



# Brook School Apartments

**Replacement of Roofs, Windows and  
Repair of Facades**

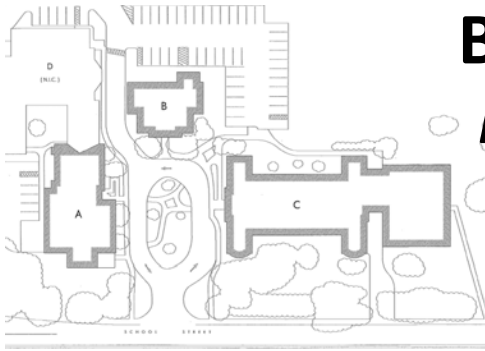
## *Background*

# **Brook School Apartments**

*Elderly and Disabled Housing*

*75 Apartments*

*82 Residents*



- Built 1895 to 1932 as Weston's primary and secondary schools.
- 1980 converted to affordable apartments.
- *Best practice maintenance protocol:*
  - Evaluate building envelopes ~ every 30 years
- Masonry and wood frame construction with Aluminum windows
- Useful life of many building components is 30 years or less
- In 2011, Town meeting voted for an engineering evaluation
  - \$142,000 study awarded to CBI Consulting, recently completed

# *CBI'S CONCLUSION*

- All roofs, masonry and windows of three older buildings have exceeded useful life, and beginning to fail.
- Repair and renovation should immediately proceed to:
  - Avoid significant additional degradation
  - Minimize repair and renovation costs

# EXAMPLES OF BUILDING ISSUES



Condensation on the interior of the double glazing caused by a broken gasket



Cracking and splitting of exterior sealant to mitigate water intrusion



117 year old slate on Building A - deterioration and lichen growth; hole in slate and slates have loosened



Cast stone column capital and accent on Building C



Cracked stone and peeled copper cladding separation on top of the capital



Spall in cast stone on Building C

# Brook School Apartments Building Envelope Project



- ***Preserve BSA historic resources, and support affordable community housing***

- ***Estimated Construction Costs:***

Building A – Roof, Windows, & Masonry –	\$ 1,126,000
Building B – Roof & Windows –	\$ 511,000
Building C – Roof, Windows & Carpentry –	\$ 1,550,000
Hazmat / Site –	\$ 204,000
Project Management –	\$ 108,000
Other –	\$ 37,996

*Actual Bids are being sought now.*

◆ <b>CPA Funds Request</b>	<b>\$ 1,763,681</b>
◆ <b>BSA Enterprise Fund</b>	<b>\$ 1,770,319</b>
◆ <b>Total Project Cost</b>	<b>\$ 3,534,000</b>

