Roof

- *Roof: Asphalt shingles; good condition*
- *Roof flashing; Poor condition, needs re.placed.*
- *Visible water damage from flashing failure within the building.*
- *Edge flashing systems: Poor condition, needs to be replaced.*

Building Drainage Systems

- *Aluminum gutters: Poor condition, damaged (ice), joint failure, needs to be replaced.*
- *Recommend installing gutter at West entry to prevent staining of masonry wall.*
- *Foundation Drains: N/A.*

2. Building Interior Assessment

ADA Access

- *Overall ADA requirements and accessibility within the building is fair. Spaces are generous and located on a single level but restrooms, doors, and door hardware are not ADA compliant.*

Overall Exterior Description (Civic Center – Lower Level – Storage Spaces)

- *The storage building with pool deck above was originally constructed in the 1920's and has significant building and system failures. The following items were noted during the observation.*
- *Pool deck: Despite resurfacing attempts, continues to allow water infiltration into the storage spaces. As a result there are numerous locations where both green and black mold are present.*
- *CMU bearing walls: Repaired previously using a Gunite product to resolve surface cracking. As a result water may be trapped between the CMU and cementitious product.*
- *Structural steel framing members: Significant rusting and deterioration.*
- *Concrete floor surface: Deteriorated, and uneven.*
- *Windows and doors: Original to the building and failing. Windows are rusted, broken, and no longer operable. Some windows have been removed and openings filled with masonry and wood framing.*
- *Doors, frames and hardware: Doors are missing, frames rusted or missing, some doors are not operable.*
- *Toilet Room: Original fixtures, partitions and finishes are in disrepair. Sanitary conditions are questionable.*
- *Casework: Shelving and storage have been constructed with rough lumber and is of poor quality. Furnishings are in poor condition and need to be replaced.*
- *Given the age of the structure, its potential useful square footage and projected costs to remediate the issues listed above it is our recommendation the structure is demolished.*

3. First Level Plan

100 - Vestibule

- *Floor: Terrazzo; fair condition, wear patterns at the door entry, needs stripped and re-sealed*
- *Base: N/A*
- *Walls: Architectural CMU: good condition*
- *Storefront: Fair condition, needs gaskets replaced*
- *Window stools: N/A*
- *Ceilings: Tongue and groove wood; fair condition. Water damage present, refinish wood surface*
- *Doors, Frames, and Hardware: fair condition*

101 – Corridor

- *Floor: Terrazzo; fair condition, needs stripped and re-sealed*
- *Base: N/A*
- *Walls: Architectural CMU; good condition*
- *Ceilings: Acoustical Ceiling Tile (ACT); poor condition, needs to be replaced*

102 – Women's Restroom

- *Floor: Ceramic Tile; good condition, replace missing tile with matching tile*
- *Base: Ceramic Tile (Cove); good condition*

- *Walls: Ceramic Tile: good condition*
- *Partitions; Good condition*
- *Ceilings: Acoustical Ceiling Tile (ACT); poor condition, water damage, needs to be replaced*
- *Doors, Frames, and Hardware: fair condition*

103 – Men's Restroom

- *Floor: Ceramic Tile; good condition, replace missing tile with matching tile*
- *Base: Ceramic Tile (Cove); good condition*
- *Walls: Ceramic Tile: good condition*
- *Partitions; Good condition*
- *Ceilings: Acoustical Ceiling Tile (ACT); poor condition, water damage, needs to be replaced*
- *Doors, Frames, and Hardware: fair condition*

104 – Janitor Closet

- *Floor: Terrazzo; fair condition, needs stripped and re-sealed*
- *Base: N/A*
- *Walls: CMU; good condition, needs painted*
- *Ceilings: Acoustical Ceiling Tile (ACT); poor condition, needs to be replaced*
- *Doors, Frames, and Hardware: Fair condition*

105 – Chair/Table Storage

- *Floor: Terrazzo; fair condition, needs stripped and re-sealed*
- *Base: N/A*
- *Walls: Gypsum Wallboard (GWB) and Architectural CMU; fair condition, repair water damage*
- *Ceilings: Acoustical Ceiling Tile (ACT); poor condition, water damage, needs to be replaced*

106 - Pantry

- *Floor: Terrazzo; fair condition, needs stripped and re-sealed*
- *Base: N/A*
- *Walls: Architectural CMU; good condition*
- *Ceilings: Acoustical Ceiling Tile (ACT); poor condition, needs to be replaced*
- *Doors, Frames, and Hardware: Fair condition*

107 – Kitchen

- *Floor: Terrazzo; fair condition, needs stripped and re-sealed*
- *Base: N/A*
- *Walls: Architectural CMU; good condition*
- *Ceilings: Acoustical Ceiling Tile (ACT); poor condition, needs to be replaced*
- *Doors, Frames, and Hardware: Fair condition*
- *Kitchen Equipment: good condition*

114 – Multi-Purpose Room (Small-2)

- *Floor: Terrazzo; fair condition, needs stripped and re-sealed*
- *Base: N/A*
- *Walls: Architectural CMU; good condition*
- *Ceilings: Tongue and groove wood; good condition*
- *Doors, Frames, and Hardware: Fair condition*

114A, 114B, 114C – Storage Closet

- *Floor: Terrazzo; fair condition, needs stripped and re-sealed*
- *Base: N/A*
- *Walls: Architectural CMU; good condition*
- *Ceilings: Acoustical Ceiling Tile (ACT); poor condition, needs to be replaced*
- *Doors, Frames, and Hardware: Fair condition*

D. Structural Conditions

1. Observation performed by Taylor Structural Engineers

The surveys were limited to visual observations of exposed structural conditions. No attempt was made to uncover hidden structural conditions, measure and/or analyze existing structural members, or sample/test structural material properties. The following is a summary of the observations, conclusions, and recommendations resulting from the survey.

The scope of this report is limited to discussing the current overall structural condition of the facilities and noting general deficiencies where they were observed. Further engineering would be required to develop a specific scope of structural repair work, including accurate repair quantities and procedures/materials, if it is determined that building renovations are desired.

2. Building Foundations

- *The building foundations appear to be in good structural condition at the present time with no visible evidence of foundation settlement or deterioration. A small area of concern exists in the tunnel that runs between the Civic Center and adjacent deck/maintenance/storage facility, where a short section of the existing foundation is exposed and partially undermined. The undermined footing section should be underpinned to maintain structural integrity in the future.*

3. Floor Structures

- *The Civic Center floor is concrete slab-on-grade construction with no visible evidence of any structural problems, based on observations of conditions exposed from above the slab. However, at least some of the heating and ventilation ducts located under the floor slab were constructed with "cardboard sonotubes" rather than steel or concrete piping. The extent of this ductwork is not know at the present time, but it has been determined that the sonotubes have deteriorated and collapsed in some locations, resulting in voids under the concrete floor slabs that were not designed to span over such open areas. This condition is not considered dangerous at the present time, but any comprehensive renovation or maintenance plan for the building must include the location and repair of all areas of collapsed pipe beneath the floor slab to maintain long-term structural integrity.*
- *The deck/maintenance/storage facility floor is concrete slab-on-grade construction with no visible evidence of any structural problems*

4. Roof Structures

- *The Civic Center roof structure consists of glued-laminated wood beams apparently supporting 5" wood roof deck. There is no visible evidence of any significant deterioration, over-stress, or any other kinds of structural problems.*
- *The deck/maintenance/storage facility roof consists of a cast-in-place concrete topping on hollow-core precast concrete plank, supported on a combination of masonry walls and structural steel beams and columns. There is no visible evidence of significant structural deterioration in the concrete roof deck, but several sections of the perimeter support masonry and steel are in poor condition, with significant deterioration along the front steel colonnade and lintel deterioration on previously closed-in openings in the rear masonry bearing wall (in the tunnel that extends between the Civic Center and deck/maintenance/storage facility). Although the deck/maintenance/storage facility appears to remain structurally sound at the present time, it will require significant structural repair in the near future if additional service life is desired.*

E. Mechanical Conditions

1. Observations performed by Tower Engineering

General Comments and Recommendations

- *Overall System Type: Two packaged (integral cooling, gas heating) air handling units at grade. Each air handling unit provides HVAC to approx 50% of the Upper Level. The Lower Level is storage and is provided with only heating capability (no ventilation).*
- *Construction and Renovation History: Originally constructed in approximately 1970.*
- *Comparison to Current Standards:*
- *Current HVAC systems efficiently provide for full cooling, heating and ventilation of all occupied spaces with individual temperature control. Rooms on the Upper Level of the Brentwood Civic Building have cooling, heating and ventilation but lack individual temperature control.*
- *Overall Recommendation: With the exception of the two packaged air handling units (which were recently re-*

placed), other components of the building's HVAC system are original and have exceeded expected longevity. If the building is fully renovated, we recommend that all original equipment be replaced and that consideration be given to modifying the two existing air handling unit systems to provide for multiple zones of temperature control.

2. Central Heating Plant

- *Not applicable. The building is heated with a combination of gas-fired air handling units, electric resistance heaters and gas unit heaters.*

3. Central Cooling Plant

- *Not applicable. The packaged air handling units have self-contained (air-cooled) cooling.*

4. Grade-Mounted Packaged Air Handling Units

Description of Existing System

- *System Type: Two self-contained air handling units (integral gas-fired heat exchanger and air-cooled refrigeration). Each unit services approximately 50% of the Upper Lever. Each unit is single zone, constant volume. Return ductwork is below grade to linear diffuser within floor of perimeter rooms. The return ductwork is partially collapsed.*
- *Age: packaged air handling units are new, ductwork is from 1970*
- *Cooling Source: air-cooled refrigeration, self-contained*
- *Heating Source: gas-fired heat exchanger*
- *Ventilation Source: integral*

Comments and Recommendations

- *The existing system does not provide for individual control. Install a zoned variable-volume and temperature (VVT) zoning system.*
- *Install new return air ductwork to replace existing below-slab ductwork that has collapsed.*

Miscellaneous

- *Lower Level rooms lack ventilation. Install mechanical ventilation systems.*
- *The existing kitchen exhaust hood lacks a dry-agent fire protection system. Install code compliant system.*
- *The existing exhaust ductwork connected to the kitchen hood is galvanized steel and is not welded. Install a code-compliant kitchen hood exhaust ductwork system that includes welded black steel ductwork and zero-clearance insulation.*
- *All exhaust fans are original and are beyond their expected longevity.*

F. Plumbing Conditions

1. Sanitary Sewer

Description of Existing System

- *It was undetermined where the sanitary line exited the existing building.*
- *There are floor drains in the rest rooms.*
- *There was no grease interceptor serving any of the kitchen equipment.*

Code Violations and Safety Concerns

- *Section 1003.3.1 of the IPC requires grease interceptors in food preparation areas for fixtures and equipment with grease-laden waste.*

Comments and Recommendations

- *The majority of the sanitary lines is underground in the building and therefore could not be visual assessed to evaluate the condition. Have the underground sanitary lines video scoped to determine the condition of the existing lines.*
- *Provide a grease interceptor for the required kitchen equipment.*

2. Storm Water Sewer/Roof Drains

Description of Existing System

- The building has a sloped roof which drains to gutters and downspouts.

Code Violations and Safety Concerns

- None identified at this time.

Comments and Recommendations

- Storm water lines are contained underground and therefore could not be visual assessed to evaluate the condition of the existing lines. Have the underground storm lines video scoped to determine the condition of the existing lines.

3. Interior Water Distribution

Description of Existing System

- It does not appear that major interior water piping renovations have been made.
- There are many locations where the piping was poorly insulated or missing insulation.
- There were only a few shutoff valves located in the building. Speaking with the maintenance staff, he has to shut-off the main service entrance every time a repair is made or a fixture is replaced.

Code Violations and Safety Concerns

- None identified at this time.

Comments and Recommendations

- The existing water pipe is older and should be considered being replaced. Provide new shut-off valves on all branch piping to equipment or fixtures.
- Provide water hammer arrestors on branch piping with quick closing valves.
- Firestop/caulk all pipe penetrations thru fire rated walls, floors, and ceilings.
- Provide valve tags and charts on all valve locations in the buildings.
- Provide pipe identification.

4. Plumbing Fixtures

Description of Existing System

- The water closets are wall hung, flush valve at 1.6 gallon per flush in the main building and floor mounted, flush valve at 3.5 gallon per flush in the basement.
- The urinals are wall hung, flush valve at 1.0 gallon per flush in the main building and floor mounted, flush valve at 1.5 gallon per flush in the basement.
- The lavatories are wall hung with double cross handles in the main building. There is no lavatory in the basement.
- There are no showers in the building.
- The electric water cooler is floor-mounted.
- The service sinks are wall mounted. The main building service sink has a spout with threaded hose connections and vacuum breakers. The basement service sink has no faucet.

Code Violations and Safety Concerns

- All multi-use restrooms are required to have at least one of each type of fixture to be handicapped accessible.

Comments and Recommendations

- Provide new plumbing fixtures as required for the use and occupancy of the building Provide low flow fixtures, water closets and urinals (1.28 GPF and 0.5 GPF respectively). Provide new lavatories with low flow faucets. Provide handicapped accessible fixtures as required by code.
- Provide sensor operated (battery powered) flush valves on the water closets and urinals.
- Provide sensor operated (battery powered) faucets on the lavatories.

5. Domestic Water Heater

Description of Existing System

- *The existing domestic water heater is a storage tank type with gas heating. The heater is A. O. Smith Model FSG 50 224, 50 gallons, and 40,000 BTUH input.*
- *There is no re-circulating pump on the system.*
- *There is no thermostatic mixing valve or expansion tank provided.*

Code Violations and Safety Concerns

- *Public hand wash sinks are to be provided with tempered water per the current code, 110° F maximum.*

Comments and Recommendations

- *Replace the water heater to accommodate the new use occupancy.*
- *Provide a hot water re-circulating pump and piping.*
- *Provide an expansion tank on the cold water inlet to the water heaters.*
- *Store the water to at least 140 degrees F. to avoid Legionella concerns.*
- *Provide a thermostatic mixing valve on the hot water system.*
- *Provide tempered hot water to the lavatory faucets, using thermostatic mixing valves.*

6. Natural Gas System

Description of Existing System

- *There is currently a 1" gas service that penetrates the ground and is regulated down to a lower pressure.*
- *After the regulators, the gas line increases to 2-1/2" into the meter.*
- *After the meter, a 2-1/2" and 1-1/2" gas line with shutoff valves goes back underground the sever the building.*

Code Violations and Safety Concerns

- *None identified at this time.*

Comments and Recommendations

- *A fence should be provided around the gas service to keep it undisturbed.*

G. Fire Protection Conditions

1. Observations performed by Tower Engineering

Description of Existing System

- *Presently there is no fire suppression system in the building.*

Code Violations and Safety Concerns

- *None identified at this time.*

Comments and Recommendations

- *A discussion should be held with the local authority having jurisdiction (AHJ) to discuss the current condition of the building and what upgrades are proposed, based on the building use. The occupancy of the building may require a sprinkler system to be installed.*
- *A hydrant flow test should be conducted, at the fire hydrants closest to the building, to determine adequacy of the water supply to provide the fire protection requirements for the building as determined with the AHJ.*

H. Electrical Conditions

1. Electrical Distribution

Description of Existing System

- *The main building service is a 400Amp, 120/208, 3p, 4w panel manufactured by GE and uses the 6 disconnects rule which does not allow for future expansion. The panel is old and needs to be replaced.*
- *The Bottom floor space used by Public Works has a 100A service and is in poor shape and should be replaced.*
- *Branch panels are in poor shape and should be replaced.*

Code Violations and Safety Concerns

- *None*

Comments and Recommendations

- *Replace two existing distribution services with one new distribution system at 208Y/120v, 3 phase, 4 wire with separate panel and meter for Public Works space.*
- *Most panelboards are at the end of their respected life. Replace panelboards with new 208/120v circuit breaker type panelboards.*

2. Fire Alarm System

Description of Existing System

- *The building currently has no addressable fire alarm system, smoke detectors only.*

Code Violations and Safety Concerns

- *ADA requires visual notification devices (Strobes).*

Comments and Recommendations

- *Replace the existing system with new addressable fire alarm system including pull stations, strobes, smoke detectors, etc.*

3. Lighting System

Description of Existing System:

- *The existing light fixtures throughout the existing facility utilize T8 lamping. This is based on an energy saving project that was undertaken by the municipality that replaced all T12 lamps in the building and replaced them with electronic ballasts and T8 lamps.*

Code Violations and Safety Concerns:

- *None*

Comments and Recommendations:

- *Under the current installation, there are no code violations or safety issues. However, under any major renovation project, improvements will need to be made. The International Energy Conservation Code (IECC) is a division of the IBC and requires, among other energy saving measures, a maximum amount of energy consumed by the lighting system as well as multiple levels of lighting control and automatic lighting shut-off controls. This code is mandated in an effort to reduce wasted energy.*
- *The implementation of the IECC means that the existing fixtures would need to be replaced with more energy-efficient fixtures. Most areas would need to have a form of dual-switching to allow half of the light fixtures or lamps to be turned off independently of the other fixtures. In order to meet the automatic shut-off controls, most areas will need to be controlled by occupancy sensors or timer switches.*

I. Communications and Data

1. Telephone/Data/Cable System

Description of Existing System

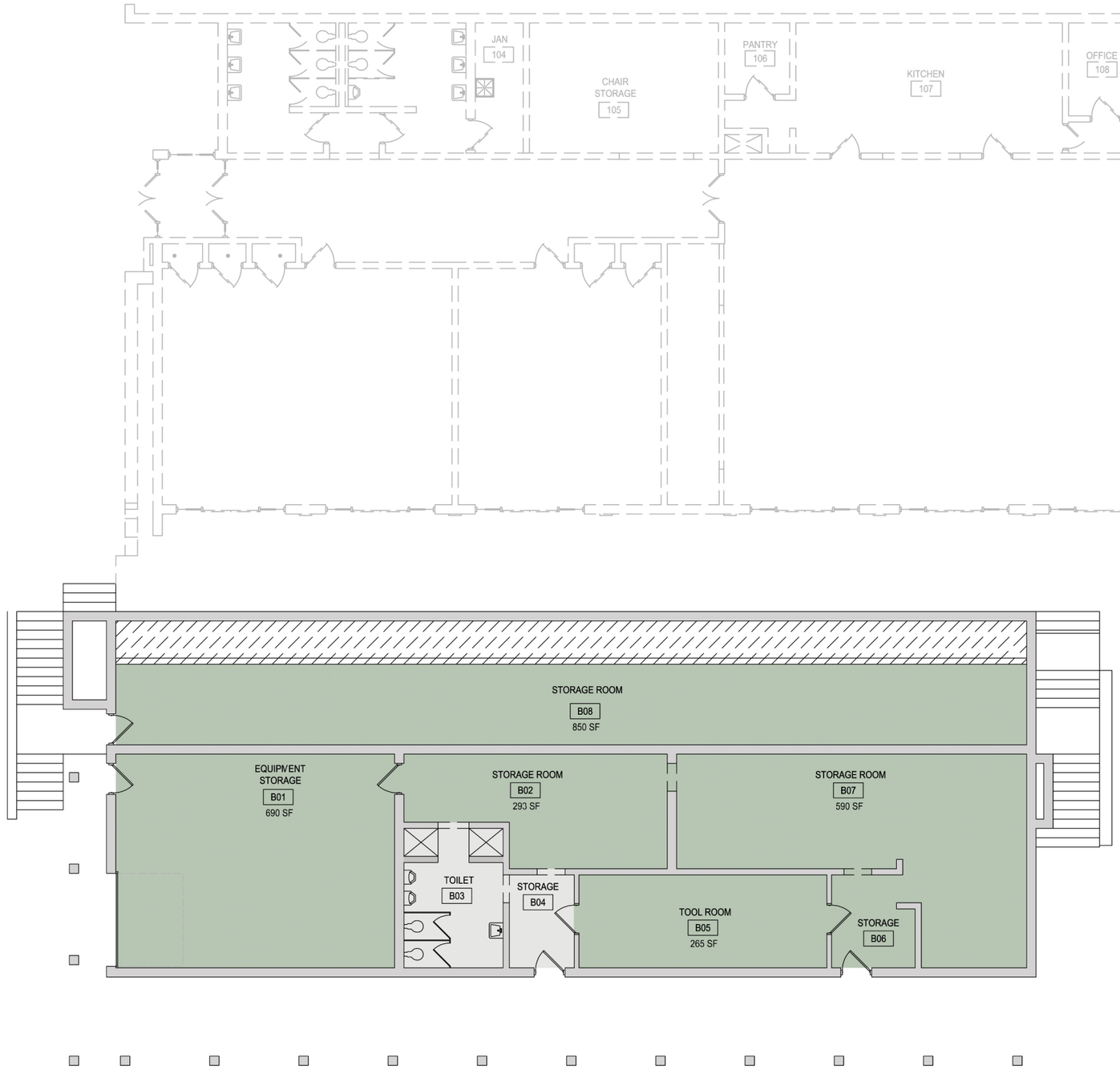
- *Existing telephone/data/cable cabling is adequate.*
- *Data and cable television is provided by Comcast.*
- *Telephone system is provided by Consolidated Communications.*
- *Camera system is old and outdated.*

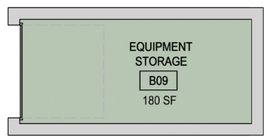
Code Violations and Safety Concerns

- *None*

Comments and Recommendations

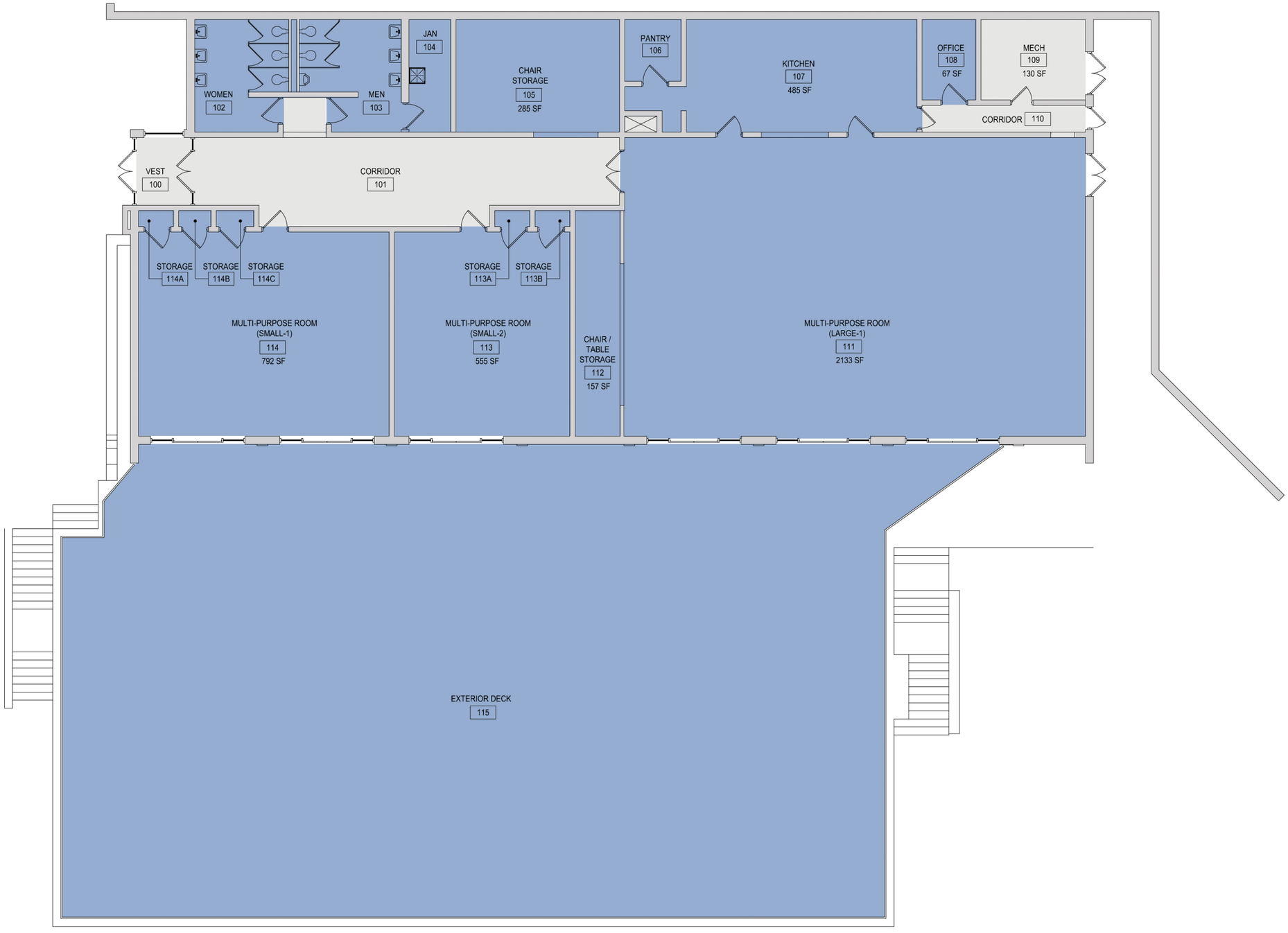
- *Under a renovation new CAT 6 cabling would be used to update to new technology and allow for future expansion. New data outlets with (3) color coordinated jacks for Telephone/Data/Fax to allow for future expansion.*
- *Replace security system with a new camera system.*





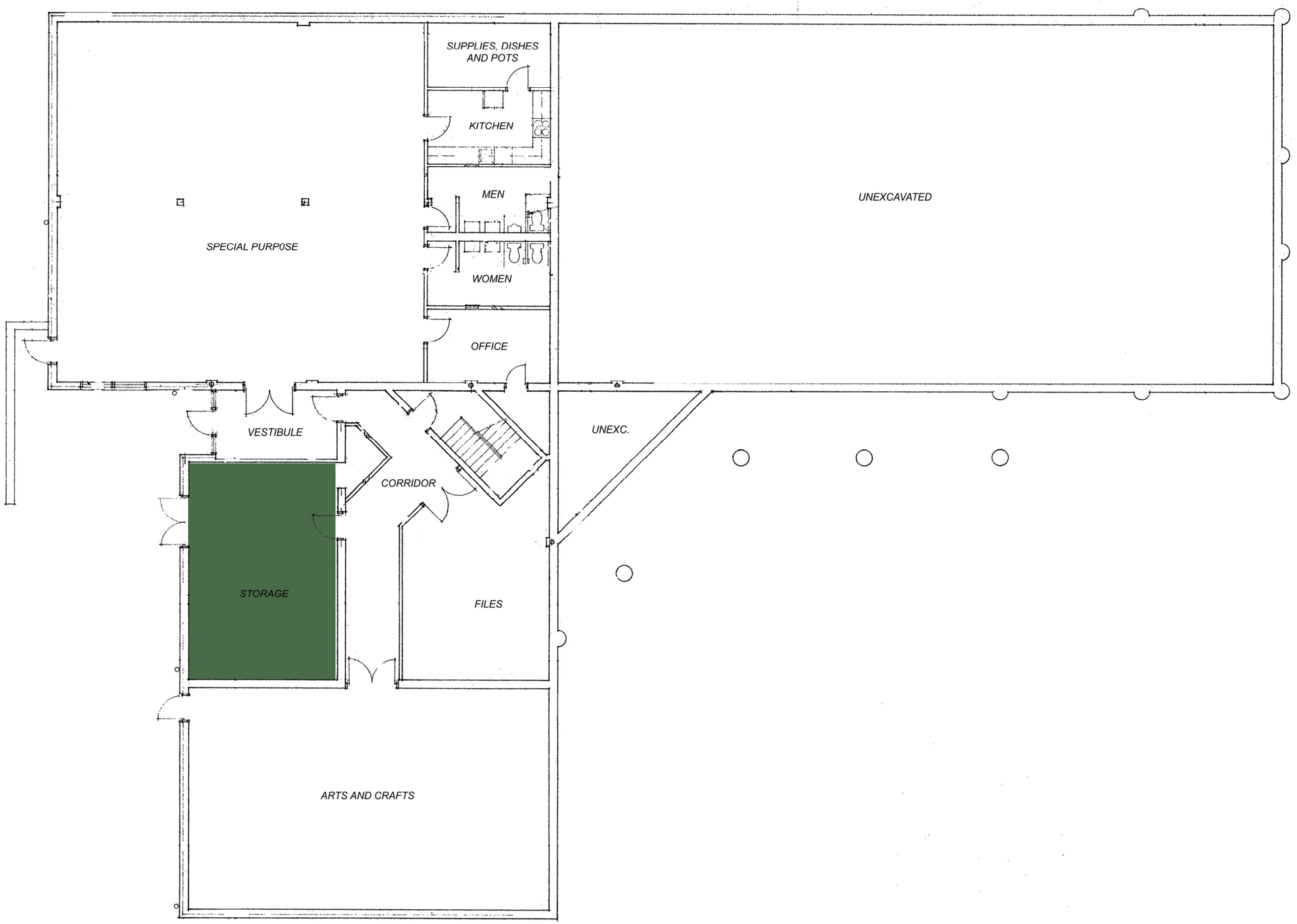
Legend

- *Public Works*
- *Borough - Public*
- *Borough - Private*
- *Police*
- *EMS*
- *Civic Uses*



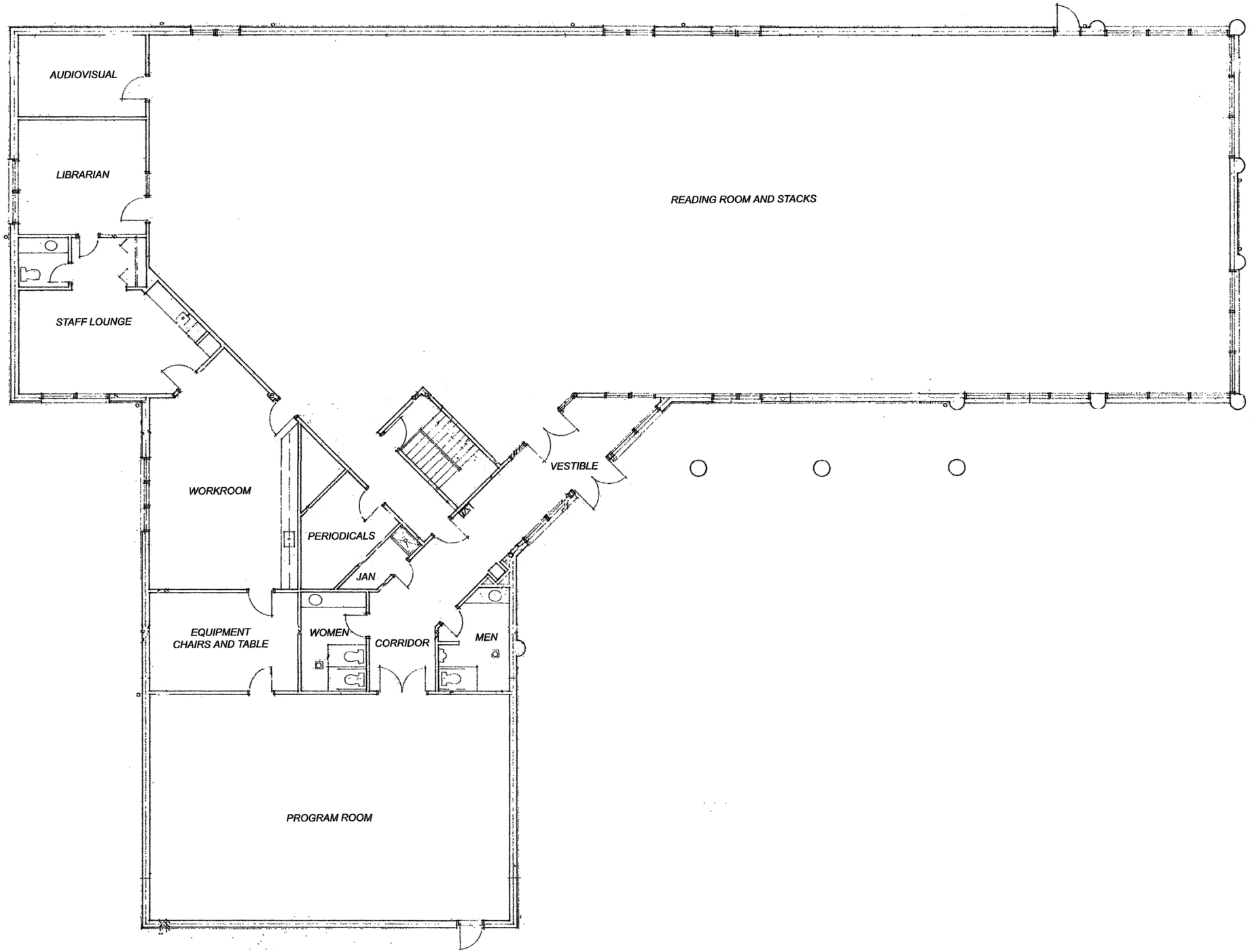
Legend

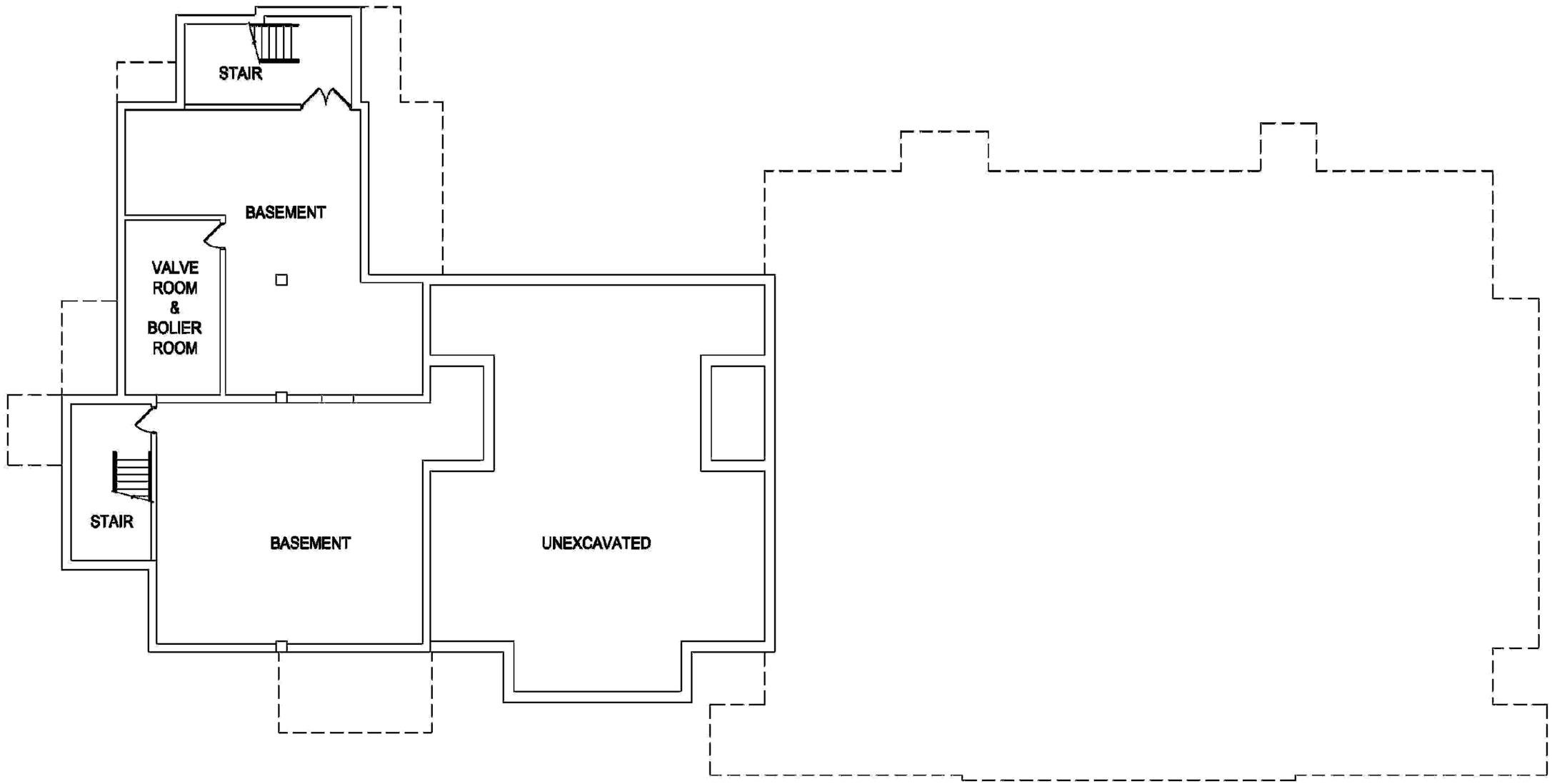
- *Public Works*
- *Borough - Public*
- *Borough - Private*
- *Police*
- *EMS*
- *Civic Uses*

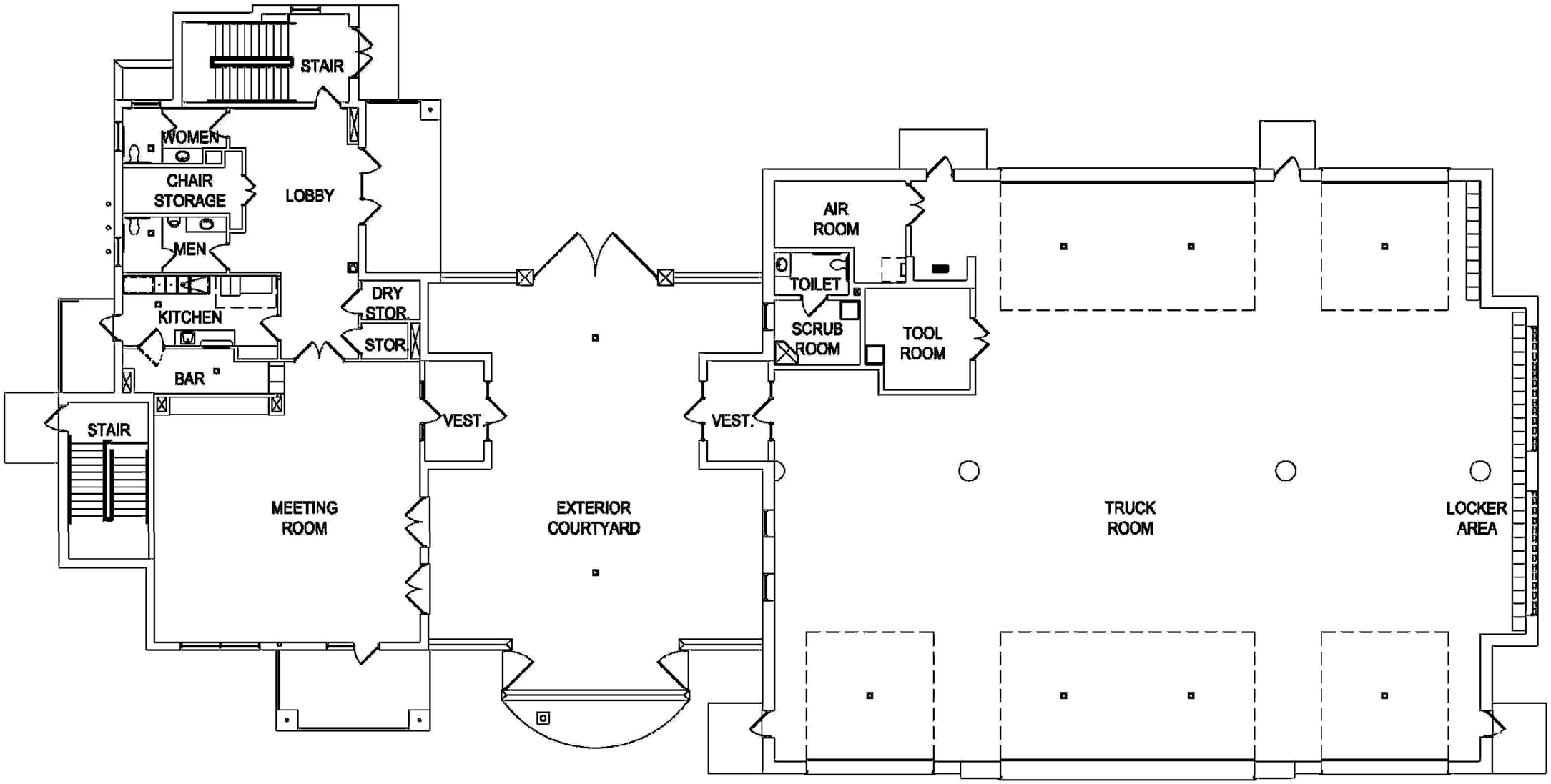


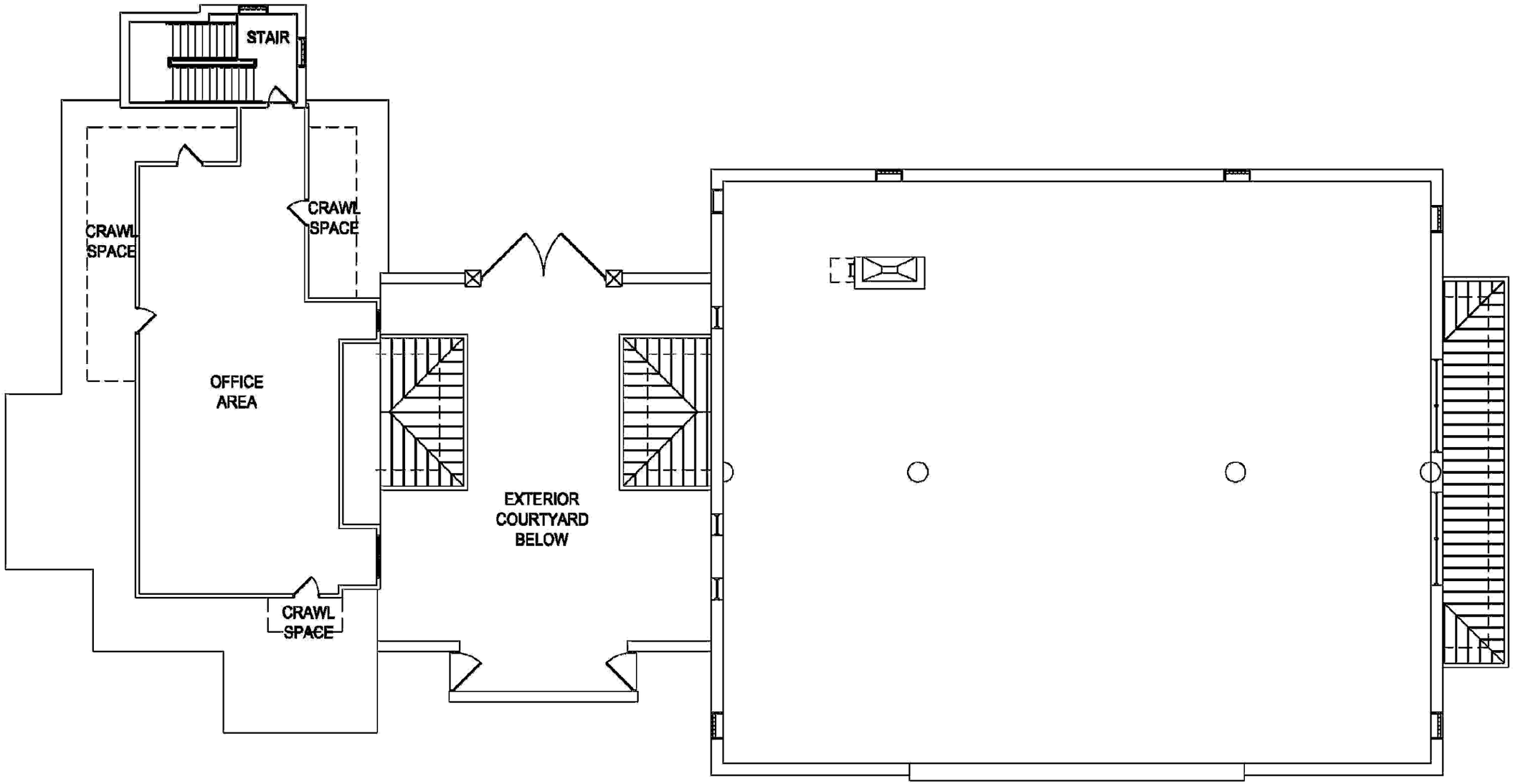
Legend

- *Public Works*
- *Borough - Public*
- *Borough - Private*
- *Police*
- *EMS*
- *Civic Uses*


AUDIOVISUAL
LIBRARIAN
STAFF LOUNGE
READING ROOM AND STACKS
WORKROOM
PERIODICALS
JAN
VESTIBLE
EQUIPMENT
CHAIRS AND TABLE
WOMEN
CORRIDOR
MEN
PROGRAM ROOM


STAIR
BASEMENT
VALVE
ROOM
&
BOLIER
ROOM
STAIR
BASEMENT
UNEXCAVATED


STAIR
WOMEN
CHAIR STORAGE
LOBBY
MEN
KITCHEN
DRY STOR
STOR
BAR
STAIR
VEST.
VEST.
AIR ROOM
TOILET
SCRUB ROOM
TOOL ROOM
MEETING ROOM
EXTERIOR COURTYARD
TRUCK ROOM
LOCKER AREA


STAIR
CRAWL SPACE
CRAWL SPACE
OFFICE AREA
EXTERIOR COURTYARD BELOW
CRAWL SPACE

A. Municipal Building

3624 Brownsville Road
Brentwood, PA 15227

Program Functions Housed:
Borough Administration
Borough Council
Borough Public Works Department
Police
EMS

Architectural Area:
31,654 square feet

Number of Stories:
Three (3)

Capacity Analysis:
The existing building has insufficient capacity.

Based on the programming/ interview process the existing does not provide all of the space allocations needed for the five (5) uses presently using the facility.

Type of Room	Existing Spaces				Space Needed			
	Floor Level	No. of Spaces	Sq Ft	Total SF	Adequate	In-adequate	SF Needs	Remarks
Borough: Administration Offices								
Administration Offices	1	1	534	534		x	120	Finance and HR separate office with (2) four drawer cabinets.
Borough Secretary				0				
Code Officer Secretary				0				
Finance/HR Director				0				
Mayors Office	1	1	298	298	x		50	Not full time position, separate store room.
Mayors Storage	1	1	40	40	x		50	Not full time position, separate store room.
Borough Manager Office	1	1	358	358	x		0	
Borough Manager Storage	1	1	48	48	x		0	
Tax Collector Office		1	0	0		x	120	Currently off-site, separate entity.
EDS Office (Economic Development South)		1	0	0		x	120	Currently off-site, separate entity.
Building Inspector/Code Enforcement Officer	2	1	214	214		x	50	Large table.
Building Inspector (Storage)	2	1	90	90		x	100	Drawing files.
Temporary Office (intern)		1	0	0		x	60	
Conference Room		1	0	0		x	200	15 person with kitchenette, may be shared department.
Meeting Room (Small)		4	0	0		x	720	10-12 person per room.
Work Room		1	0	0		x	120	Work area, copier, filing.
Training Room (Host)		1	0	0		x	750	May be shared department.
File Storage (Short Term 7 year)	2	1	232	232	x		0	
File Storage (Long Term Archive)	B	1	442	442	x		0	
Storage	1	1	58	58		x	120	Files, Confidential Storage (vault).
Support Space (Restrooms) 1.4%	1	1	45	45			0	
Support Space (Mechanical)	-	0	0	0			0	
Circulation (Stairs/Corridors/Walls) 21.7%	1	1	655	655			0	
				0			200	Work Room needed.
			Department Total SF	3,014			2,780	
Borough: Council Chambers								
Council Chambers	2	1	715	715		x	160	10 Board Members + 50 seats.
				0				1st Floor preference.
Meeting Room (Caucus Room)	2	1	250	250	x		0	
Large Hall	2	1	2,702	2,702	x		0	
Small Hall	2	1	990	990	x		0	Currently rarely used.
Storage	2	1	157	157		x	100	
Support Space (Restrooms) 5.1%	2	1	337	337			0	
Support Space (Mechanical)	-	0	0	0			0	
Circulation (Stairs/Corridors/Walls) 20.7%	2	1	1,352	1,352			0	
			Department Total SF	6,503			260	

Type of Room	Existing Spaces				Space Needed			
	Floor Level	No. of Spaces	Sq Ft	Total SF	Adequate	In-adequate	SF Needs	Remarks
Borough: Public Works								
Director's Office w 12 sf Storage	B	1	170	170	x		0	(2) four drawer cabinets.
Office/Storage	B	1	182	182	x		0	
Lounge	B	1	352	352		x	50	
Storage (Misc/Tools)	B	1	130	130		x	150	
Storage (Bulk Material)	B	1	1,434	1,434		x	200	
Meeting Room	B	0	0	0		x	180	May share with other departments.
Locker Room		1	0	0		x	200	Changing/shower combination w/ rest rooms.
Support Space (Restrooms) .7%	B	1	80	80		x	150	Female accomodations needed.
Support Space (Mechanical)	B	1	703	703			0	
Circulation (Stairs/Corridors/Walls) 21.5%	B	1	2,289	2,289			0	
Garage/Indoor Parking (Area 1) - 1 Truck + Tanks	B	1	664	664	x		0	
Garage/Indoor Parking (Area 2) - Trucks	B	1	3,872	3,872		x	1,000	2 more truck bays.
Area includes designated Paving Patch area (60 SF)				0				*Elevated dock preferred.
Garage/Indoor Parking (Area 3) - Backhoe	B	1	738	738	x		0	
		Department Total SF		10,614			1,930	
Storage (Off Site at Library)	B-L	1	470	470	x		0	
Police Department								
Chief Office	1	1	176	176		x	50	Needs to be larger, (2) storage units, (3) four drawer cabinets.
Dispatch/Work Area	1	1	294	294	x		0	(4) four drawer cabinets.
Officers Work Room	1	1	496	496	x		0	(2) work stations, (2) four drawer cabinets, 14 mailboxes.
Locker Room (16 lockers)	1	1	207	207		x	150	Separate male and female accomodations needed.
Lounge	1	1	207	207		x	50	Needs a kitchenette.
Training Room		1	0	0		x	300	15-18 person.
Meeting Room (Squad Room)	1	1	342	342		x	300	25 person.
Inmate Holding (Cell Block)	1	1	280	280		x	150	Juvenile and separate male and female cells. Gun drop box.
Inmate Interview	1	1	108	108	x		0	
Kitchen	1	1	100	100	x		0	
Gym	B	1	296	296		x	300	Needs to be two times current size.
Meter Reader Office/Workstation	B	1	0	0		x	50	Needs work station and equipment storage.
Pet area (temporary housing)	B	1	0	0		x	50	Needs to be isolated.
Storage (Files)	B	1	100	100		x	100	(4) four drawer cabinets.
Storage (Evidence)	1	1	102	102		x	100	Needs to be two times current size with drop box.
Storage (Bicycle)	1	1	102	102		x	100	5 officer bikes, bike parts, lost and found bikes
Storage (Files-Long Term)	1	1	66	66		x	120	Needs to be 3 times current size.
Support Space (Restrooms) 3.3%	1	1	167	167		x	180	Female accomodations needed.
				0				Single toilet for dispatch.
Support Space (Mechanical)	-	0	0	0			0	
Circulation (Stairs/Corridors/Walls) 10.2%	1	1	508	508			0	
Garage/Indoor Parking (2 squad cars)	1	1	1,070	1,070	x		0	
Garage/Indoor Parking (1 squad car)	1	1	450	450	x		0	
		Department Total SF		5,071			2,000	

Type of Room	Existing Spaces				Space Needed			
	Floor Level	No. of Spaces	Sq Ft	Total SF	Adequate	In-adequate	SF Needs	Remarks
EMS								
Office (2 Staff)	1	1	148	148		x	150	Supervisor Office.
Office (2 Workstations)	1	1	32	32	x		0	
Kitchnette	1	1	97	97	x		0	
Lounge	1	1	160	160	x		0	
Training Room	1	1	194	194		x	200	25 person.
Bunk Room	1	1	245	245	x		150	Separate male and female accomodations needed.
Work Room (Office)	1	1	320	320	x		0	
Work Room (Laundry)	1	1	90	90		x	120	Contaminated linens.
Work Room (Locker area)	1	1	90	90		x	120	Separate male and female accomodations needed.
File Storage (Short Term 7 year)	1	1	116	116		x	50	Increase square footage.
Storage (Supplies)	B	1	420	420		x	150	
Support Space (Restrooms) 2.4%	1	1		0	x			
Support Space (Mechanical)	-	0	0	0			0	
Circulation (Stairs/Corridors/Walls) 29.8%	1	1	1,458	1,458			0	
Garage/Indoor Parking	1	1	1,392	1,392			0	
Garage/Indoor Parking	B	1	389	389			0	
		Department Total SF		4,762			940	

Existing Program Total SF	29,964	Additional SF	7,910
Includes 470 SF of off-site storage (Library)	30,434		

Basement Level	12,578
First Floor	11,330
Second Floor	7,746
Current Municipal Building Gross SF	31,654

B. Civic Center

Brownsville Road
Brentwood, PA 15227

Program Functions Housed:
Civic Center

Architectural Area:
10,543 square feet

Number of Stories:
Two (2)

Capacity Analysis:
The existing building has sufficient capacity.

Based on the programming/ interview process the existing building does provide necessary spaces needed to serve the community

Type of Room	Existing Spaces				Space Needed			
	Floor Level	No. of Spaces	Sq Ft	Total SF	Adequate	In-adequate	SF Needs	Remarks
Civic Center								
Multi-Purpose Room - 1	1	1	2,133	2,133	x		0	100 person Ball Room.
Multi-Purpose Room - 2	1	1	555	555	x		0	30 people per room.
Multi-Purpose Room - 3	1	1	792	792	x		0	30 people per room.
Chair Storage	1	1	157	157	x		0	
Storage (Interior spaces)	1	5	9	45	x		0	
Kitchen	1	1	485	485	x		0	
Office	1	1	67	67	x		0	
Support Space (Restrooms) 5.1%	1	1	310	310	x		0	
Support Space (Mechanical) 2.2%	1	1	138	138	x		0	
Circulation (Stairs/Corridors/Walls) 22%	1	1	1,323	1,323	x		0	
			Department Total SF	6,005			0	
			Civic Center Total SF	6,005	Additional SF		0	
			Civic Center Gross SF	6,368				
Civic Center Storage Building								
Storage	1	1	2,688	2,688	x		0	
Tool Room	1	1	337	337	x		0	
Support Space (Restrooms)	1	1	155	155	x		0	
			Department Total SF	3,180			0	
			Civic Center Total SF	3,180	Additional SF		0	
			Civic Center Gross SF	4,175				

C. Library

Brownsville Road
Brentwood, PA 15227

Program Functions Housed:
Library

Architectural Area:
15,685 square feet

Number of Stories:
2

Capacity Analysis:
The existing building has sufficient capacity.

Based on the programming/ interview process the existing building does provide necessary spaces needed to serve the community.

Type of Room	Existing Spaces				Space Needed			
	Floor Level	No. of Spaces	Sq Ft	Total SF	Adequate	In-adequate	SF Needs	Remarks
Library								
Reading Room/Stacks	1	1	5,870	5,870	x		0	195 person capacity.
Audio-Visual	1	1	155	155	x		0	
Office (Librarian)	1	1	215	215	x		0	2 staff.
Staff Lounge	1	1	275	275	x		0	
WorkRoom	1	1	450	450	x		0	
Storage (Chairs)	1	1	215	215	x		0	
Storage (Misc)	-	1	550	550	x		0	
Program Room	1	1	1,205	1,205	x		0	121 person capacity.
Kitchen	B	1	250	250	x		0	
Office	B	1	130	130	x		0	
Special Purpose Room	B	1	1,955	1,955	x		0	65 person capacity.
Arts and Crafts Room	B	1	1,175	1,175	x		0	40 person capacity.
Support Space (Restrooms) 2.8%	-	1	460	460	x		0	
Support Space (Mechanical) 3.4%	-	1	565	565	x		0	
Circulation (Stairs/Corridors/Walls) 5.7%	-	1	930	930	x		0	
		Department Total SF		14,400			0	

Library Total SF	14,400	Additional SF	0
Library Gross SF	15,685		

D. Fire Station

Brownsville Road
Brentwood, PA 15227

Program Functions Housed:
Fire Station

Architectural Area:
15,258 square feet

Number of Stories:
3

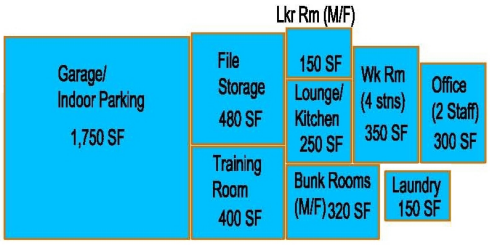
Capacity Analysis:
The existing building has sufficient capacity.

Based on the programming/ interview process the existing building does provide necessary spaces needed to serve the community

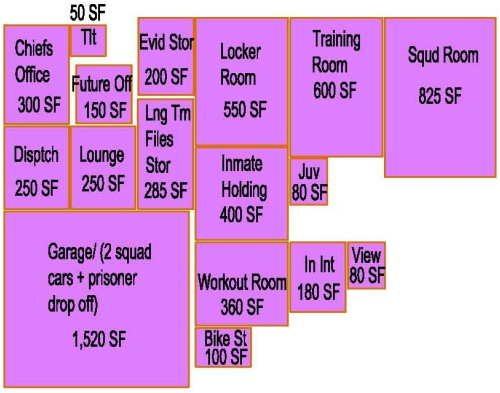
Type of Room	Existing Spaces				Space Needed			
	Floor Level	No. of Spaces	Sq Ft	Total SF	Adequate	In-adequate	SF Needs	Remarks
Fire Station								
Office Area	2	1	1,390	1,390	x		0	Open office space.
Kitchen/Bar	1	1	315	315	x		0	
Meeting Room	1	1	1,115	1,115	x		0	
Chair Storage	1	1	95	95	x		0	
Storage (General)	1/B	1	2,010	2,010	x		0	
Garage/Indoor Parking	1	1	6,170	6,170	x		0	
Garage/Truck Room Support (Shop)	1	1	415	415	x		0	
Support Space (Restrooms) 1.6%	-	1	225	225	x		0	
Support Space (Mechanical) 1.9%	-	1	265	265	x		0	
Circulation (Stairs/Corridors/Walls) 12.3%	-	1	1,685	1,685	x		0	
		Department Total SF		13,685			0	

Fire Station Total SF	13,685	Additional SF	0
Fire Station Gross SF	15,258		

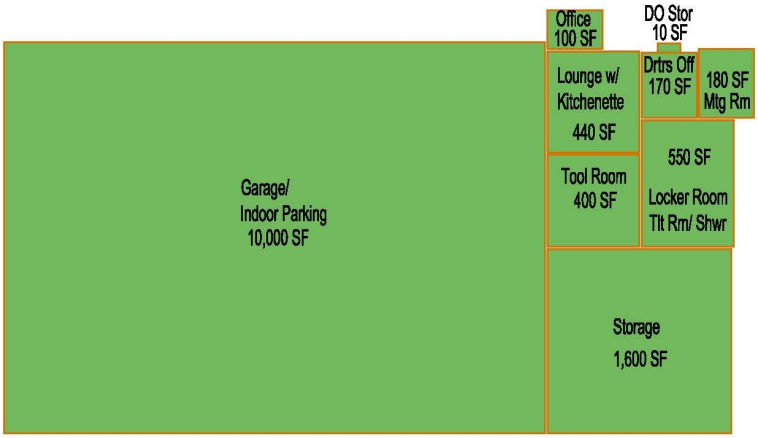
Administration Office



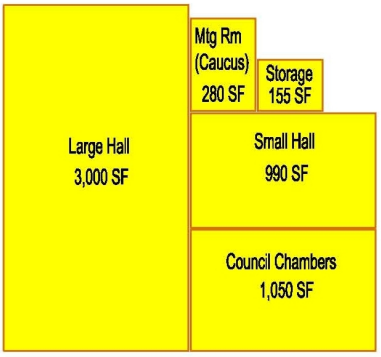
EMS



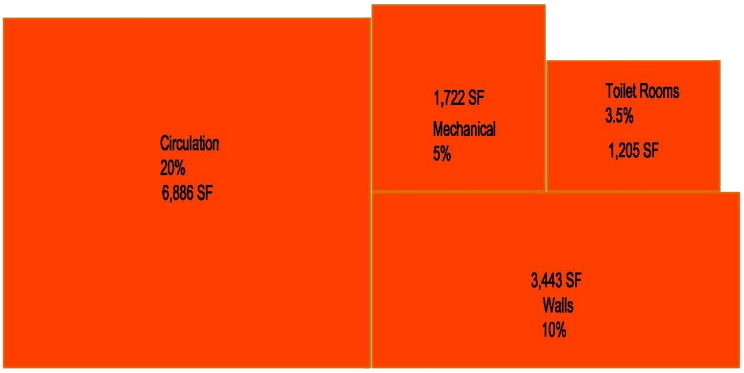
Borough Police



Borough Public Works



Borough Council Chambers



Building Core