

Fairfield Common School Field Investigation

Notes and observations from Site Visit: 10/03/2025

Basement

- Greta indicated that the school flooded in 2023?
- Discussion about using this space for athletic shower/locker rooms.
- Ceiling is low. Bottom of steel beam measured at 7'-6".
 - Although low, it would be an allowable height for use.
- Bases of steel posts have begun to rust due to flood.
- There are large windows and an exit to grade.
 - These are likely infiltration points of the floodwaters.

1st floor

- Two classrooms are in fair condition.
- Steel post located at center wall, seen through cut opening in closet.
- Assumed steel post in north wall.
- Floors have slight bow, but in overall good condition.
- Large windows allow for a good amount of natural daylight.
- There is a rear exit from the West classroom.

2nd floor

- One large space.
- Significant bowing of floor with high point being the center of the room.
- Assumed steel post or other support at north and south walls as indicated by wall patches.
- Two small attic access points, one in stairwell and the other at the north end of the room. These are very inaccessible.

Exterior

- The grade slopes northeast toward the stream.
- The road encompasses the building, and sits higher than the basement window sills.
 - This may have occurred over time with regrading of road and added material on top of existing.
- The basketball court (SW of structure) is a large impervious surface that causes additional water to flow toward the building.
- The entrance to basement is at grade and sits lower than the road.
- Greta noted that drainage was added around the building after the flood.
 - Proper grading and site layout designed to direct water away from the building should be considered to prevent water reaching and collecting at the foundation.
- The building shows no bowing on the exterior walls or roof.
- The south façade of the building faces the school, fields, and library. Care and consideration for how the addition will look from neighboring spaces and how they relate should be prioritized.