



ALLEGRONE
COMPANIES



Construction



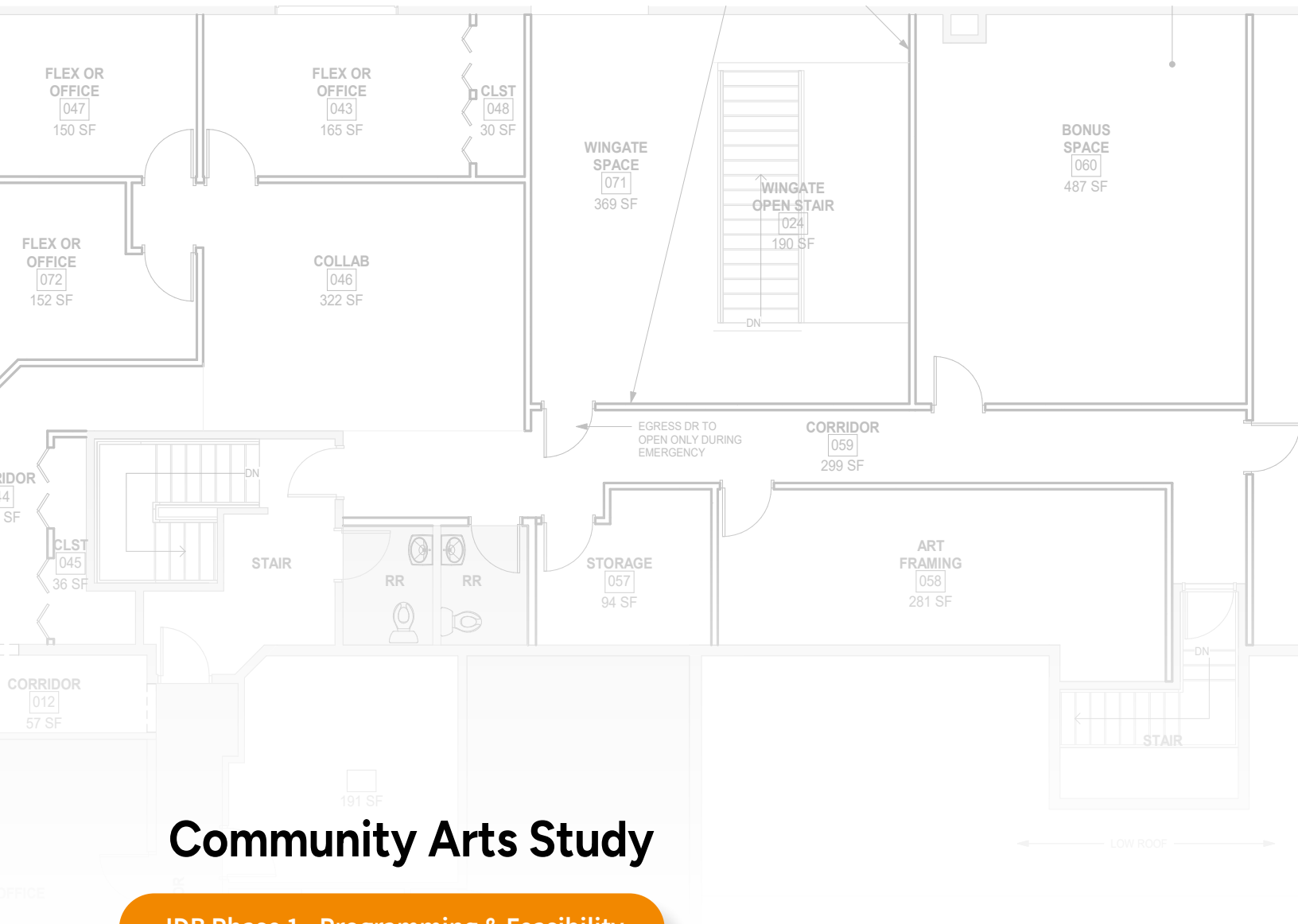
Masonry



Design



Real Estate



Community Arts Study

IDB Phase 1 - Programming & Feasibility

Addressed to:

Owner
Great Barrington, MA

Prepared by:

Allegrone Companies

150 Pittsfield Road, Suite A
Lenox, MA 01240

126 Lewis Wharf
Boston, MA 02110

413.997.9200

Deliverable Overview

1. Project Update

- a. Summary
- b. Next Steps

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Project Update

Section 1

- a. Summary
- b. Next Steps

Summary

The project holds the goal of gaining more space and functionality by way of occupying a portion of the adjacent tenant's second floor. Initial investigation into the feasibility of this project has included recording data about the goals, wants, needs, and ideas of this additional square footage to best understand the project parameters. With this data, we have been able to work as a team to investigate the spatial planning including identifying types of rooms, sizes, and locations that has resulted in three viable program paths for consideration. Alongside the spatial planning exercises, the building code analysis, with a focus on life safety and accessibility requirements, have been given equal priority for purposes of understanding the holistic approach to the project along with completing the order of magnitude budget associated with each of the three program options.

This package marks the completion of Phase 1 Programming & Feasibility. The information contained herein includes the deliverables outlined within the Design Build Services Proposal dated December 28, 2022.

Next Steps

Upon acceptance of the information contained herein, Allegrone will then provide additional pricing to complete the required permit drawings and finalize the total construction cost. It is our understanding that the team will review the information contained within this package with the adjacent tenant, along with internal evaluations, to make a final decision on the projects next steps and overall viability.

 **Completed****Programming & Feasibility
Phase 1****In Queue****Construction Documents (TBD)
Phase 2****In Queue****Construction Management (TBD)
Phase 3**

Construction Documents: Phase 2 (TBD)

- Building Science & Performance
- Building Connections & Details
- Refinement of Form & Function
- Constructability & Coordination Integration
- Final Estimating & Cost Control
- Scheduling & Logistics
- Permitting

Upon completion of Phase 1 and acceptance of the order of magnitude budget, we will provide additional pricing to complete permit drawings and finalize total construction cost.

Construction Management: Phase 3 (TBD)

Upon a successful delivery of all design and preconstruction deliverables, as your designated construction manager, we propose to coordinate and manage all scope of work for a stipulated management fee as a percentage of all Cost of Work. This fee will be included within the estimating deliverable of each phase.

Process – Exhibit A

Section 2

- a. Predesign Planning (PDP)
- b. Meeting Logs
- c. Project Research
- d. Drawings & Sketches

Predesign Planning

As part of the first step in the design process, the Project Team and Owner underwent extensive conversations to review the project's goals, wants, needs, and ideas prior to launching the design process. These conversations held the goal to gather as much information as possible to assure the efficiency and accuracy of design progression. This information has been captured within the Predesign Planning (PDP) Chart and Program Data list. Both documents are included within Exhibit A as individual files in original size and format in addition to being referenced within this section.

Program Data

Program	Item	Check One			Calcs		Notes
		Base Scope/ Need	Alternate/ Want (Priority 1)	Alternate/ Want (Priority 2)			
Flex Offices	(2) Rooms - New	X			4.00	Occupants	2 occ/room
	(1) Additional Room - New		X		400.00	SF	
						*need	
	(4) work spaces	X			2.00	Occupants	
	(2) Additional work spaces		X		200.00	SF	
	(1) room to double as nursing room	X				*want	
	Universal Design	X					
	Furniture	X					
Art Framing & Storage	Artwork	X					Framing & Storage could be combined or separate (need to remain adjacent)
	Window Blinds	X					
	Room - New	X			3.00	Occupants	
					300.00	SF	
	Lg Framing Table		X			*1.5x than (E) space	
	Storage Shelving	X					
	Universal Design	X					
	Furniture	X					
Board Room	Artwork	X					
	Window Blinds	X					
	Room - New		X		25.00	Occupants	
					500.00	SF	
	Casework		X				
	Lg Meeting Table		X				
	Universal Design		X				
	Furniture		X				
Storage	Artwork		X				
	Window Blinds		X				
	Room	X			N/A	Occupants	
					175.00	SF	
Sensory Room	Universal Design	X				*3x than (E) space	
	Shelving	X					
	Room - Repurpose (E) Art Framing & Strg	X			4.00	Occupants	
					200.00	(E) SF	
	Textured wall covering	X					
	Lighting & Sound	X					
	Operable Partition		X				
	Universal Design	X					
Coat/Shoe Storage	Furniture	X					
	Artwork	X					
	Room - Repurpose (E) Room	X			N/A	Occupants	
					113.00	(E) SF	
Coat/Shoe Storage	Furniture	X					

875.00 Total New SF (Need)

1575.00 Total New SF (Need + Want)

1888.00 Total Work Area (new SF + Existing)

PDP Chart

PREDESIGN PLANNING |

Project No.: 23-01-P02 Attendees: Allegrone Companies (AC) Present Community Access to the Arts (CATA) Present CATA cont. Present
 Meeting Date: 03/29/2023 Anthony Allegrone (ALA) X Margaret Keller (MK) X Ira Grossman X
 Meeting No.: 03 (Design #01) Rachel Gordon (RMG) X Katie Clarke (KC) X
 Elise Keith (ETK) X James Totten (JT) X
 Joe Simon (JMS) X Heather Heim (HH) X
 Ben Rivest (BDR) X Steve Shatz (SS) X



	GOALS 1	FACTS 2	NEEDS 3	IDEAS & CONCEPTS 4	STATEMENT 5
FUNCTION & OCCUPANCY A	1. (2023.02.16) Expansion Goals: A. Large meeting space - 25 occupants. Used ~ 1x/month. B. Staff gathering spaces of any size. Need places to break away and have private conversations, as main office is open space. C. Research existing laboratory area to be more functional. A. (2023.03.02 email) CATA comfortable with removing this goal. D. (2023.03.02 email) 3rd flex office. E. (2023.03.29) If take full 2nd level, add permanent offices in addition to flex spaces.		1. (2023.02.16) Expansion needs: A. (3) Flex offices w/ (2) small workspaces each a. (2023.03.02 email) Only (2) flex offices needed b. (2023.03.15) Flex offices need to have separation to allow for private workspace and/or conversations. B. New art storage and training space (adjacency between both is required) - 3 occupants a. Art moves to/from storage via cart to elevator. C. Create larger sensory room in existing framing room - 4 occupants a. Flexibly divide it. D. Expand coat and shoe storage into existing sensory space a. (2023.03.02 email) No casework needed. E. Additional general storage. 2. (2023.02.15) Existing open stair in CATA side needs to receive slip resistant covering, which is visible. Improving visibility of stairs (which currently blend together) is important for CATA artists with visual impairments and challenges with spatial configurations.	1. (2023.02.16) CATA currently looking at using only portion of Wingate 2nd floor. Wingate is open to leasing entire 2nd floor. A. Look at placing demising walls that would allow CATA to purchase portion of floorbuilding in the future. 2. (2023.02.16) Collaboration spaces for guests and employees. 3. (2023.02.16) Potential for art storage & framing to function as a collaborative space with staff office surrounds and work table within framing space.	
BUDGET B		1. (2023.02.16) CATA does not have budget. Will use fundraising for funding.	1. (2023.02.16) Currently looking to design a space that CATA doesn't own nor have a rental agreement for. Need to understand costs of project before entering an agreement with Wingate. 2. (2023.02.16) Would like to see alternate pricing for 2 concepts - partial 2nd floor design & full 2nd floor design.		
SCHEDULE C	1. (2023.02.16) Move as quickly as possible. CATA board notes that funding will not be an issue, nor prevent the process from moving forward.				
SAFETY & OPERATIONS D			1. (2023.02.16) Accessibility in all areas is a need. Use of Universal design and accommodations that not only serve CATA artists, but also staff with disabilities.		
SITE & ENVIRONMENTAL E					
FORM & AESTHETICS F				1. (2023.02.16) Carry through current aesthetic to expansion.	
ENGINEERING & TECHNOLOGY G		1. (2023.02.16) Current issues with perceived flickering of lights in performance spaces and overhead lighting being too harsh in general. 2. (2023.02.16) Wet/dry A. Sprinkler servicing - Hampshire B. Fire Alarm - Lion Audio 3. (2023.02.16) Systems A. HVAC - VRF condensate. Gas on 2nd level B. Dry sprinkler system in attic. Hampshire serviced ~ 1 year ago.	1. (2023.02.16) Proper lighting and sound attenuation are crucial to the success and comfort of CATA artists.		

Meeting Logs

Throughout the design process, the Project Team presented design progression, the Owner provided feedback, and various ideas and concepts were discussed. This dialogue, along with the decisions made throughout the process, have been captured within the Meeting Minutes and the action items from these minutes are shown within the Quick Action Log (QAL) for clarity of Ball in Court items for both the Owner and Project Team. Both documents (Minutes and QAL) are included within Exhibit A as individual files at original size and format along with outlines shown below for reference.

Design Minutes

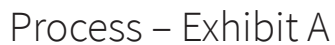
The following is an outline of the Design Meetings that have taken place so far:

1. **2023.02.16_Minutes_PDP #01**
2. **2023.03.15__Minutes_PDP #02**
3. **2023.03.29_Minutes_Design #01**

Quick Action Log (QAL)

The following items listed below are still in progress and need to be finalized before being considered complete but are not considered a priority for this initial phase of design. Refer to the QAL on the next page for a full list of completed and open action items.

1. **What types and sizes of furniture will be used in the Flex Offices?**
2. **Is taking over the entire 2nd floor of Wingate feasible (based on Wingate's acceptance and investigation of leasing path)?**
3. **Additional permanent offices will likely be desired if the entire second floor is taken for occupancy.**
4. **Current Flex areas likely want to be reduced in size to be more "booth-like"**



Project Research

The following breakdown is a snapshot of the high-level building code information related to applicable codes, use groups, means of egress, and occupancy – all of which play an important role in the overall code investigation of the project. Please allow this breakdown to serve as a summary of the basic building information. For a full understanding and breakdown of each Chapter and applicable code sections, you can refer to the Existing Building Evaluation Report provided within Section 4.

Building Code & Zoning

Project Information

NAME: COMMUNITY ART STUDY
LOCATION: GREAT BARRINGTON, MA 01230
TYPE: INTERIOR RENOVATION
ZONE: B-2

Applicable Codes

ACCESSIBILITY:

2010 AMERICANS WITH DISABILITIES ACT (ADA) - STANDARDS FOR ACCESSIBILITY
521 CMR: 2006 MASSACHUSETTS ARCHITECTURAL ACCESS BOARD RULES AND REGULATIONS (MAAB)

BUILDING:

780 CMR, MASSACHUSETTS STATE BUILDING CODE (MSBC) 9TH EDITION
2015 INTERNATIONAL BUILDING CODE WITH AMENDMENTS
2015 INTERNATIONAL EXISTING BUILDING CODE

ELECTRICAL:

527 CMR 12, MASSACHUSETTS ELECTRICAL CODE
2017 NATIONAL ELECTRIC CODE (NFPA 70) WITH AMENDMENTS

ENERGY:

780 CMR APPENDIX 115AA: MASSACHUSETTS STRETCH ENERGY CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) WITH AMENDMENTS

FIRE PREVENTION:

527 CMR, MASSACHUSETTS FIRE PREVENTION REGULATIONS
2015 NFPA 1 WITH AMENDMENTS
CERTAIN PROVISIONS OF THE 2018 NFPA 1

MECHANICAL:

2015 INTERNATIONAL MECHANICAL CODE (IMC)

PLUMBING:

248 CMR, MASSACHUSETTS FUEL GAS AND PLUMBING CODES

*Use and Occupancy Classification***EXISTING:**

ASSEMBLY GROUP, A-2
RESTAURANT
ASSEMBLY GROUP, A-3
LARGE MEETING ROOMS
BUSINESS GROUP, B
OFFICES
MERCANTILE GROUP, M

PROPOSED:

BUSINESS GROUP, B
OFFICES

MIXED USE AND OCCUPANCY

NON-SEPARATED - FIRE SEPARATIONS BETWEEN OCCUPANCIES NOT REQUIRED
OTHER INTERIOR FIRE-RATED SEPARATIONS REQUIRED, SEE SECTION 5

Classification of Work

Section 501,
Section 503, Alteration Level 1; Chapter 7
Section 504, Alteration Level 2; Chapter 8
Section 506, Change of Occupancy; Chapter 10

Occupancy and Means of Egress

Code compliance requires the building to maintain the level of protection currently provided by the means of egress components such as exit doors. The alterations will not trigger additional means of egress and the existing exits are compliant.

Findings Summary:

All new construction elements, finishes, components, systems, and spaces shall comply with new construction requirements.

Lighting, water heater, and emergency exit signs must comply with new construction of the International Energy Conservation Code.

Fire alarm and sprinkler modifications to comply with new construction.

Means of egress systems are to remain and are in compliance with new construction.

Means of egress and life safety systems level of protection are to remain. Any modifications will be compliant.

The following drawings and documents have been used for reference to aid in the building code and existing condition research for the project. It is assumed that these documents are accurate and therefore have been relied upon for certain project information. These documents are available within Exhibit A in original file and format along with snapshots below for reference.

Original Existing Drawings

Summary of Building Code Requirements
Existing Building Code of Massachusetts

Community Access to the Arts, Inc. (CATA)
420 Stockbridge Road, Great Barrington, MA 01230

Executive Summary

It is proposed to renovate and alter a portion of the existing building at 420 Stockbridge Road in Great Barrington, MA to facilitate a change of occupancy in the building and reconfigure the tenant space within that building to be occupied by the CATA organization.

The building of concern includes three primary elements: the CATA structure that is closest to Stockbridge Road, the Barrington Brewery and Restaurant structure and the Crasey Farm structure. The three portions of the building are joined separated by fire walls and must be considered components of a single building.

The CATA structure is the focus of this Code Summary and is referred to as the "CATA building" throughout this Summary. As required, the building consisting of the CATA structure, the Barrington Brewery and Restaurant structure and the Crasey Farm structure is referred to as the "base building".

The building as a whole is arranged as a mixed-use building that includes Use Group B (offices, teaching areas), Use Group A-2 (restaurant), Use Group A-3 (assembly, meeting rooms) and Use Group M (retail) as primary occupancies of the base building. The type of ownership is business condominiums, not to be confused with residential condominiums, which are Use Group R-2 or R-3 Residential; these business condominiums do not any residential component and may be treated as non-separated mixed uses without fire separations.

The proposed project will involve renovation and alteration of both floors of the CATA building (not the basement). The project includes the following:

1. Maintenance of the existing Type VB construction of the base building.
2. A partial change of occupancy (i.e. a portion of the floor area) from Use Group B to Use Group A-3. The Use Group M portion remains the same.

420 Stockbridge Road - 1 - July 16, 2019

COMMERCIAL NEW CONSTRUCTION
Massachusetts Energy Code 9th Edition
Plan Review Checklist for IECC Compliance Paths
(To be completed before building permit is issued)

Applicant Name: CATA Inc. Applicant Phone: 413 526-5485

Project Address: 420 Stockbridge Rd.

Type of Construction: ☒ New Construction ☒ Addition ☒ Alteration ☐ Change of Occupancy

Select Compliance Path (C401.1):

☐ #1: ASHRAE Standard 90.1 (select one):
☐ Prescriptive Path ☐ Chapter 11 ☐ Appendix G

☒ #2: IECC Prescriptive Path

☐ #3: IECC Performance Path

☐ #4: 780 CMR 61.00: Massachusetts Residential Code (Residential Buildings up to 5 stories only)

☐ RESNET HERI Rating ☐ ENERGY STAR Homes ☐ Passive House (PHUS)

Compliance Path #1: ASHRAE Standard 90.1

For Prescriptive Path and Chapter 11:
☐ Attach COMcheck Report ☐ Meet C402.3 Rooftop Solar Readiness* ☐ Indicate C406 Options Below

Section 406 (for ASHRAE compliance paths, one option must be C406.3):

☐ Two Options (Mass Save Territory) ☐ One Option (non-Mass Save Territory)

☐ C406.2 More Efficient HVAC ☐ C406.3 Reduced LPD ☐ C406.4 Enhanced Lighting Controls

☐ C406.5 Renewable Energy ☐ C406.6 DASH ☐ C406.7 High-Efficiency SHW

For Chapter 11 and Appendix G:
1. A statement indicating that the proposed design complies with Chapter 11 or Appendix G.
2. A site-specific energy analysis report.
3. The name of the individual performing the analysis and generating the report.
4. The name and version of the compliance software tool.

Compliance Path #2: IECC Prescriptive

☒ Meet COMcheck Report ☒ Meet C402.3 Rooftop Solar Readiness* ☒ Indicate C406 Options Below

Section 406:

☒ Two Options (Mass Save Territory) ☐ One Option (non-Mass Save Territory)

☒ C406.2 More Efficient HVAC ☐ C406.3 Reduced LPD ☒ C406.4 Enhanced Lighting Controls

☐ C406.5 Renewable Energy ☐ C406.6 DASH ☐ C406.7 High-Efficiency SHW

*See Massachusetts amendments

Notes:
See plan Review 8-9-19

Original Existing Code Reports:

- Original Existing Building Report
- Original Existing Energy Report

- NEW OFFICES
JENNIFER HOUSE COMMONS
420 STOCKBRIDGE ROAD, GREAT BARRINGTON, MA - 01230

CODE SUMMARY

CONDOMINIUM SITE PLAN

LIST OF DRAWINGS

LEGEND

NOTES

TI.1

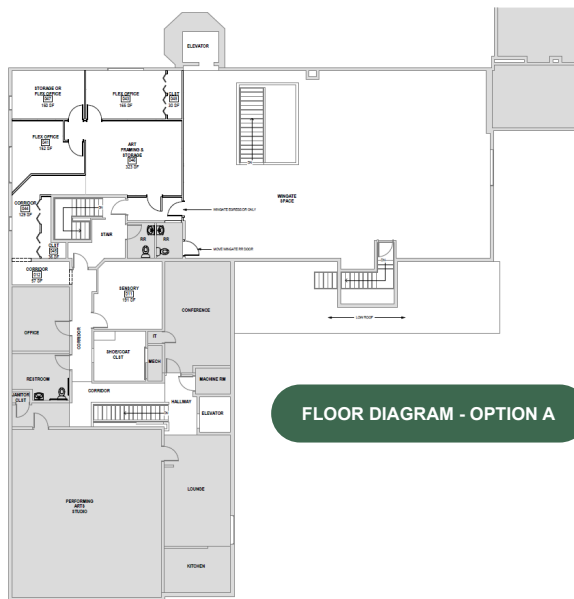
Original Existing Drawings:

- Original Existing Architectural Drawings
- Jennifer House Floor 1
- Jennifer House Floor 2

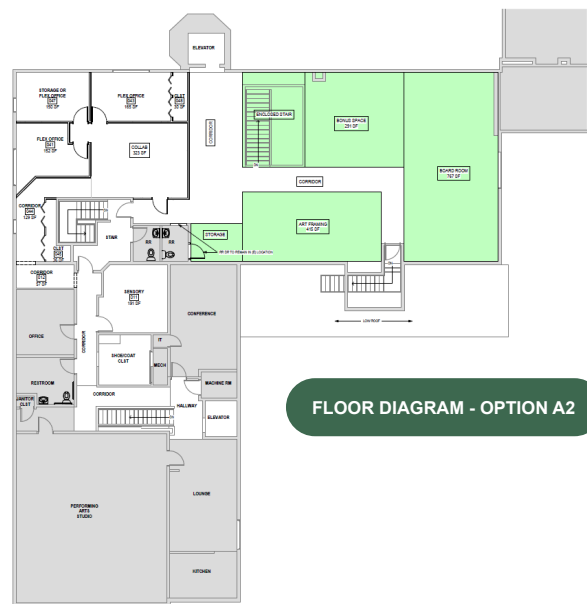
Drawings & Sketches

Various drawings and sketches have been presented and discussed as part of the design process to help develop a finalized solution. The Program Options and Sketches shown below are progress snapshots for reference as to some of the process taken place to reach the end results outlined within Section 3 Design.

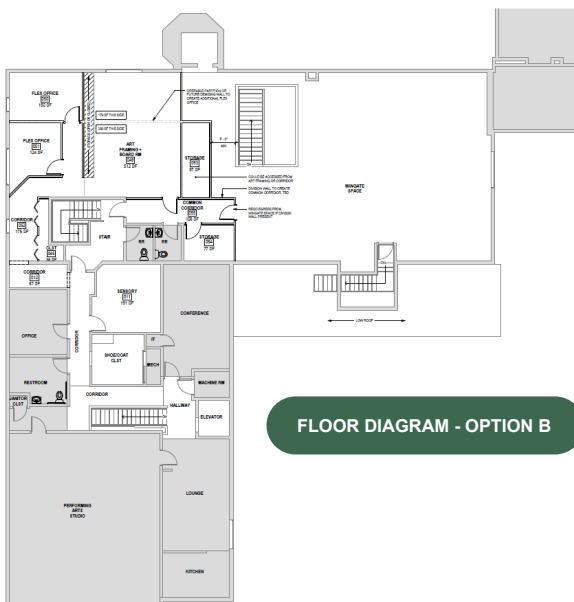
Program Options



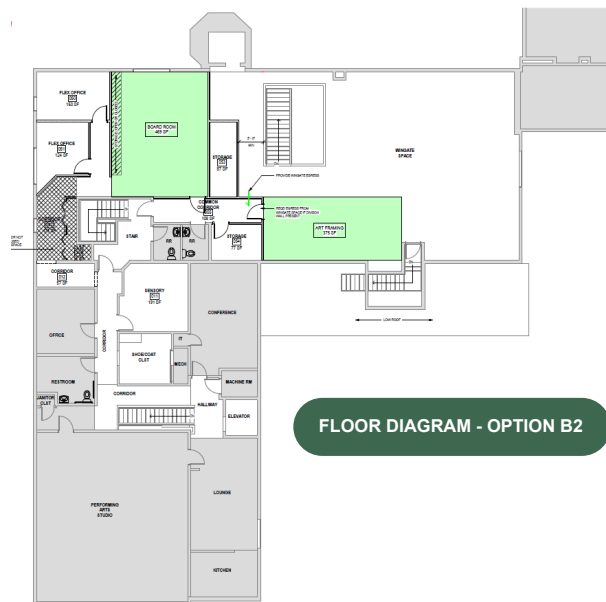
FLOOR DIAGRAM - OPTION A



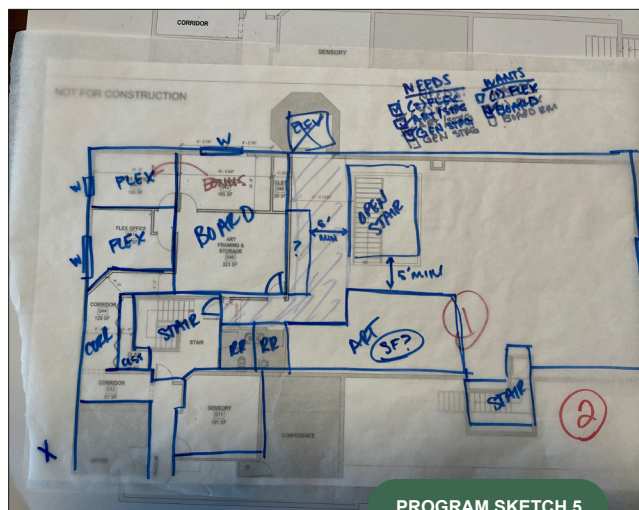
FLOOR DIAGRAM - OPTION A2



FLOOR DIAGRAM - OPTION B



FLOOR DIAGRAM - OPTION B2



Design – Exhibit B

Section 3

- a. Presentation Set
- b. Drawing Set

The following outline lists reference the organization, divisions, and/or sheets included within the current drawing sets (presentation and construction document drawings) and Project Manual, if applicable (specifications), for reference and ease of navigation. The full set of these documents can be found within Exhibit B as individual PDF's in original size and format. Please note that the Presentation set is a simplified set of drawings developed for the Owner's use and clarity. The Drawing set is the Construction Document set which is used for developing permit documents (this set is often very detailed and not ideal for presentation and design progress discussions).

Presentation Set

1 – FLOOR DIAGRAM – OPTION A

2 – FLOOR DIAGRAM – OPTION B

3 – FLOOR DIAGRAM – OPTION C

Drawing Set (Construction Documents)

G-001: COVER SHEET

G-002: SHEET LIST

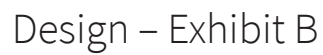
G-003: GENERAL NOTES

G-201: BUILDING INFORMATION & LIFE SAFETY

A-101a: FLOOR PLAN – OPTION A

A-101b: FLOOR PLAN – OPTION B

A-101c: FLOOR PLAN – OPTION C


$$3/16'' = 1'-0''$$

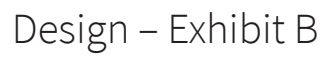
SF:

-  ASSEMBLY
 BUSINESS
 CIRCULATION
 STORAGE & UTILITY

TOTAL SF PER TENANT IN ADDITION ONLY

- WINGATE: 562 SF
- CATA: 2998 SF

**ABOVE SFs DO NOT INCLUDE (E) EGRESS STAIRS, (E) RESTROOMS,
OR (E) ELEVATOR


$$3/16'' = 1'-0''$$

ROOM LEGEND

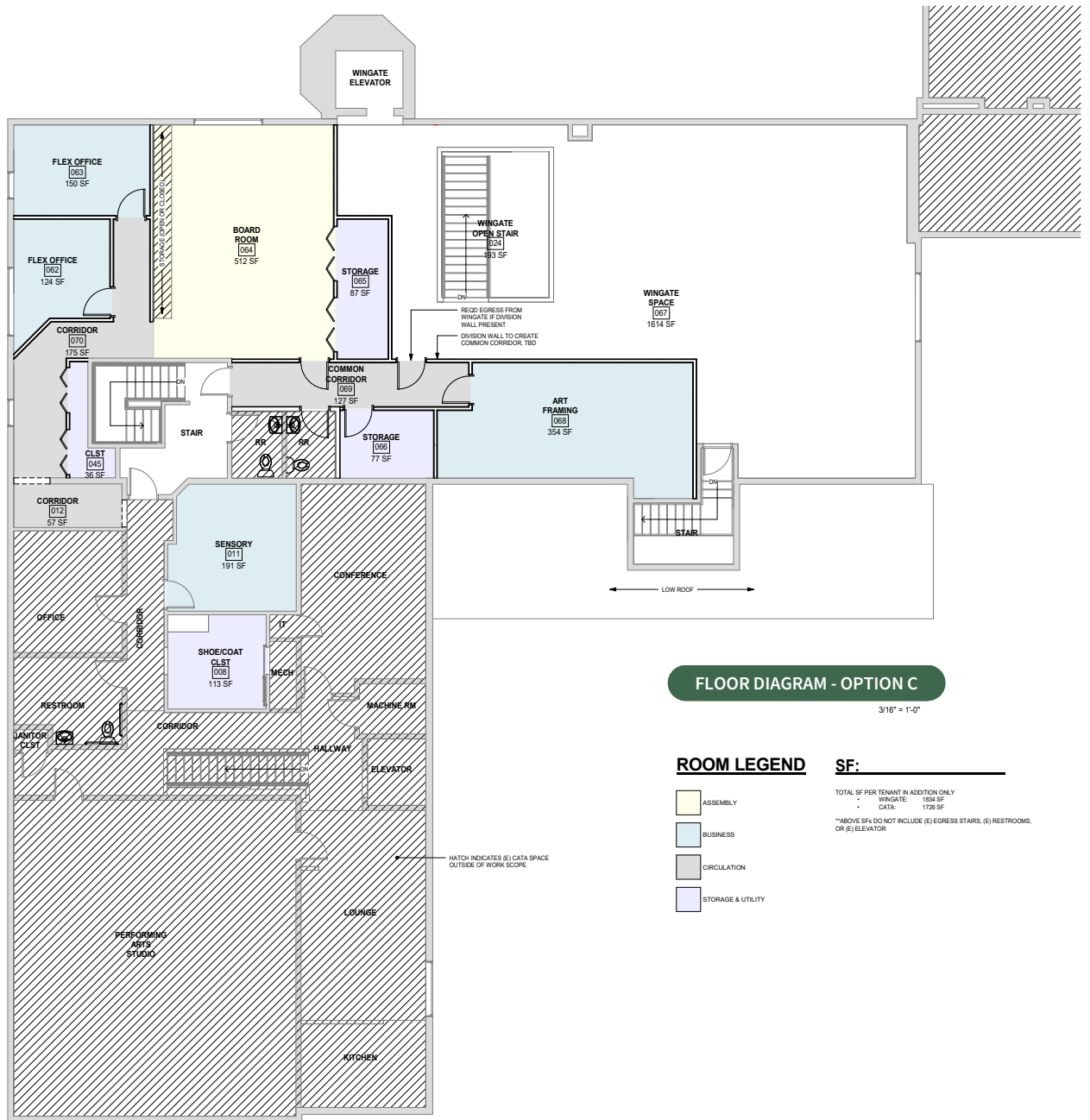
SF:

- ASSEMBLY
BUSINESS
CIRCULATION
STORAGE & UTILITY

TOTAL SF PER TENANT IN ADDITION ONLY

- WINGATE: 2225 SF
- CATA: 1335 SF

**ABOVE SF₅ DO NOT INCLUDE (E) EGRESS STAIRS, (E) RESTROOMS, OR (E) ELEVATOR



Constructability – Exhibit C

Section 4

a. Existing Building Evaluation

The following outlines relevant constructability related investigation applicable to the project. These investigations include building code and/or engineering analysis and existing building evaluations applicable to the current phase of design. An outline of this information is included herein for reference and the full documentation including a detailed breakdown can be found within Exhibit C in original size and format.

Existing Building Evaluation

Allegrone Companies has performed an existing building investigation and evaluation of the existing business building in Great Barrington, MA. Due to the nature of this project's expansion, the report also includes the investigation and evaluation of the adjacent tenant, "Wingate Ltd." at the same address. This report was conducted in compliance with 780 CMR, otherwise known as the Massachusetts State Building Code, Ninth Edition, Base Volume. This project is based, in part, on the attached plans as well as several site and building inspections by Allegrone.

Introduction to Chapter 34 and the International Existing Building Code:

Chapter 34 of the Massachusetts State Building Code adopts the 2015 International Existing Building Code with sections or text modified by Massachusetts Amendments. The provisions of this chapter are intended to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the proposed work.

The investigation is created in compliance with Section 104.2.2.1 of the building code, which requires an investigation and evaluation be conducted for any proposed work regulated by 780 CMR 34.00 and subject to section 107 of 780 CMR. This section specifies that the results of the investigation and evaluation, along with any proposed compliance alternatives, must be submitted to the building official in written report form.

Existing Building Description:

The existing property at 420 Stockbridge Road in Great Barrington consists of business condominiums comprising of 4 different businesses. The building as a whole is arranged as non separated use including group B, A-2, A-3 and group M. Units 1,2 & 3 are used by CATA and Wingate. Units 4 & 5 are used by the brewery and Crissey Farms. This project will only involve units 1, 2 & 3.

The existing CATA portion of the building is estimated to be within the range of 7,256 square feet and is primarily a 2 story structure. The Wingate portion is approximately 8,271 square feet and also a 2 story structure.

It is important to note that all existing building means of egress, accessibility, life safety, and fire protection systems, etc. are to remain except for minor improvements and/or alterations as required to accommodate the new program and use.

Proposed Project Scope of Work:

The proposed scope of work includes replacement and covering of existing materials in the existing CATA interior space including program modifications as well as expanding into approximately 1500 SF on the adjacent 2nd floor tenant space (Wingate). Both existing and new uses included B Business (offices) and S-2 Storage uses, and the existing Wingate space is occupancy M Mercantile. The renovations to the building's program include adding additional offices, art framing, and storage areas in expansion, and creating a sensory room in the existing art framing space. Other improvements such as new lighting fixtures, refinishing of the floor, painting, and minor revisions to the existing mechanical, electrical, plumbing, fire protection, and fire alarm systems to accommodate the new program.

Chapter 34 Compliance:

The compliance of this chapter allows one of three methods to be chosen, including the Prescriptive Compliance Method, the Work Area Compliance Method or the Performance Compliance Method. Application of one of these methods shall be the sole basis for assessing the compliance of work performed under a single permit and the methods may not be applied in combination with each other. The other option is, when approved by the building official, alterations complying with the laws in existence at the time the building or affected portion of the building was built, shall be considered in compliance with the provisions of this code.

Based on this information and the proposed scope of work, the Work Area Compliance Method was used in this analysis which includes compliance with Chapters 5 through 13 (as applicable). A summary and detailed breakdown of these chapters can be found below.

Classification of Work (IEBC Chapter 5):

In reviewing the requirements listed in this section, the proposed work must comply with **Sections 501**, including defining the *work area* (defined within the construction documents), **503 Alteration-Level 1**, **504 Alteration-Level 2** and **506 Change of Occupancy**. 504 Alteration-Level 2 requires compliance with the provisions of **Chapter 7** for Level 1 *alterations* and the provisions of **Chapter 8**, and 506 Change of Occupancy requires compliance with **Chapter 10**.

Findings Summary:

Based on the full code review of all applicable chapters, the following summary of work is required for compliance.

1. **New interior finishes require compliance with smoke and flame spread requirements.**
2. **All new construction elements, finishes, components, systems, and spaces shall comply with new construction.**
3. **Lighting, water heater, and emergency exit signs must comply with new construction of the International Energy Conservation Code.**
4. **Fire alarm and sprinkler modifications to comply with new construction.**
5. **Means of egress systems are to remain and are in compliance with new construction.**

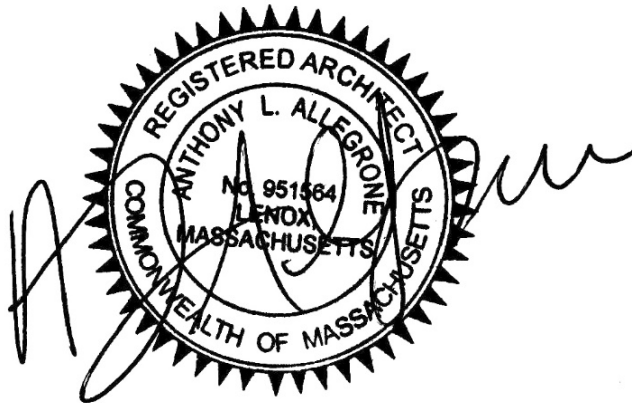
For a full understanding and breakdown of each Chapter and applicable code sections, you can refer to the tables that follow this report. *All compliance descriptions in **bold** are considered applicable to this project and those NOT shown in bold are considered not applicable to this project, but are listed to contribute to a fully transparent and comprehensive investigation and evaluation report.*

Conclusion:

In conclusion, it is the professional opinion of Allegrone Companies, as the Registered Design Professional, that these improvements must be incorporated in the building permit drawings and completed prior to the issuance of a Certificate of Occupancy. These building upgrades are based on Allegrone Companies interpretation of Chapter 34 of the Massachusetts State Building Code.

If you have any questions or need clarification regarding this matter, please contact our office.

Sincerely,
Anthony Allegrone, AIA, NCARB
Director of Design, Allegrone Companies



Estimating– Exhibit D

Section 5

- a. Estimate
- b. Alternates

Renovation Option A
Program Budget
4/7/2023

CSI #	DESCRIPTION	TOTAL
	Total General Conditions	\$ 116,687
	Total General Requirements	\$ 26,892
	Total Existing Conditions	\$ 12,924
	Total Concrete	\$ -
	Total Masonry	\$ -
	Total Metals	\$ -
	Total Wood, Plastics & Composites	\$ 63,358
	Total Thermal & Moisture Protection	\$ 11,000
	Total Doors & Windows	\$ 41,700
	Total Finishes	\$ 122,705
	Total Specialties	\$ 3,250
	Total Equipment	\$ -
	Total Furnishings	\$ 20,000
	Total Fire Suppression	\$ 16,155
	Total Plumbing	\$ -
	Total HVAC	\$ 96,930
	Total Electrical	\$ 80,775
	Total Earthwork	\$ 7,500
	Total Exterior Improvements	\$ 2,500
	Total Utilities	\$ -
	Total Allowances	\$ 50,000
	Subtotal Construction Cost	\$ 672,376
	Design Contingency	\$ 33,619
	Construction Contingency	\$ 35,300
	Building Permit Fee	\$ 13,580
	Management Fee	\$ 72,126
	General Liability Ins.	\$ 7,934
	Total Construction Budget	\$ 834,934

* Anticipated variance of 15% expected at conceptual phase

Alternates:		
1	Floor Plan Option B Value (Does not include operable partition/structure)	\$ 644,302
2	Floor Plan Option C Value	\$ 683,922

Scheduling– Exhibit E

Section 6

a. Schedule

