3. Electrical
   4. Fire Protection & Alarms
Identification & Prioritization (Scale 1 to 5)

A ranking for each item was given from 1-5 to indicate the priority of attention required. A ranking of 1 indicates a material requiring prompt attention, while a ranking of 5 indicates the material is in good condition and does not require maintenance or replacement. Accessibility compliance is identified as (A)
EXISTING CONDITIONS/ CENTER ELEMENTARY SCHOOL

SITE/CIVIL
1. Roadways/Parking
2. Walks
3. Paved Play
4. Grass Play
5. Playgrounds
6. Storm Drainage
7. Lighting

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EXISTING CONDITIONS/ CENTER ELEMENTARY SCHOOL

STRUCTURE
1. WOOD / STEEL
2. SPALLING CONCRETE
3. WATER INFILTRATION
4. MINOR SLAB CRACKS

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EXISTING CONDITIONS / CENTER ELEMENTARY SCHOOL

ARCHITECTURE
1. EXTERIOR
2. INTERIOR

BUILDING SYSTEMS
1. FIRE PROTECTION, ALARMS, SECURITY
2. PLUMBING
3. MECHANICAL
4. ELECTRICAL

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SUMMARY

a) PAVEMENT CONDITION AND ACCESSIBILITY
b) PLAYGROUNDS AND EMERGENCY ACCESS @ PERIMETER
c) STRUCTURE DIFFICULT TO EXPAND BY CODE DUE TO TYPE (WOOD FRAME)
d) PORTIONS OF EXTERIOR ENVELOP ARE IN POOR CONDITION – WINDOWS/WALLS
e) NOT ENERGY EFFICIENT (100% EXHAUST)
f) ALL BUILDING SYSTEMS PAST THE END OF THEIR EXPECTED USEFUL LIFE
EXISTING CONDITIONS / HUCKLEBERRY HILL ELEMENTARY

SITE/CIVIL
1. ROADWAYS/PARKING
2. WALKS
3. PAVED PLAY
4. GRASS FIELDS
5. SKINNED INFIELDS
6. PLAYGROUNDS
7. OTHER:
   - GARDEN/OUTDOOR CLASSROOM
8. STORM DRAINAGE
9. LIGHTING

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EXISTING CONDITIONS  HUCKLEBERRY HILL ELEMENTARY

STRUCTURE
1. STEEL, OPEN WEB JOISTS & MTL. DECK CONCRETE SLAB
2. TECTUM ROOF PANELS
3. FAIR CONDITION OVERALL
NO SIGNIFICANT OBSERVATIONS

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EXISTING CONDITIONS / HUCKLEBERRY HILL ELEMENTARY

SUMMARY

a) PAVEMENT CONDITION AND ACCESSIBILITY
b) PLAYGROUNDS AND IMPROVE SITE DRAINAGE
c) BUILDING NOT FULLY ACCESSIBLE
d) SOME FINISHES REACHED END OF USEFUL LIFE (TOILETS)
e) NOT ENERGY EFFICIENT (ALL ELECTRIC HEAT)
f) CODE COMPLIANT AT TIME OF CONSTRUCTION, BUT NO SPRINKLER SYSTEMS
EXISTING CONDITIONS / WHISCONIER MIDDLE SCHOOL

SITE/CIVIL
1. ROADWAYS/PARKING
2. WALKS
3. PAVED PLAY
4. GRASS FIELDS
5. SKINNED INFIELDS
6. PLAYGROUND
7. STORM DRAINAGE
8. LIGHTING

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EXISTING CONDITIONS / WHISCONIER MIDDLE SCHOOL

STRUCTURE

1. STEEL BEAMS, METAL DECK, CONCRETE SLAB
2. DETERIORATION OF SOUTH FAÇADE AT GYM - MOISTURE
3. REPOINTING, FLASHING WEEPS TO EXTEND LONGEVITY

EXISTING CONDITIONS / WHISCONIER MIDDLE SCHOOL

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WHISCONIER MIDDLE SCHOOL

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SUMMARY

a) PAVEMENT CONDITION AND ACCESSIBILITY
b) LACKS EMERGENCY ACCESS AT PERIMETER
c) FAIR CONDITION, ISOLATED ENVELOP CONCERNS AT GYM – LONGEVITY OF MATERIALS
d) MULTIPLE ADDITIONS, FRAGMENTED BUILDING – MANY BUILDING JOINTS, DISSIMILAR AESTHETIC
e) BUILDING SYSTEMS OF VARIOUS AGES, ALL AT OR NEAR END OF USEFUL LIFE
f) FLOURESCENT LIGHTING, NEEDS SIGNIFICANT REPAIR
EXISTING CONDITIONS / BROOKFIELD HIGH SCHOOL

SITE/CIVIL
1. ROADWAYS/PARKING
2. WALKS
3. BASKETBALL COURT
4. TENNIS COURTS
5. GRASS FIELDS
6. SKINNED INFIELDS
7. SYNTHETIC TURF
8. RUNNING TRACK
9. COURTYARDS
10. STORM DRAINAGE
11. LIGHTING

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EXISTING CONDITIONS/ BROOKFIELD HIGH SCHOOL

STRUCTURE
1. STEEL, OPEN WEB JOISTS, CAST IN PLACE
2. SOME AREAS OF DETERIORATION OF CAST IN PLACE - SPALLING

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EXISTING CONDITIONS / BROOKFIELD HIGH SCHOOL

SUMMARY

a) PAVEMENT CONDITION AND ACCESSIBILITY
b) TENNIS COURT EROSION & SETTLING BEHIND SCHOOL
c) FAIR CONDITION OF BUILDING ENVELOP, MINOR CONCERNS OBSERVED
d) SOME FINISHES REACHED END OF LIFE (BOYS SHOWERS) & SPRALLING INEFFICIENT LAYOUT
e) BUILDING SYSTEMS OF VARIOUS AGES, ALL AT OR NEAR END OF USEFUL LIFE
f) BUILDING PARTIALLY HEATED WITH STEAM, LACKS TEMP CONTROL
WORKSHOP & PUBLIC INPUT
ASK, LISTEN, UNDERSTAND
PUBLIC WORKSHOP / ASK, LISTEN, UNDERSTAND

• Open platform to ask questions, express concerns, and voice opinions
• Beginning stages of this effort – the time is now
• Interactive & continuous process
• Responsive to entire community

Tonight - Discussion to identify concerns and need, group, then prioritize.
Why did you attend tonight?
What is important to you?
What do you see as a priority?
What works well? What doesn’t?
What do you believe is the greatest need?
Do you believe there is a need?
If you could change one thing, what would it be?
What would you change about previous projects?
Strategic Facilities Committee Survey

http://tiny.cc/bps-sfc
NEXT STEPS
1. Summarize findings of condition study
2. Prioritize needs – Immediate, mid-range, long term
3. Develop options and conceptual designs (April – May)
4. Review options with community & state (Summer)
5. Finalize master plan & prioritize first project (Summer/Fall)
6. Public Awareness Sessions (Summer/Fall)
7. Fall Referendum (November 6th)
THANK YOU