

Roxbury Village School Facility Notes

10/27/2017

The building is a single story wood frame structure that has been built over a number of years. The original structure was the Town Hall and still serves as a public meeting space. The building has had several additions and renovations over the years. The last major renovation/addition project was completed in 1990. Most Mechanical, Electrical and Plumbing systems date from this time.

Site Development:

- Adequate play space and structures
- Adequate gravel parking spaces
- The school is served by a common well
- The school uses a community septic system and leach field
- The school has an emergency power generator and is equipped as an emergency shelter

Exterior Condition:

In general the exterior of the building is sound and has been well cared for.

- Roofing is painted metal standing seam and is in good shape should last another 20 years.
- Siding is painted wood clapboards. These will require regular attention and complete re-painting every 5 – 7 years. The building has been recently painted. It should be good for now with painting scheduled in about 3 – 5 years.
- Windows and Doors are in good shape and will require normal annual maintenance.

Interior Construction:

- Wood frame with Gyp. Bd. Interior walls.
- Most ceilings are 2x4 acoustical ceiling tile.
- Most flooring is vinyl tile with some carpet.
- Kitchen is small and needs a cooking surface
- The on-site septic is a concern with the kitchen use. A grease trap would be a good addition

Security:

- The building has an automated entry door system, which is controlled by access cards. Very similar to MPS and can be maintained.
- The building has a very robust video camera and storage system. Very similar to MPS and can be maintained.

Accessibility:

- The building is single story and has a primary accessible entry.
- The building has proper accessible bathrooms
- Concerns with proper parking requirements.

- Concerns with providing signage and “way finding” inside the building

Staffing:

- The building currently has a .6 custodial position.
- Maintenance is preformed with crews from the “District”
- Mechanical, Electrical and Plumbing services are contracted services

Recommendations

- A full time maintenance/custodial person is desirable. This would allow a higher level of service during the day and would reduce the need of current staff to cover all events during this time.
- Thermal performance needs to be monitored through the winter to understand possible deficiencies.
- A better understanding of the community’s use of the water and septic systems.
- A better understanding of the “multi use” function of the building is needed.