

## Rationale for a Feasibility and Schematic Design Study

Town Meeting November 15 at GMHS 7:00pm

### Rationale for a Feasibility and Schematic Design Study for the Penn Brook School

Although Penn Brook is currently safe for students and minor repairs have been made over the years, a construction project is needed for the following reasons.

#### **Penn Brook School has an aging physical structure**

- The rubber membrane roof needs to be replaced
- The roof has a dangerous slope that causes snow and ice to slide off and dump onto pathways leading into the school, in front of emergency exits and blocks fresh air intakes
- All windows are single pane with deteriorating frames that must be replaced
- Interior and exterior doors must be replaced
- Handicap accessibility is not available in some places
- Utility costs are higher due to inefficiencies
- The original rubber gym floor is splitting which poses a safety issue, the majority of the

flooring throughout the building is original

- Several roof beams rest upon the concrete walls rather than on independent support beams that run directly down into the foundation, in violation of current building codes

#### **Lack of space**

- Some spaces not designed for classroom use and closets have been converted into classrooms
- Teachers have restrictions on their curriculum when they are forced to teach in substandard spaces that are not intended for current use
- There is a lack of room in the classrooms for technology workstations and learning centers to support the curriculum
- Classroom spaces are smaller than required by current codes and 23% smaller than MSBA standards

#### **Electrical Issues**

- The service must be increased and enhanced to handle the additional demands of a 21<sup>st</sup> century school and the technology that accompanies it.
- New energy efficient lighting and new safety lighting is needed throughout the building
- Lack of an up to date security system
- The clock system has failed

#### **HVAC/Plumbing**

- With the exception of one boiler just replaced, the entire heating and ventilation system needs to be replaced
- Hot water system is original to the building and must be replaced
- The bathrooms and fixtures in the building are non-accessible and non-water conserving, and must be replaced to meet current codes and regulations. Any emergency repairs will require sinks and toilets to be brought up to code.
- Due to the aging plumbing repairs are needed more frequently and at a higher cost.