



# Plymouth Engineering, Inc.

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February 24, 2020

Job #: 20033

## Suitability and Conditions Review

### **Location:**

Former Corinna Elementary School  
42 Stetson, Corinna, ME.

### **Client:**

Town of Corinna  
8 Levi Stewart Drive  
Corinna, ME. 04928

### **Attachments:**

Exhibit A

### **Background:**

The Town of Corinna is considering alternative uses and options of Corinna's former elementary school. The scope of this review includes the assessment of demolition, construction, and renovations of the building for various uses.

The Town contracted Plymouth Engineering, Inc. to provide service towards basic suitability and conditions review to determine viable options for the building.

**On Site visit:** February 11, 2020 @ 10:00AM

### **Review:**

The Property to be reviewed resides at 42 Stetson Road in Corinna, Maine.

#### **Land:**

- Property is designated as Map/Lot 18-97 and approximately 17 acres.
- The property is served by public sewer and water.
- The property has two road entrances. There is paved parking around the front and the sides of the building, with approximately 100 parking spots. The pavement and site will require maintenance in the future. The day of the review a lot of the pavement was under snow so a timeline could not be generated on repairs. However, the town could use their road's maintenance program for this maintenance when it becomes necessary.
- The property includes a baseball field, soccer field, basketball court, tennis court, and a playground. See site plan for layout.

#### **Building:**

- The original building is a one-story wood structure with Masonite siding.
- The 1996 addition is a combination steel frame, steel stud and Masonite siding.
- The building is approximately 33,000 sq. ft.
- The height of the building varies but the original section is 13'-0".

*Foundation:*

- The original building foundation is likely 10-inch tapered wall. With potential 4-inch slab with the boiler room located in the sub-basement.
- The 1996 addition has 8" foundation walls to support the structure and a 4-inch slab based upon the construction drawings.

*Exterior:*

- The Masonite siding is in poor condition and is recommended to repair in the near future.
- There is a total of 8 exits and entrances, not all doors were clear to open, but the doors will need to be updated.
- Due to the weather, a detailed inspection was unable to be performed on the roof. PEI would recommend doing an inspection when the roof can be accessed for an in-depth review. The front of the building had curling shingles visible.

**Interior:**

The interior is divided up into the original building, and the addition, which was built in 1996.

*Original Building:*

- The original building consists of a lobby, 10 classrooms, bathrooms, and a cafeteria.
- The current floors are asbestos tile. They will need to be abated and new flooring installed or encapsulated under new flooring.
- There may be some other asbestos that has not been abated that is unseen.
- Bathrooms will need to be upgraded to meet ADA and put adult toilets and sinks in room replacing the children size units.
- Cosmetics upgrades are needed, such as painting, window sealing and trim work.
- The kitchen appliances will need to be reinstalled.
- The building should be tested for lead paint, but that should have already been addressed.
- Duct work will need to be cleaned out, to address the dust build up.

*Addition 1996:*

- The addition consists of a gym, stage, library, 5 classrooms and mechanical room access.
- Gyms ceiling tiles are in poor condition and will need to be replaced in the future and cleaned soon.
- Cosmetics upgrades are needed, such as painting, window sealing and trim work.
- The carpet on the floors will likely need replacing.

*Overall:*

- The whole building needs exterior door upgrades and window trim sealing and repairing.
- Boiler room is currently in a 16' pit with sprinkler equipment. It is highly recommended to bring the boiler to grade due to the recurrence of water in the pit and the consistent humidity.
- Elementary sign out front will need to be changed/removed.
- Hood and sprinkler inspections will need to be performed yearly.

## Possible Building Uses:

Below list potential options for various sections of the school. The School Repurposing Committee has created a possible use and evaluation of for the school which goes into greater detail.

### *Gym:*

Can be rented out to the rec department use, for craft fairs, for meetings and other club use. We understand that the room is currently being used for basketball tournaments.

### *Library:*

Library is currently used for karate classes. Other possible uses include turning it into the Town Office or community center. The Town Office would need an area for a fireproof safe and a fireproof storage area. The community center would need little to no modifications.

### *Classrooms:*

There are many options for the classrooms in the existing building. Including a community center, office spaces, and a food bank.

The science lab has a great potential to be a daycare. It has its own access to the playground and parking lot. The ACT will need to be replaced in this room in three years and will need two of its closets converted into bathrooms.

### *Cafeteria:*

The cafeteria could be rented out as a recreation hall for parties, weddings, and other social gatherings.

## Suitability:

The following options are potential options, the associated potential costs are going to vary once an actual plan is undertaken. The development of that plan can be done in the future once the town determine a direction.

### *Option 1:*

- The original building is to be demolished. The boiler and sprinkler system are brought to grade and installed in the closets on the ground floor. The 1996 addition to the building will be reused. The Gym will be used for Karate and the Recreation center. The current library room will be modified to house the Town office along with the computer room. The science lab and break room can be used for a small day care.

### *Option 2:*

- In option #2 the entire building system will be reused. The classrooms can be used for rental space and the 1996 addition can be used similar to what is discussed option #1. The cafeteria could be rented out and used for a multi-purpose room, once the kitchen is reestablished.

**Costs:**

*Option 1:*

Asbestos Removal	\$48,912
Demolition	\$167,212
Boiler Renovation	\$90,000 (Provided by ABM)
Library Renovation	\$71,680
Daycare Renovation	\$99,750
Gym Ceiling	\$37,440
General Maintenance	\$30,000
Exterior Update	\$170,849
<b>Total</b>	<b>\$715,843</b>

*Option 2:*

Asbestos Removal	\$48,912
Flooring	\$73,368
Painting	\$13,297
Bathroom Update	\$10,880
Library Renovation	\$71,680
Daycare Renovation	\$99,750
Gym Ceiling	\$37,440
General Maintenance	\$30,000
Exterior Update	\$300,150
<b>Total</b>	<b>\$685,447</b>

Yearly usage of the building is in appendix B.

Option 1: \$86,400.00 is the potential cost of operating the building of option #1.

Option 2: \$119,400.00 is the potential cost to operate the building of option #2.

**Conclusion:**

Plymouth Engineering highly recommends the following changes and repairs be made regardless:

- Asbestos tiles will need to be removed and new flooring installed or covered with VCT tile.
- Replace the roof with wood/metal.
- Clean out duct work
- Test original building for lead paint.

The cost of these changes and repairs are discussed above.

The building is an opportunity to help the town to expand its resources. The cheapest long-term plan would be to keep the whole building and to renovate the building in pieces as time and money allow. However, it will require a great deal of effort to develop. The town will need to bring on someone to manage the development of the renting of space. To do that certain areas of the building will be needed to upgrade. The 1996 addition will need to be cleaned and area developed for use as discussed above.

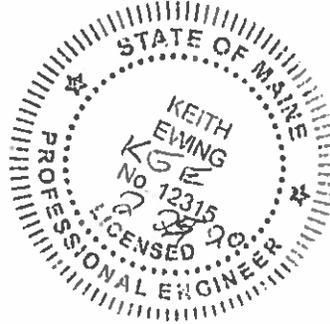
The original building will need to have the lead checked and the flooring system reviewed. As portions of the work are required to be developed PEI would be willing to help with the work if required.

Thank you for the opportunity presented with this Town Project and please feel free to contact us with questions or additional needs going forward with this project.

Regards,



Plymouth Engineering, Inc.



**Exhibit "A"**  
**Current images**



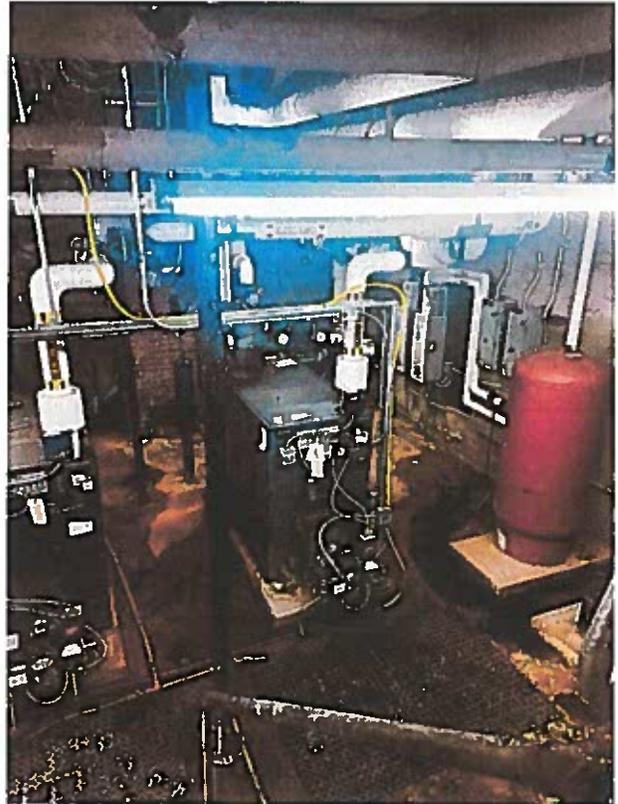
**Aerial View**



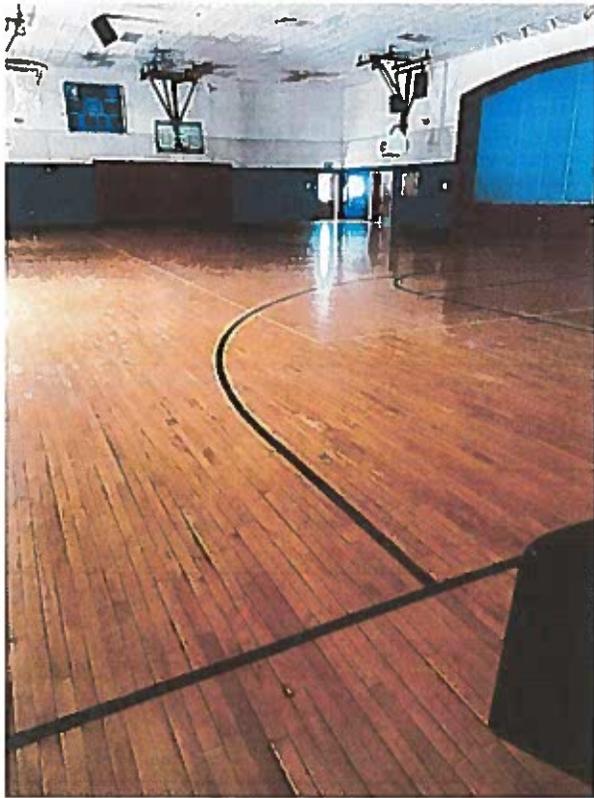
**Front  
(Entrance)**



*Photo 1: Existing Building Gym*



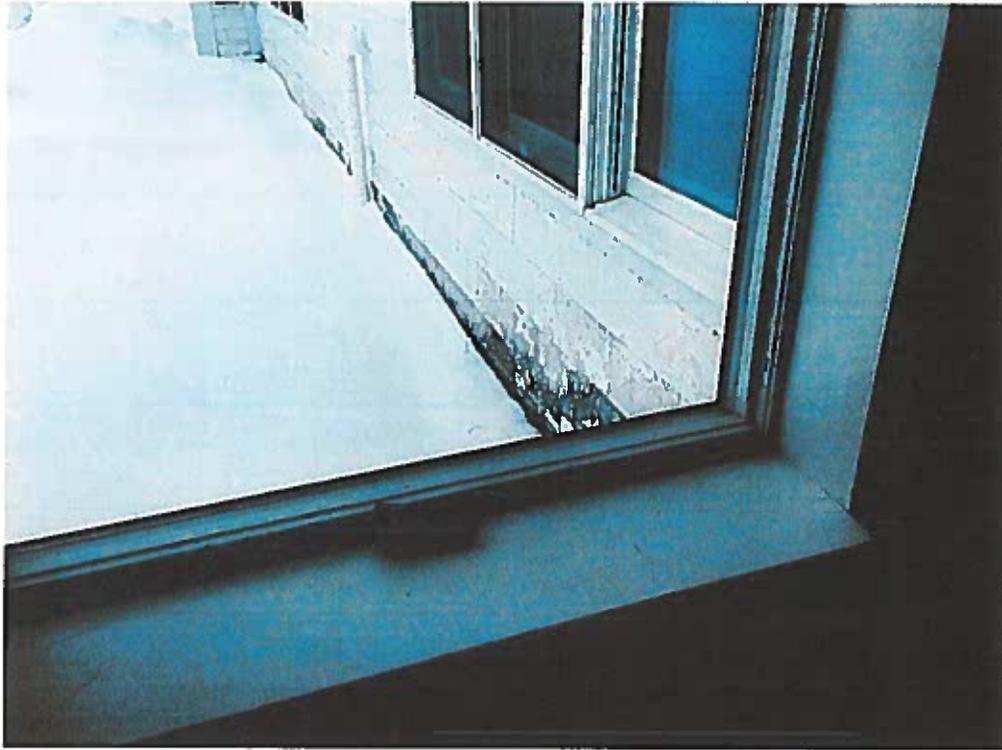
*Photo 2: Mechanical Pit*



*Photo 4: Addition Gym*



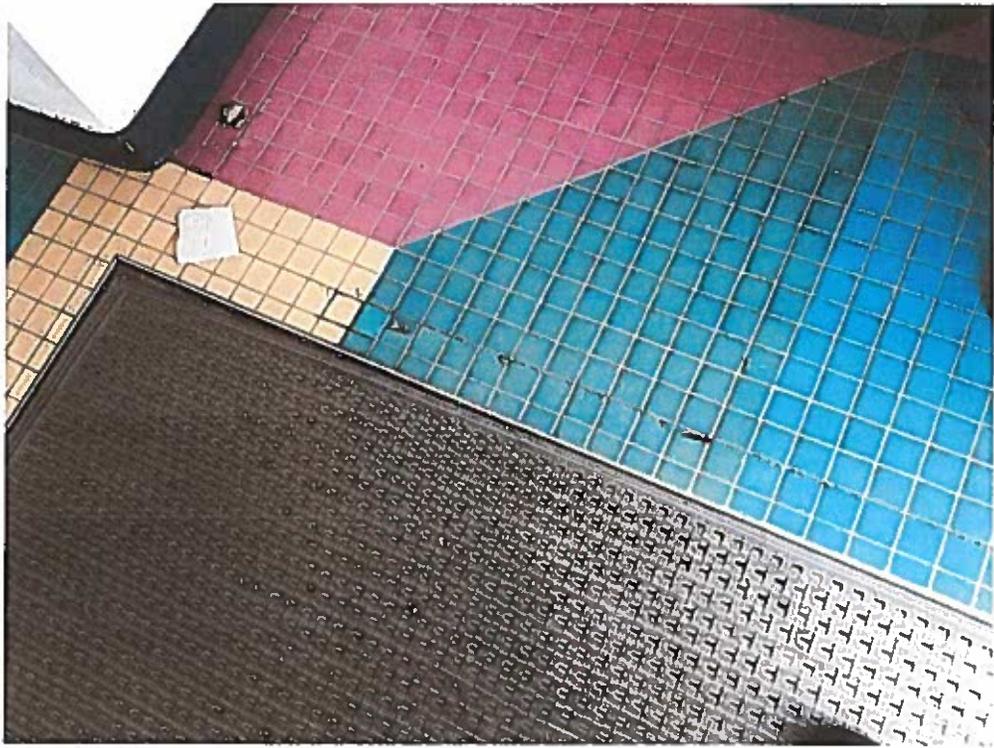
*Photo 3: Science Room*



*Photo 5: Masonite Exterior Siding*



*Photo 6: Exterior Door and Jamb*



*Photo 7: Entrance Mat*



*Photo 8: Kitchen*