



Historic School Study

IDB Phase 1: Programming & Feasibility Study

Addressed to:

Owner

Prepared by:

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A. Study Purpose

The Town of Hadley's goal in undertaking this reuse feasibility study is to reach a decision about the future of the historic school. Town officials and residents seek to understand the investment that would be required to stabilize the building to a usable condition, ideally for a public purpose, in addition to funding sources that could be available to them to accomplish the renovation. This analysis evaluates the building's existing conditions, building and code deficiencies, and potential reuse options.

In 2013, Drummey Rosane Anderson Architects and Olde Mohawk Masonry and Historic Restoration undertook separate studies evaluating the building condition and estimating rehabilitation costs. According to the Olde Mohawk study, the school "workmanship and materials are of the highest quality" and the building's deterioration stemmed from materials and systems outliving their useful life, lack of maintenance, and poor site and roof drainage. Apart from not meeting current building code, the interior was in good condition. The Olde Mohawk study prioritized the repair concerns they identified at the school in terms of how critical the individual issues were and presented a multi-year preservation plan to address them, most notably recommending the installation of tell-tale gauges to determine if foundation cracks were the result of building settlement or a structural issue. According to town representatives, the tell-tale gauges were installed on the granite facade improperly and many were loose by the following year and therefore provides no useful data. The actual stone foundation, which is covered by the granite facade, has not been monitored.

While the building is beloved in the town and occupies one corner of the town's historic town center, apart from replacing some slates on the roof in 2012, voters have declined to advance funds to address the building's deficiencies. This has been due to competing capital priorities at other town buildings, new construction projects, and concerns over the building's total projected rehabilitation cost. As a result, the building has been vacant for over a decade and neglected far longer. None of the concerns raised in the Olde Mohawk study have been addressed. At this time, the town finds itself a decade further on and at a crossroads in which they need to make a decision about how to proceed with this building and the nearly 2 acres on which it sits.

B. Report Summary

The historic school building in Hadley, MA, has been vacant for over a decade. The town of Hadley owns the building, but with other priorities vying for the town's limited resources it has not been able to address maintenance issues or determine a path forward for the property. Architectural Heritage Foundation (AHF) and Allegrone Companies partnered to evaluate potential uses for the building that meet town needs and to determine an order of magnitude cost to update the building to address required maintenance, code and accessibility requirements.

The enclosed report provides an overview of the purpose of the feasibility study, the property's site and locational characteristics, zoning restrictions, and existing conditions. It outlines for redevelopment alternatives based on these parameters and the town's stated desires for the building. With this information in hand, AHF and Allegrone hope the town will be better positioned to make a decision on how to reactivate this historic property. The main take aways based on our review of historic data and reports, site visits, research, and interviews, are:

- **The historic school building anchors a critical corner of Hadley's nationally registered historic town center.**
- **The scope of our assignment requested a programmatic use and cost analysis for the building plus corollary required site improvements like parking; This requirement led us to the following observations:**
 - At the outset of this assignment, town representatives reported that the school's comparably large 1.87 acre lot was not buildable and hampered MAAB and ADA upgrades to the historic building due to flood plain restrictions. Our research revealed that the historic building sits on a 500 year flood plain, which is less restrictive than we were led to believe and makes the reuse of the building, including MAAB and ADA accessibility, site improvements like parking, and the possibility of building an additional building on a separate part of the lot, easier. With the addition of a buildable lot, the town can potentially utilize the larger site for other uses or to help offset the cost of the historic building renovation, or both. We did not analyze how the balance of the site could be utilized as it was beyond our scope;
- **School is structurally sound and should be re-used;**
 - A structural engineer who toured the property indicated that it would be ill-advised to demolish a historic building that is in such good condition;
- **A renovated school is an ideal candidate for a community user:**
 - Our team does not see any significant barriers to successfully restoring and re-using the school building;
 - Based on outreach and our market analysis, classroom, meeting space and community event space are of interest to the community and potential partners.
 - Based on our research, the advantage to a re-use scheme involving an external partner is that it would require little outlay of money from the Town of Hadley while still providing a community benefit .
 - Determining the town's priorities and negotiating to achieve them will be critical to making a deal work with a potential user.
- **A renovated school is an ideal candidate for housing**
 - Based on the current demand for housing in Hadley and the Commonwealth of Massachusetts at large, housing could be prioritized for the school redevelopment
 - Subsidies are available for the construction of housing through the Executive Office of Housing and Livable Communities should the community support the creation of additional housing on the site.

C. Next Steps

Should the Town of Hadley seek to proceed with the redevelopment of the school, the next steps for the project include Schematic Design & Development and Construction Documents phases. Outlined below is the overview of scope of each of these future phases required to fully complete the design of the project and work towards a successful completed construction project.

✓ Completed

**Programming & Feasibility
Phase 1**

In Queue

**Schematic Design & Development
Phase 2**

In Queue

**Construction Documents
Phase 3**

In Queue

**Construction Management
Phase 4**

Schematic Design & Development: IDB Phase 2

- Form & Fenestration
- Room Design & Ergonomics
- Engineering Integration
- Constructability & Coordination Review
- Estimating & Cost Control
- Scheduling & Logistics
- Permitting

Upon completion of Phase 1 and acceptance of the order of magnitude budget, Schematic Design & Development drawings and an update to the total construction cost would follow.

Construction Documents: IDB Phase 3

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

Upon completion of Phase 2, completion of construction drawings and permitting (phase 3) would follow as well as finalizing the total construction cost (GMP). The remaining costs for Phase 2 design can be found within the estimating deliverable provided herein.

A. Building Location and Characteristics

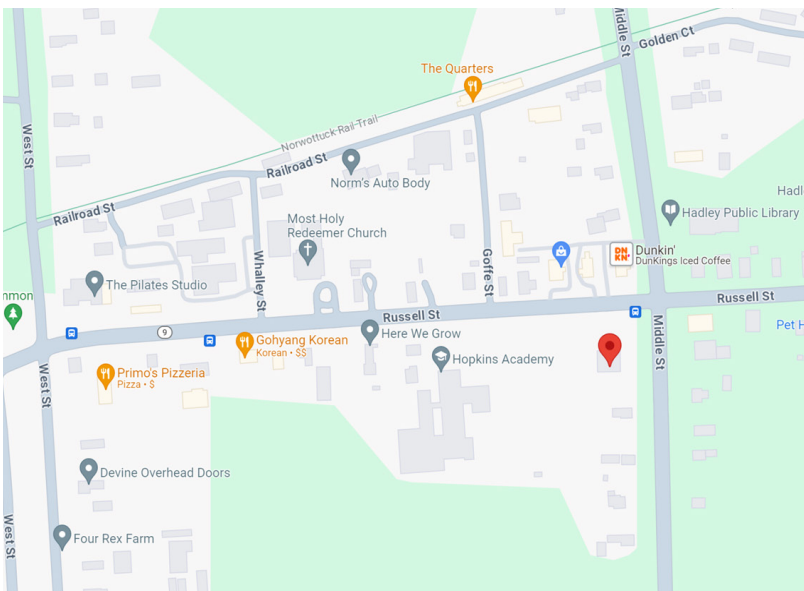
Hadley is a rural community of 24.6 square miles in central Massachusetts with 5,325 people as of the 2020 Census. The town was established in 1659 by town minister John Russell. It was primarily an agrarian town until the 1960s, when the expansion of the University of Massachusetts Amherst began absorbing large swaths of farmland for faculty and student housing. Hadley's residences and farms flank the north and south side of the Route 9 corridor that connects the college towns of Amherst and Northampton east to west. This location has led to the development of a commercial and retail corridor along this section of road in Hadley. Hadley's economy today is driven primarily by agriculture and retail.

The school is located at 135 Russell Street (Route 9) in Hadley, Massachusetts. The building is approximately 2 miles from Interstate 91 that connects to Springfield, MA (21 miles) and Hartford, CT (47 miles) to the south, and Brattleboro (43 miles) and other Vermont destinations to the north. The school is approximately 105 miles from Boston and 161 miles from New York City. The school is nearly

the equidistant center point between the five main colleges - Amherst, UMass, Hampshire, Smith, and Mt Holyoke - in the region.

The school faces north to Russell Street (Route 9) with Middle Street to its east. The building is located across the street from Hadley Town Hall and occupies a critical corner of the Hadley Center Historic District (NRHP reference no. 1977-000185). The building was designed by Boston architect Charles E. Parks in the Romanesque style and constructed in 1894. It is a two-story wood-framed building constructed with a mortared rubble stone foundation below grade and brick masonry faced with stone above grade. No subsurface soils information was provided from prior studies or has been gathered during this study. Further no exploratory demolition or geotechnical investigations have been conducted during the course of our investigation. The building contains approximately 10,400 square feet, including the basement. The first and second floors amount to 7,081 square feet. The building served as a school for almost 120 years.

Subject Location Map



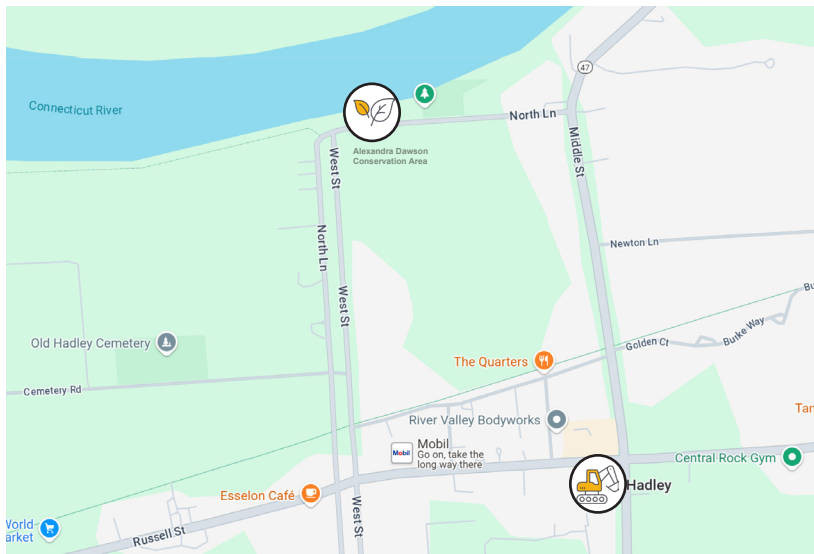
The school sits on 1.87 acres of land, sloping downward from east to west. It was reported at our property site visits with town representatives that a large portion of the subject site lies in a flood plain and that there is a large earthen dike behind the subject property to protect the town center from 100 year floods of the Connecticut River, rendering the land around the building unusable. Our research of Hadley zoning and National Flood Plain maps found the property to be in a 500-year flood zone, which would not prevent it from being developed. We found no evidence in the registry of deeds or state or town public records that shows more severe flood plain restrictions for the property.

Hadley Flood Map and Subject Property



Further research shows that the dike is located near the historic School house at 30 West Street, not behind the school. As shown on the map in the exhibit to follow, the subject Property is located under the “H” for Hadley that is circled in red. The dike runs along West Street culminating in the Alexandra Dawson Conservation Area.

School and Hadley Dike Location Map



We conferred with the interim town manager and the Hadley Land Use Coordinator, Kayla Loubriel, who verified that the subject property is not in a flood zone any more limiting than a 500 year zone nor is it impacted by the Connecticut River dike. Based on this information, the subject property is developable land that is restricted only by the town zoning code.

C. Site Control and Zoning

The school is owned by the Town of Hadley. The Town desires that should the building be renovated its program would ideally fill a community need such as housing; a community center/art studio/ event space/ community kitchen; and/or continued educational use. The potential programmatic uses for the building that our team investigated were those that fit within the Town's desired uses, that were allowable under the zoning code and any site restrictions, and that would not present an onerous financial burden to the Town (grant, private, or state funding sources are available). As noted in the prior section, we had been informed at the outset of this project that the 1.87 acre lot on which the school sits was not buildable due to flood plain regulations. Our research uncovered that this is not a limiting factor. The scope of our assignment had requested a programmatic use and cost analysis for the building plus corollary required site improvements like parking. The fact that the lot is buildable makes the reuse of the building easier and also creates further opportunity for the town to potentially utilize the larger site for other community uses or to help offset the cost of the historic building renovation. We did not analyze in depth how the balance of the site could be utilized as it was beyond the scope of this assignment. Additional parking will also be needed.

The subject property is located in Zone B (Business) and falls within the Village Center Overlay and Senior Housing Overlay Districts. Allowed uses by right in the Business zone include: agricultural uses; certain residential uses as described in detail later in the section; religious and educational uses; municipal uses; nursing or childcare facility/center; open air movie theatre; private club; wholesale or retail businesses; craft shop; hotel, motel, or restaurant; bank, business, or professional offices; personal and consumer services establishment; gas station or services; car wash; kennel or veterinary hospital; undertaker; and laundry or dry cleaning. The zoning code requires that 20% of the site remain open space and that any building modified or altered for business use provide off-street parking equal to twice the floor area of the building to be modified.

The residential uses allowable in the Business zone are relatively limited. The allowable uses, both by right and by special permit, are reflected in the table to follow:

Residential Zoning Allowable Uses

As of this time, Hadley has exceeded the state's 10% affordable housing minimum threshold that otherwise would allow affordable housing development at a greater density than is allowed by zoning under the state's chapter 40B bylaw. Based on our review of the state's Executive Office of Housing and Livable Communities (EOHLC)'s subsidized housing inventory, Hadley's affordable housing is above 11% of the housing stock. However, the town's Housing Production Plan from January 2023 reflects the town's interest in continuing to maintain or increase its subsidized housing inventory, specifically to benefit seniors

Residential Uses Allowed in Hadley and Permitting Procedures

Use	R	AR	LoB	LiB	B	I
One-family detached dwelling	P	P	P	P	P	N
Conversion to Two-family dwelling	SZBA	SZBA	SZBA	SZBA	SZBA	N
Trailers or Mobile Homes	N	N	N	N	SZBA	N
Senior housing conversion	SPB	SPB	SPB	SPB	SPB	N
New senior housing*	SPB	SPB	SPB	SPB	SPB	N
Accessory apartment	SPB	SPB	SPB	SPB	SPB	N

*must be in Senior Housing Overlay District

N = Not Permitted

P = Permitted

SZBA = Special Permit by Zoning Board of Appeals

SPB = Special Permit by Planning Board

and low income individuals through Habitat for Humanity. The report lists school as the priority site of three sites identified for possible affordable housing or mixed-use development. Because of the town's interest in housing production and the layout of the school building, we evaluated its potential for affordable housing development as part of this analysis even though multi-family development within the historic structure or on its associated lot would require zoning and planning board approvals since it is not by right. Since the subject is located in the Senior Housing Overlay, it would qualify for consideration as a senior housing conversion by special permit, though our review did not uncover subsidy sources to support senior housing development at this location for the town.

A. Population

Hadley's population grew from 4,217 to 5,250 people between 1990 and 2010, according to data from the US Census. As of the 2020 Census, the population was 5,325. July 2023 American Community Survey (ACS) population estimates for Hadley, the most recent data available, reflect a stable population at 5,299 people. While stable, Hadley's population is aging. As of 2020, 19.5% of Hadley's population was over the age of 65, higher than the county and the state.

B. Education and Employment

Hadley residents are very well educated, according to US Census data. The American Community Survey of 2023 shows that almost 98% of Hadley has a high school degree or higher, with over 62% having attained at least a college degree as well. This high level of academic attainment makes sense given that the largest industries based on employment in the area are education, health care and social services as well as the number of colleges and universities, as well as their students and staff, that make up this. We should note that a number of the categories for educational attainment include other subcategories - for example, bachelors degree or higher would also include those with graduate or professional degrees. There is undoubtedly some double-counting in the survey figures. Still, by comparison to the county and the state, which uses the same categories and subcategories, Hadley's population has a higher level of educational attainment overall. This is meaningful as the town considers the potential uses and users for the school building.

Educational Attainment Levels

Educational Attainment	Hadley		Hampshire County		Massachusetts	
	Population	Percent	Population	Percent	Population	Percent
High School or Equivalent	669	15.5%	29,247	20.9%	1,356,421	24.2%
Some College or Associates Degree	855	19.8%	51,006	36.4%	1,289,820	23.0%
Associates Degree	111	2.6%	8,167	5.8%	362,116	6.5%
Bachelor's Degree or Higher	2,689	62.3%	55,228	39.5%	2,523,257	45.1%
Graduate or Professional Degree	1,056	24.5%	29,002	20.7%	1,115,362	19.9%
High School Graduate or Higher	4,213	97.6%	135,481	96.8%	5,169,498	92.3%

Source: US Census Bureau ACS 2023

The region's economy appears healthy overall based on unemployment data from the Federal Reserve Bank of Boston comparing the Springfield NECTA, of which Hadley is a part, with other NECTA's statewide, the region, and the country. The Springfield NECTA's unemployment rate of 4.4% falls at the lower end of what is considered to be a healthy economy with reasonable turnover and job opportunity. The November 2024 rate reflects an increase by 0.5% year over year and is just slightly above the state's and the nation's, both of which have also seen increasing unemployment year over year after hitting historic lows in 2023. Hadley's unemployment rate as of November 2024 was 3.4% based on data from the state's Department of Economic Research, up from 2.2% the year prior and showing a return to a less tight labor market.

Unemployment Rate

Unemployment Rate (SA)	Period	Level (percent)	Level in prior month	Level in year-ago month
United States	November 2024	4.2	4.1	3.7
New England		3.5	3.5	3.4
Massachusetts		4.0	3.9	3.3
Barnstable Town NECTA		4.5	4.5	3.9
Boston-Cambridge-Nashua NECTA		3.9	3.8	3.2
Leominster-Gardner NECTA		4.7	4.6	3.8
New Bedford NECTA		5.3	5.2	4.6
Pittsfield NECTA		4.2	4.1	3.6
Springfield NECTA		4.4	4.3	3.9
Worcester NECTA		4.0	4.0	3.5

C. Households and Housing Occupancy

As of the 2023 ACS, Hadley had 2,293 households with an average of 2.24 people per household.

Hadley Household and Family Data

	Hadley			Hampshire County			Massachusetts		
	Total	Married-couple family HH	Nonfamily HH	Total	Married-couple family HH	Nonfamily HH	Total	Married-couple family HH	Nonfamily HH
HOUSEHOLDS									
Total households	2,293	1,064	873	61,770	27,673	25,483	2,762,070	1,275,950	1,033,936
Average household size	2.26	2.80	1.48	2.18	2.82	1.34	2.45	3.15	1.31
FAMILIES									
Total families	1,420	1,064	(X)	36,287	27,673	(X)	1,728,134	1,275,950	(X)
Average family size	2.70	2.77	(X)	2.71	2.80	(X)	3.04	3.12	(X)
AGE OF OWN CHILDREN									
Households with own children of the householder under 18 years	466	381	(X)	12,828	8,906	(X)	707,619	495,474	(X)
Under 6 years only	14.6%	14.7%	(X)	20.9%	22.7%	(X)	22.8%	25.0%	(X)
Under 6 years and 6 to 17 years	13.9%	6.6%	(X)	14.2%	16.5%	(X)	16.4%	17.0%	(X)
6 to 17 years only	71.5%	78.7%	(X)	64.9%	60.8%	(X)	60.8%	57.9%	(X)
Total households	2,293	1,064	873	61,770	27,673	25,483	2,762,070	1,275,950	1,033,936

Source: U.S Census Bureau American Community Survey 5 Year Estimate 2023

In 2020, Hadley maintained 2,305 housing units, according to Census data with a 97.87% occupancy rate and a 2.13% vacancy rate. Hampshire County's occupancy rate is 93.9%. Typically a vacancy rate between 5% and 10% is considered healthy. A lower rate often indicates strong demand in the market without sufficient supply.

Housing Occupancy Rates

	<u>Hadley</u>	<u>%</u>	<u>Hampshire Co</u>	<u>%</u>
Total Housing Units	2,305		66,245	
Occupied	2,256	97.87%	61,774	93.25%
Vacant	49	2.13%	4,471	6.75%

Source: U.S. Census 2020 & U.S. Census Bureau QuickFacts

A. Potential Programmatic Uses

Our team investigated opportunities for the building based on the town's desire for a community use, interest in maintaining site control/ensuring the historic integrity of the town center; the property's zoning restrictions; and the potential funding opportunities that would be available to the town to help pay for the restoration costs. Each of these criteria shift and limit the potential uses for the property.

We researched farm labor housing as one alternative for the building because of Hadley's agriculturallydriven economy, the town's desire for additional affordable housing units, and the advantageous loan rates and grant funding provided by the USDA's Farm Labor Housing Program to incentivize the development of this type of housing. Under this alternative, we also investigated if there was an opportunity to use any of the lower level space in the building for a community kitchen or other community use. Though this concept had its merits, the study includes a more generic concept of housing as Farm Labor Housing parameters require additional discussions and decisions beyond the scope of this report.

During the course of our work, potential community partners also reached out to the town to discuss the school. The potential partner expressed interest in meeting space, classroom space, and community space. Recognizing that a community/classroom space would be a positive for the Town, we included conceptual floor plans for this use. Based on the interest of a potential tenant, we recommend continuing to pursue this option.

B. Community Engagement and Impact

As noted in the Town's 2023 Housing Production Plan, three main concerns have arisen at public meeting in regards to housing. First, Hadley residents raised concerns about UMass students renting multibedroom units and disturbing the quality of life in Hadley's quiet residential neighborhoods. Residents also noted that the sewer system is in need of repair and may not be able to handle significant new housing development/growth. Lastly, residents do not want the school system to be over-taxed by adding too many families with children to the town's existing population. According to the Housing Production Plan, there is capacity in the school system for increased enrollment. These concerns of local residents have been noted and considered during the course of our work on programmatic alternatives for the school building.

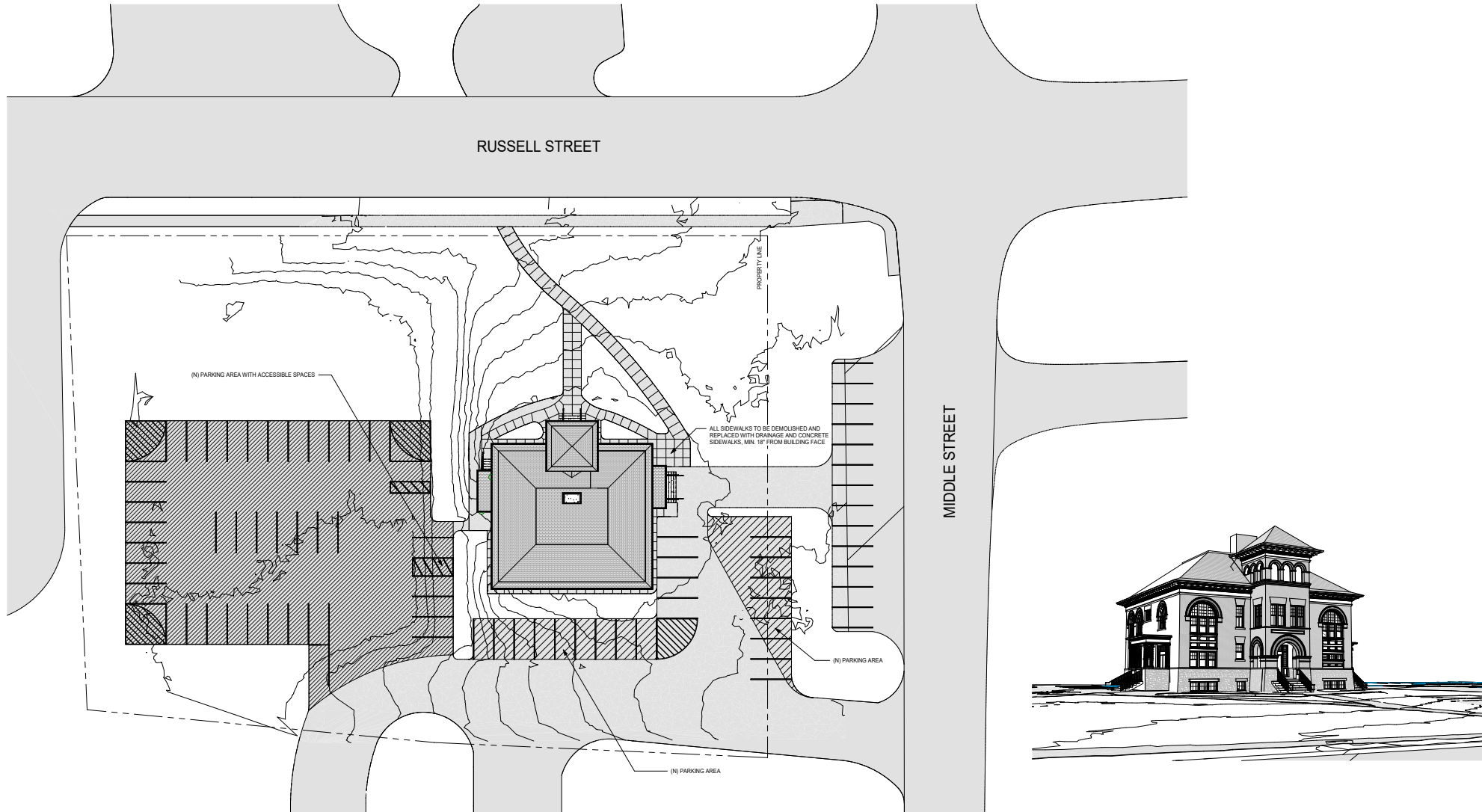


C. Existing Conditions And Building Floor Plans

The following outline lists the sheets included within the current drawing set, for reference and ease of navigation. The full set of these documents can be found within Exhibit A as individual PDF's in original size and format. A preview of these design documents have been included within this report, on the pages that follow, for reference

Drawing Set

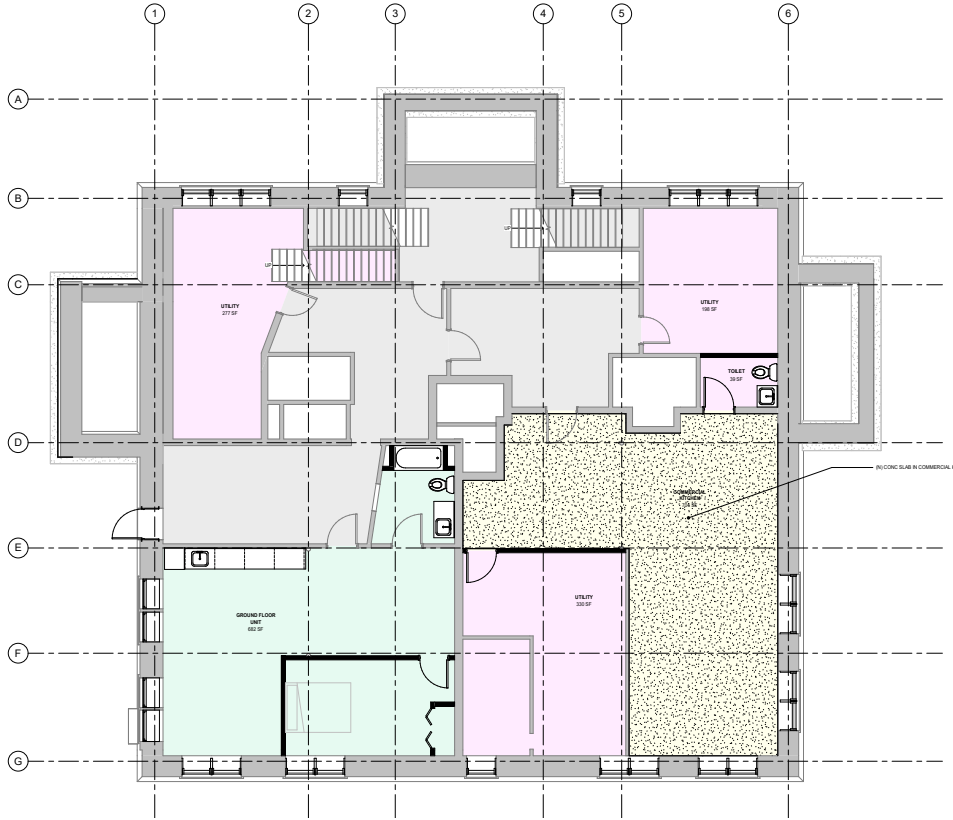
0.0	COVER SHEET
0.1	LEVEL 0 & 1 - EXISTING CONDITIONS & DEMO PLAN
0.2	LEVEL 2 & ATTIC - EXISTING CONDITIONS & DEMO PLAN
0.3	ROOF - EXISTING CONDITIONS & DEMO PLAN
0.4	BUILDING ELEVATIONS - EXISTING CONDITIONS & DEMO
0.5	BUILDING ELEVATIONS - EXISTING CONDITIONS & DEMO
1.0	SITE PLAN
1.1	LEVEL 0 PLAN - OPTION 1
1.2	LEVEL 1 PLAN - OPTION 1
1.3	LEVEL 2 PLAN - OPTION 1
1.4	LEVEL 0 PLAN - OPTION 2
1.5	LEVEL 1 PLAN - OPTION 2
1.6	LEVEL 2 PLAN - OPTION 2
1.7	LEVEL 3 - ATTIC PLAN
1.8	ROOF PLAN
2.1	BUILDING ELEVATIONS - NORTH
2.2	BUILDING ELEVATIONS - EAST
2.3	BUILDING ELEVATIONS - SOUTH
2.4	BUILDING ELEVATIONS - WEST



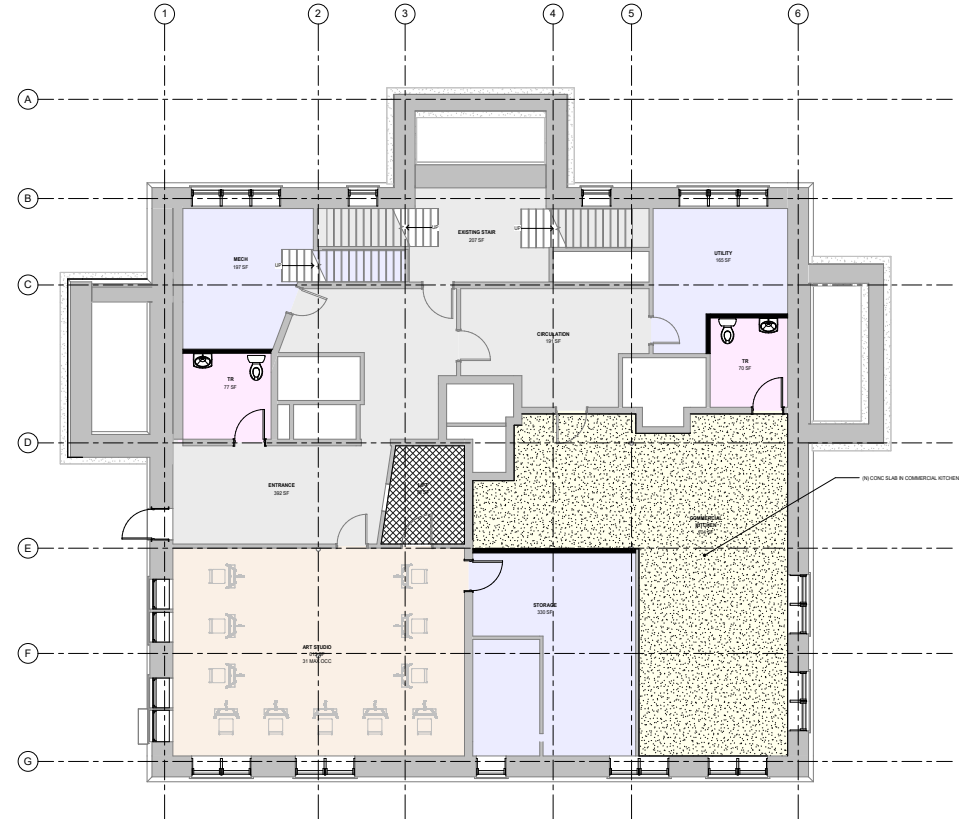
ARCH SITE PLAN & PERSPECTIVE



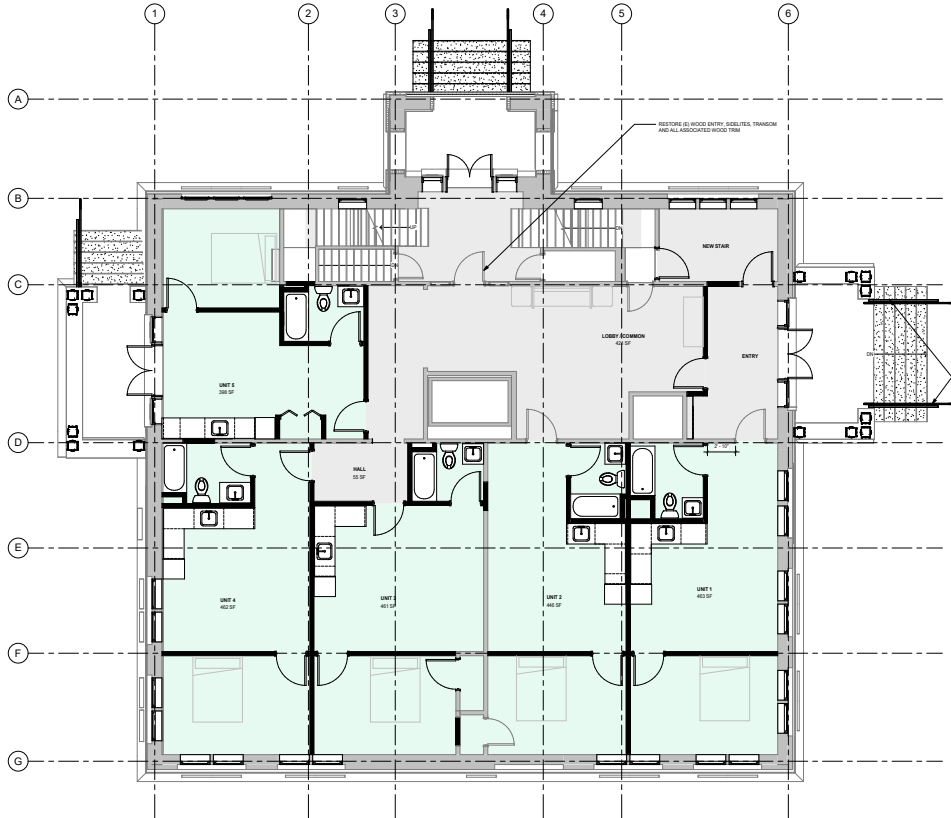
PROPOSED ELEVATION - NORTH



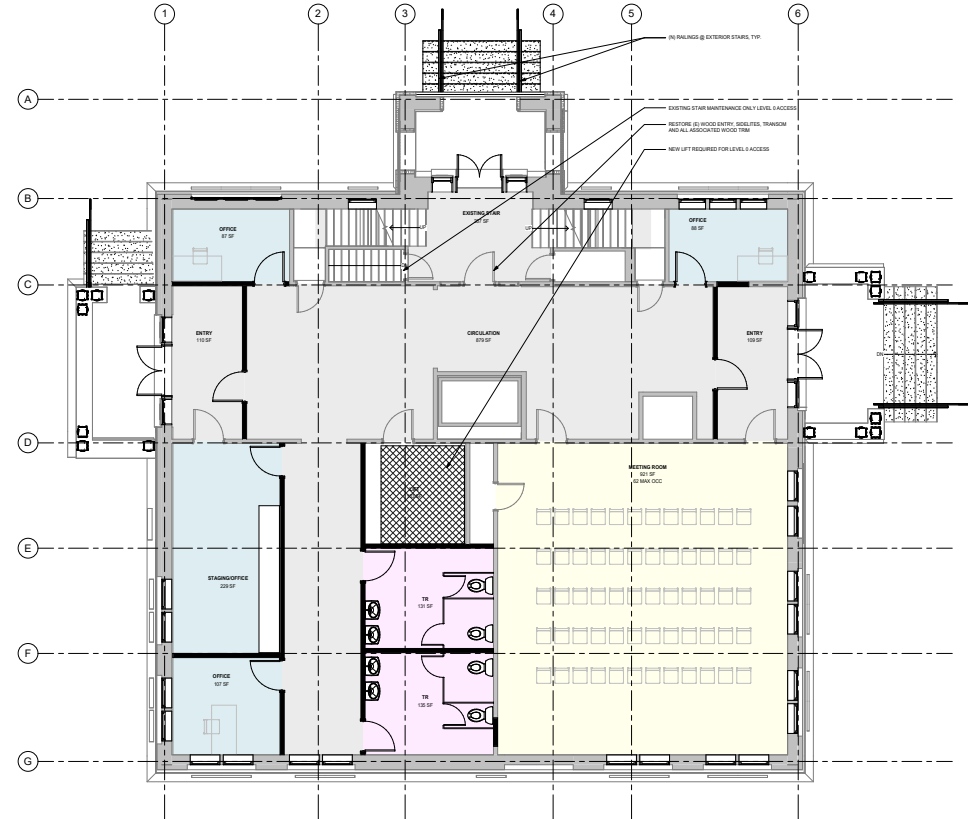
LEVEL 0 - OPTION 1



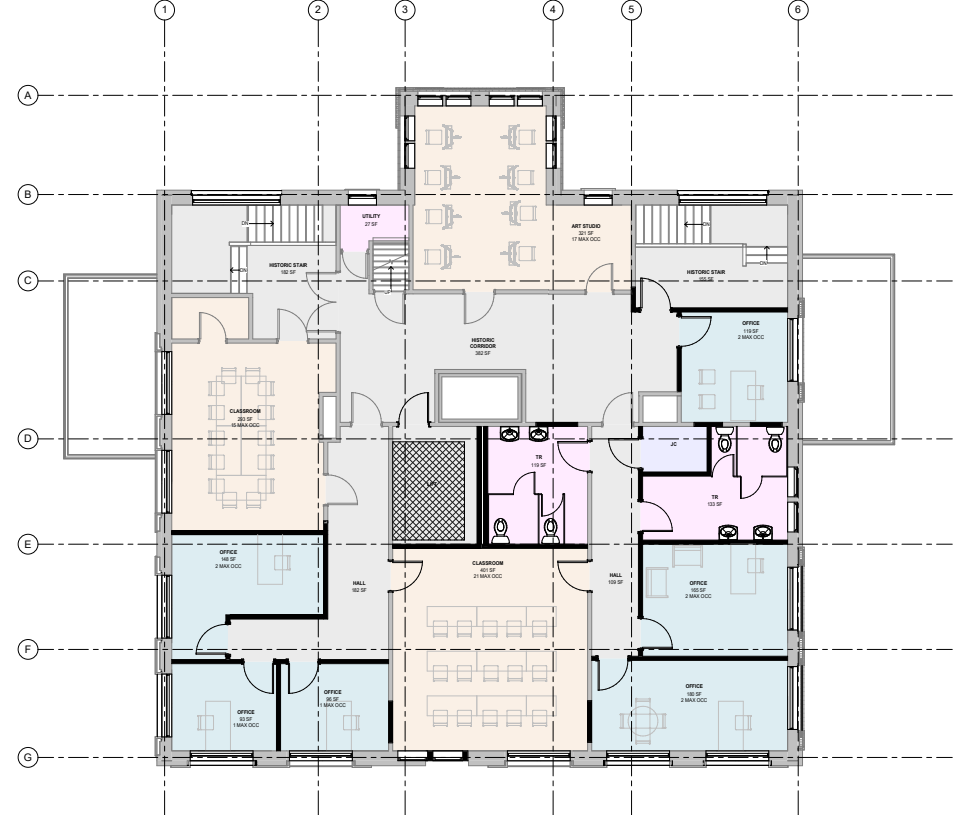
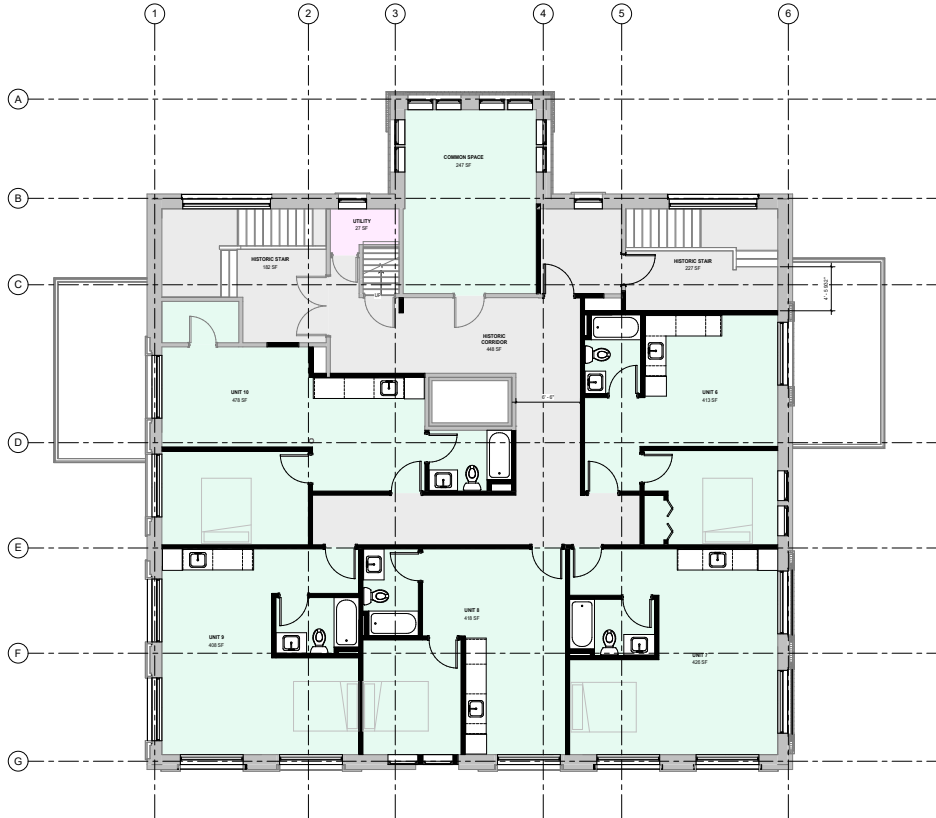
LEVEL 0 - OPTION 2



LEVEL 1 - OPTION 1



LEVEL 1 - OPTION 2



A. Historic Parameters

The school is a contributing element to the Hadley Center Historic District, a National Register Historic District that was listed in December 1977. It is considered by the National Park Service to be of local significance. At the town level, school anchors one of the town center's four corners with the historic Hadley Public Library and the Hadley Town Hall anchoring two of the other corners. The fourth corner, which is no longer owned by the town, is occupied by a Dunkin Donuts. The town has expressed a strong desire to maintain ownership or control of the school building because of its importance to the historic integrity of the town center.

Properties listed on the State and National Register of Historic Places that use state or federal funding are required to go through a historic review process. This review process is initiated by the submission of a Project Notification Form (PNF. For any rehabilitation work at school, a PNF will need to be submitted to Massachusetts Historic Commission (MHC who will review the proposed work to determine whether it creates an adverse effect on the historic integrity of the site and those sites listed around it. Similarly, a proposed demolition could also require PNF review should state or federal permits or funding be required, which would inevitably result in an adverse effects finding. The Town would need to consult with MHC to explore ways to avoid, minimize or mitigate the loss of the historic structure. It would be advisable in such circumstances to notify and work with the Hadley Historical Commission as the municipal historic preservation planning body.

In a case where the town leased the property under a long-term lease to a non-profit or for-profit entity to utilize the building upon completion of restoration, the construction project would be eligible for Massachusetts Historic Rehabilitation Tax Credits and Federal Historic Tax Credits. In this case all restoration work would be required to be in compliance with the Secretary of the Interior Standards for Historic Rehabilitation, which would supersede the need for PNF review.

Code Review And Existing Building Evaluation

EXISTING BUILDING INVESTIGATION & EVALUATION

Russell Street School, Hadley MA 01035

Allegrone Companies has performed an existing building investigation and evaluation of the former Russell Street School building in Hadley, Massachusetts. This report was conducted in compliance with the International Existing Building Code 10th Edition. This project is based, in part, on the attached plans as well as several site and building inspections by Allegrone.

Introduction to International Existing Building Code:

Massachusetts State Building Code adopts the 2021 International Existing Building Code without 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 building is estimated to be within the range of 10,400 square feet and is primarily a 2 story structure with a full walk out basement and a full height attic space. The building structure is exterior masonry bearing walls, predominantly wood framing with retro fitted steel at some long spans. The existing occupancy group is (E) Educational.

The building is on the National Historic Register and therefore care needs to be taken with any improvements and alterations.

International Existing Building Code 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):

The purpose of this investigation is to determine a feasible scope of work to retain the existing building and provide a functional use.

Based on the full code review of all applicable chapters the work must be classified per the prescriptive compliance method (Chapter 5) to determine the required code compliance path. The possible classification levels are repairs (Chapter 6), alternation level 1 (Chapter 7), alternation level 2 (Chapter 8), alteration level 3 (Chapter 9) and change of occupancy (Chapter 10). Each consecutive level requiring greater modifications to adhere to code compliance.

In addition, there is an alternate compliance path for historic buildings in Chapter 12, providing alternatives to maintain existing historic features.

Findings Summary:

Based on the full code review of all applicable chapters, the following is a summary of potential work required for compliance dependent upon the final accepted program.

If the work were to remain within a repair scope or level 1 alteration this would allow the least amount of code required upgrades. The options would be

1. The work is less than 30% of the full and fair cash value and less than \$100,000: only the work itself is required to comply with MAAB. Building code upgrades are not required, but modifications cannot alter any life safety elements.



2. The work is less than 30% of the full and fair cash value and more than \$100,000 – not including mechanical, plumbing, electrical, abatement, retrofit of sprinklers, roof repair/replacement, window repair/replacement, masonry repair/repointing or site utility work unless exceeding \$500,000: The work itself is required to comply with MAAB and a public accessible entrance and an accessible public restroom is required. Building code upgrades are not required, but modifications cannot alter any life safety elements.
3. The work is more than 30% of the full and fair cash value: The entire building is required to comply with MAAB. Building code upgrades are not required, but modifications cannot alter any life safety elements.
 - a. There is a historic building exemption which would allow a variance to provide an alternate form of accessibility.
4. New interior finishes require compliance with smoke and flame spread requirements.
5. Replacement lighting, lighting accessories and emergency exit signs must comply with new construction of the International Energy Conservation Code.

Level 2 or 3 alterations without a change of occupancy or a change of occupancy to another public occupancy require the following in addition to level 1 alteration requirements:

1. Assumption the work is greater than 30% of the full and fair cash value of the building the entire building is required to comply with the MAAB.
2. Installation of an NFPA 13 sprinkler system. Fire alarm system and other life safety applications will require upgrading. Refer to chart below for more detail.
3. Installation of an elevator or vertical lift

Level 2 or 3 alterations with a change of occupancy to group R-2 (Residential) require the following:

1. Assumption the work is greater than 30% of the full and fair cash value of the building the entire building is exempt from MAAB compliance including an elevator or vertical lift.
2. Installation of an NFPA 13R sprinkler system and fire alarm system and other life safety applications. Refer to chart below for more detail.

Level 1, 2 or 3 will require structural review when additional loads greater than 5% are added.

Engineering Narrative

Base Repair Scope:

Electrical wiring is assumed to be code compliant with minimal repairs required. Electrical service assumed to require an upgrade to accommodate new mechanical equipment.

Plumbing fixtures on first floor to be replaced, plumbing infrastructure assumed adequate.

New mechanical systems installed to accommodate heating and air conditions.

Installation of a full sprinkler system is not required, however fire alarm will require code required updates.

Options 1 & 2:

Level of renovation will require all new electrical, plumbing and mechanical systems to include new electrical service upgrade, new plumbing infrastructure.

Installation of a full sprinkler system is required, including fire alarm and other life safety system upgrades.

The proposed scope of work needs to be finalized for a full breakdown of specific requirements and to outline high level implications.

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:

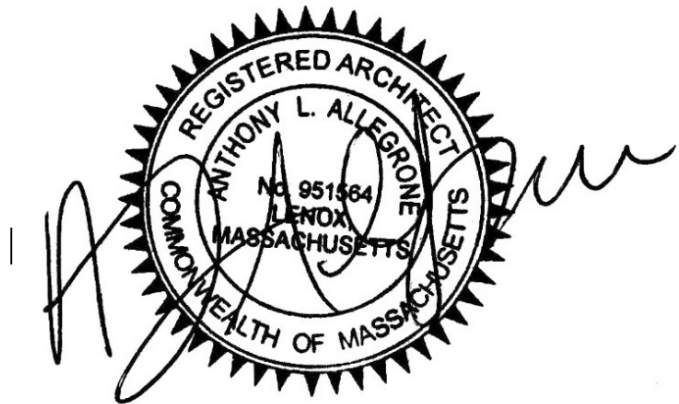
In conclusion, it is the professional opinion of Allegrone Companies, as the Registered Design Professional, that these improvements must be incorporated in the building permit drawings and completed prior to the issuance of a Certificate of Occupancy. These building upgrades are based on Allegrone Companies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

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



IEBC CHAPTER 6 Repairs

Code Section & Description	Requirement	Compliance
602 Building Elements and Materials	This section pertains to existing building materials, new and replacement materials, and glazing in hazardous locations.	Existing materials already in use, not being altered, are planned to remain and are understood to be in compliance with requirements in effect at the time of their erection. New and replacement material are in compliance with new construction. Please reference the drawings and specifications for further information on new and replacement materials. No hazardous glazing is part of the <i>work area</i> and therefore does not apply to this project.
603 Fire Protection	Repairs shall be done in a manner that maintains the level of fire protection provided.	Refer to following sections for alteration compliance.
604 Means of Egress	Repairs shall be done in a manner that maintains the level of protection provided for the means of egress.	Refer to following sections for alteration compliance.
605 Accessibility	Repairs shall be done in a manner that maintains the level of accessibility provided.	Refer to following sections for alteration compliance.
606 Structural	This section pertains to structural repairs including elimination of dangerous conditions and new components complying with new construction.	Structural reinforcement of the porches is recommended, but is not considered substantial, therefore elements will be permitted to be restored to their pre-damaged condition. All new work to re-support the existing porches will be in compliance with current building codes and an evaluation by a registered structural engineer will be performed.
607 Electrical	This section allows repaired wiring and equipment to be repaired or replaced with like material.	Refer to following sections for alteration compliance. If wiring is solely repaired it will remain in compliance with current conditions.
608 Mechanical	Existing mechanical systems undergoing repair shall not make the building less conforming than it was before the repair was undertaken.	See Section 809 for mechanical alterations if applicable
609 Plumbing	Plumbing materials and supplies shall not be used for repairs that are prohibited in the International Plumbing Code.	New plumbing components required for repairs will comply with new construction. Refer to following sections for alteration compliance.

IEBC CHAPTER 7 Alterations Level 1

Code Section & Description	Requirement	Compliance
702.1-702.3 Interior finishes, interior floor finishes, and interior trim	Interior wall, ceiling, floor, and trim finishes shall comply with Chapter 8 for new construction.	The product specifications comply with this section and would be exhaustive to list all materials for the project. Please contact Architect for any specific concerns regarding the specified products shown in the Contract Documents.
702.4 Window opening control devices	In Group R-2 or R-3 buildings containing dwelling units and one- and two-family dwellings and townhouses regulated by the <i>International Residential Code</i> , window opening control devices complying with ASTM F 2090 shall be installed where an existing window is replaced and where all of the following apply to the replacement window...	If the building changes occupancy use to group R-2, opening control devices will need to be provided where windows are replaced.
702.5 Emergency escape and rescue openings	Where windows are required to provide emergency escape and rescue openings in Group R-2 and R-3 occupancies and one- and two-family dwellings and townhouses regulated by the <i>International Building Code</i> , replacement windows shall be exempt from the requirements of Sections 1030.2, 1030.3 and 1030.5 of the <i>International Building Code</i> and sections R310.21 and R310.2.3 of the <i>International Residential Code</i> accordingly, provided the replacement window is the manufacturer's largest standard size window that will fit within the existing frame or existing rough opening. The replacement window shall be permitted to be of the same operating style or a style that provides for an equal or greater window opening area than the existing window. Window opening control device complying with ASTM F 2090 shall be permitted for use on windows required to provide <i>emergency escape</i> and rescue openings.	See section 702.4 above.
702.6 Materials and methods	All new work shall comply with the materials and methods requirements in the <i>International Building Code</i> , <i>International Energy Conservation Code</i> , <i>International Mechanical Code</i> , and <i>International Plumbing Code</i> , as applicable, that specify material standards, detail of installation and connection, joints,	The proposed work will be required to comply with this section reflected in the Contract Documents (drawings and specifications). It is required to review the drawings and specifications to fully

	penetrations, and continuity of any element, component, or system in the building.	understand the compliance with this section.
702.6.1 International Fuel Gas Code	The following sections of the <i>International Fuel Gas Code</i> shall constitute the fuel gas materials and methods requirements for Level 1 alterations.	248 CMR governs the installation of fuel gas piping systems, etc. Please see drawings and specifications for compliance.
Fire Protection 703.1 General	<i>Alterations</i> shall be done in a manner that maintains the level of fire protection provided.	If the project remains at Alteration level 1, the level of fire protection will be maintained. Refer to sections below for other levels of compliance required.
Means of Egress 704.1 General	<i>Alterations</i> shall be done in a manner that maintains the level of protection provided for the means of egress.	The existing building includes three (3) exterior doors that are available as potential exits from the first floor. Any repairs or alterations at level 1 will maintain these means of egress. Refer to applicable sections below for relevance to greater levels of alterations.
Accessibility 705.1- 705.2	These sections pertain to accessibility requirements for altered facilities including entrances, elevators, platform lifts, ramps, dining areas, etc.	521 CMR governs the projects accessibility requirements and therefore these sections specifically don't apply. Refer to summary above for potential compliance avenues.
Reroofing 706	Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the <i>International Building Code</i> .	The proposed scope of work does not include any roofing scope, therefore this section does not apply.
Structural 707	Where <i>alteration</i> work includes replacement of equipment that is supported by the building or where a reroofing permit is required, the provisions of this section shall apply.	Equipment will not be placed on the roof, therefore this section does not apply.
Energy Conservation 708	Level 1 <i>alterations</i> to <i>existing buildings</i> or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the <i>International Energy Conservation Code</i> or <i>International Residential Code</i> . The <i>alterations</i> shall conform to the energy requirements of the <i>International Energy Conservation Code</i> or <i>International Residential Code</i> as they relate to new construction only.	780 CMR 13 governs the required energy conservation scope of the project. Please refer to the energy specific section below for further information on the energy compliance path options.

IEBC CHAPTER 8 Alterations Level 2

Code Section & Description	Requirement	Compliance
801.3 Compliance	All new construction elements, components, systems, and spaces shall comply with the requirements of the <i>International Building Code</i> .	New proposed work will be required to comply with applicable building codes.
Special Use and Occupancy 802.1 General	<i>Alteration</i> of buildings classified as special use and occupancy as described in the <i>International Building Code</i> shall comply with the requirements of Section 801.1 and the scoping provisions of Chapter 1 where applicable.	The proposed work is not classified as special use and occupancy, therefore this section does not apply.
Building Elements and Materials 803.1-803.2.1	This section pertains to existing vertical openings.	Any existing vertical openings will need to be enclosed with a 1 hour enclosure unless the occupancy is converted to Residential or the historic exemption is utilized.
803.2.2-803.2.3 Supplemental enclosures	These sections pertain to enclosure requirements for shaft and floor openings as well as stairways.	See section 803.1-803.2.1
803.3 Smoke Compartments	In Group I-2 occupancies where the work area is on a story used for sleeping rooms for more than 30 patients, the story shall be divided into not less than two compartments by smoke barrier walls in accordance with Section 407.5 of the <i>International Building Code</i> as required for new construction.	The <i>work area</i> does not include I-2 occupancy, therefore this section does not apply.
803.4 Interior Finish	The interior finish of walls and ceilings in exits and corridors in any <i>work area</i> shall comply with the requirements of the <i>International Building Code</i> .	New proposed work will be required to comply with applicable building codes
803.5-803.5.2 Guards	This section pertains to new and existing guards for all portions of floor that are 30 inches above the floor or grade below.	All areas where a guard is required and not existing will be provided with a new guard at 42" AFF. See drawings and specifications for additional information.
803.6 Fire-resistance ratings	This section allows lower fire resistance ratings for building elements when an automatic sprinkler system is installed.	If the proposed work requires the installation of a sprinkler system this exemption could be considered.
804.1.1 Corridor Ratings	Where an approved automatic sprinkler system is installed throughout the story, the required fire-resistance rating for any corridor located on the story shall be permitted to be reduced in accordance with the <i>International Building Code</i> .	See Section 803.6



804.2-804.3 Automatic sprinkler systems	These sections pertain to the requirements of an automatic sprinkler system.	An automatic sprinkler system will be required for any level 2 alteration.
804.4 Fire alarm and detections	An approved fire alarm system shall be installed in accordance with Sections 804.4.1 through 804.4.3. Where automatic sprinkler protection is provided in accordance with Section 804.2 and is connected to the building fire alarm system, automatic heat detection shall not be required.	A fire alarm system will need to be installed in compliance with current fire alarm codes unless currently a B occupancy and remains a B occupancy.
804.4.2 Supplemental fire alarm system requirements	Where the <i>work area</i> on any floor exceeds 50 percent of that floor area, Section 804.4.1 shall apply throughout the floor.	See 804.4 above.
804.4.3 Smoke alarms	Individual sleeping units and individual dwelling units in any <i>work area</i> in Group R and I-1 occupancies shall be provided with smoke alarms in accordance with the <i>International Fire Code</i> .	If the occupancy is changed to group R smoke alarms will be installed.
Means of Egress 805.1 Scope	The requirements of this section shall be limited to work areas that include exits or corridors shared by more than one tenant within the <i>work area</i> in which Level 2 <i>alterations</i> are being performed, and where specified they shall apply throughout the floor on which the <i>work areas</i> are located or otherwise beyond the <i>work area</i> .	This section will apply if the building occupancy is changed to group A on the second floor or remains group E and there is more than one tenant.
806 Accessibility	This section pertains to accessibility requirements.	See section 705.1 – 705.1.4 above.
807 Structural	This section pertains to new and existing structural elements.	Refer to Section 606
808.2-808.3.7 Electrical	These sections pertain to existing installations in group A-1, A-2, A-5, H, and I occupancies and residential occupancies.	The existing and proposed electrical components comply with new construction. The electrical scope of the project, will need to be developed based on the finalized program.
Mechanical 809.1 Reconfigured or converted spaces	All reconfigured spaces intended for occupancy and all spaces converted to habitable or occupiable space in any <i>work area</i> shall be provided with natural or mechanical ventilation in accordance with the <i>International Mechanical Code</i> .	Further investigation is required to determine the extent of mechanical upgrades that will be required, however, it is assumed all scope of work will include new mechanical heat, AC and ventilation will be supplied.
809.2 Altered existing systems	In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured, or extended shall provide not less than 5 cubic feet per minute (cfm) (0.0024 m ³ /s) per person of outdoor air and not less than 15 cfm (0.0071 m ³ /s) of ventilation air per person; or not less than the amount of	Alterations to the existing systems are very minor including slight adjustments to duct locations to accommodate new program.

	ventilation air determined by the Indoor Air Quality Procedure of ASHRAE 62.	
809.3 Local exhaust	All newly introduced devices, equipment, or operations that produce airborne particulate matter, odors, fumes, vapor, combustion products, gaseous contaminants, pathogenic and allergenic organisms, and microbial contaminants in such quantities as to affect adversely or impair health or cause discomfort to occupants shall be provided with local exhaust.	The anticipated proposed program options do not include devices or equipment that would pertain to this section. Therefore this does not apply.
Plumbing 810.1 Minimum fixtures	Where the occupant load of the story is increased by more than 20 percent, plumbing fixtures for the story shall be provided in quantities specified in the <i>International Plumbing Code</i> based on the increased occupant load.	This section will not apply unless activated by chapter 10.
Energy Conservation 811.1 Minimum requirements	Level 2 <i>alterations to existing buildings</i> or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the <i>International Energy Conservation Code</i> or <i>International Residential Code</i> . The <i>alterations</i> shall conform to the energy requirements of the <i>International Energy Conservation Code</i> or <i>International Residential Code</i> as they relate to new construction only.	See section 708 above.

IEBC CHAPTER 9 Alterations Level 3

Code Section & Description	Requirement	Compliance
901.2 Compliance	In addition to the provisions of this chapter, work shall comply with all the requirements of Chapters 7 & 8. The requirements of Sections 803, 804, and 805 shall apply within all <i>work areas</i> whether or not they include exits and corridors shared by more than one tenant and regardless of occupant load.	Refer to sections above.
Special Use and Occupancy 902.1	This section pertains to high-rise buildings.	The proposed work is not classified as a high-rise building. Therefore, this section does not apply.

Special Use and Occupancy 902.2	This sections pertains to boiler and furnace rooms adjacent to or within Groups I-1, I-2, I-4, R-1, R-2, and R-4 occupancies.	TBD if applicable.
Building Elements and Materials 903.1	This section pertains to existing shafts and vertical openings.	See Section 803.2.1.
Building Elements and Materials 903.2	This section pertains to fire partitions in Group R-3 occupancies.	The proposed scope of work does not include R-3 occupancies. Therefore, this section does not apply.
903.3 Interior Finish	This section pertains to interior finish in exits serving the <i>work area</i> .	See Section 803.4.
904.1 Automatic sprinkler systems	These sections pertain to the requirements of an automatic sprinkler system.	See Section 804.2.
904.2 Fire alarm and detections	Fire Alarm and detection shall be provided in accordance with Section 907 of the <i>International Building Code</i> as required for new construction.	Fire alarm requirements will be based on proposed program. Refer to section 804.4
Means of Egress 905.1	The means of egress shall comply with the requirements of Section 805.	See Section 805.
Means of Egress Lighting 905.2	Means of egress from the highest <i>work area</i> floor to the floor of exit discharge shall be provided with artificial lighting within the exit enclosure in accordance with the requirements of the <i>International Building Code</i> .	Means of egress lighting will comply with new construction.
Exit Signs 905.3	Means of egress from the highest <i>work area</i> floor to the floor of exit discharge shall be provided with exit sigs in accordance with the requirements of the <i>International Building Code</i> .	Exit signs will comply with new construction.
906 Accessibility	This section pertains to accessibility requirements.	Refer to 521 CMR review.
907.1-907.3 Structural	This section pertains to new and existing structural elements.	Refer to section 606, new structural elements are not anticipated at this time beyond repairs.
Structural 907.4 Lateral Loads	This section pertains to existing structural elements resisting lateral loads.	Engineering evaluation and analysis will be performed by a registered design professional.
Energy Conservation 908.1	Level 3 <i>alterations to existing buildings</i> or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the <i>International Energy Conservation Code</i> or <i>International Residential Code</i> . The <i>alterations</i> shall conform to the energy requirements of the <i>International Energy Conservation Code</i> or <i>International Residential Code</i> as they relate to new construction only.	See section 708 above.

IEBC CHAPTER 10 Change of Occupancy

Code Section & Description	Requirement	Compliance
1001.2.1 Change of use	Any work undertaken in connection with a change in use that does not involve a <i>change of occupancy</i> classification or a change to another group within an occupancy classification shall conform to the applicable requirements for the work as classified in Chapter 5 and to the requirements of Section 1002 through 1011.	This section only applies if there is a change of occupancy therefore, this section will apply depending on the accepted program.
1001.2.2 Change of occupancy classification or group	Where the occupancy classification of a building changes, the provisions of Sections 1002 through 1012 shall apply. This includes a change of occupancy classification and a change to another group within an occupancy classification. 1001.2.2.1 Partial change of occupancy. Where the occupancy classification or group of a portion of an existing building is changed, Section 1012 shall apply.	This is TBD if applicable upon determination of accepted program option.
1002.1-1002.2 Special Use and Occupancy	These sections pertain to existing building occupancy changing to specified special uses or underground buildings.	Section does not apply.
1003 Building Elements and Materials	Building elements and materials in portions of buildings undergoing a <i>change of occupancy</i> classification shall comply with Section 1012.	See section 1012.
1004 Fire Protection	Fire protection requirements of Section 1012 shall apply where a building or portions thereof undergo a <i>change of occupancy</i> classification or where there is a change of occupancy within a space where there is a different fire protection system threshold requirement in Chapter 9 of the <i>International Building Code</i> .	See section 1012.
1005 Means of Egress	Means of egress in portions of buildings undergoing a <i>change of occupancy</i> classification shall comply with Section 1012.	See section 1012.
1006 Accessibility	Accessibility in portions of buildings undergoing a <i>change of occupancy</i> classification shall comply with Section 1012.8.	See section 1012.8.
1007 Structural	This section pertains to structural requirements for loads in change of occupancy area.	The anticipated program is not intended to significantly affect structural loads.
1008 Electrical	This section pertains to electrical requirements for specified special occupancies, unsafe conditions, service upgrades, and number of outlets.	No special occupancy groups. Electrical scope will comply with new construction.
1009 Mechanical	Where the occupancy of the <i>existing building</i> or part of an <i>existing building</i> is changed such that the new	Mechanical scope will be required to comply with new construction.

	occupancy is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with the <i>International Mechanical Code</i> , the new occupancy shall comply with the respective <i>International Mechanical Code</i> provisions.	
1010 Plumbing	Where the occupancy of the <i>existing building</i> or part of an <i>existing building</i> is changed such that the new occupancy is subject to increased or different plumbing fixture requirements in accordance with the <i>International Plumbing Code</i> , the new occupancy shall comply with the intent of the respective <i>International Plumbing Code</i> provisions.	Plumbing scope will be required to comply with new construction.
1011 Other Requirements	Light and ventilation shall comply with the requirements of the <i>International Building Code</i> for the new occupancy.	Will be required to comply with new construction.
1012.1.1 Compliance with Chapter 9	The requirements of Chapter 9 shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Sections 1012.1.1.1 and 1012.1.1.2.	Will be required to comply with new construction.
1012.1.2 Fire protection and interior finish	The provisions of Sections 1012.2 and 1012.3 for fire protection and interior finish, respectively, shall apply to all buildings undergoing a change of occupancy classification.	See 1012.2 and 1012.3 sections below.
1012.1.3 Change of occupancy classification based on hazard category.	The relative degree of hazard between different occupancy classifications shall be determined in accordance with the categories specified in Tables 1012.4, 1012.5 and 1012.6. Such a determination shall be the basis for the application of Sections 1012.4 through 1012.7.	The building includes the following relative hazard ratings: Means of egress relative hazards of 3 any proposed program would retain the same means of egress hazard or reduce it. Heights and areas relative hazards of 3 any proposed program would retain the same height and area hazard category. Exposure of exterior walls relative hazard of 3 any proposed program would retain the same exterior wall hazard category. See 1012.4 through 1012.7 below for applicable sections based on the above.
1012.1.4 Accessibility	All buildings undergoing a change of occupancy classification shall comply with Section 1012.8.	See 1012.8 section below.
1012.2 Fire protection systems	Fire protection systems shall be provided in accordance with Sections 1012.2.1 and 1012.2.2.	Refer to section 804 above

1012.3 Interior Finish	In areas of the building undergoing the change of occupancy classification, the interior finish of walls and ceilings shall comply with the requirements of the International Building Code for the new occupancy classification.	See 702.1-702.3 above.
1012.4.1 Means of egress for change to higher hazard category	When a change of occupancy classification is made to a higher hazard category (lower number) as shown in Table 1012.4, the means of egress shall comply with the requirements of Chapter 10 of the International Building Code.	Any proposed program changes do not change the classification to a higher hazard category, therefore this section does not apply. Refer to section 1012 above
1012.4.2 Means of egress for change of use to equal or lower hazard category	When a change of occupancy classification is made to an equal or lesser hazard category (higher number) as shown in Table 1012.4, existing elements of the means of egress shall comply with the requirements of Section 905 for the new occupancy classification. Newly constructed or configured means of egress shall comply with the requirements of Chapter 10 of the International Building Code.	Any proposed program changes change the classification to a lower hazard category. Refer to section 805 above.
1012.4.3 Egress capacity	Egress capacity shall meet or exceed the occupant load as specified in the International Building Code for the new occupancy.	Egress capacity is anticipated to exceed any proposed program changes to the first floor. The second floor egress capacity will need to be evaluated in the event of a group A occupancy, however the re-use of the fire escape should be sufficient for a second means of egress if required.
1012.4.4 Handrails	Existing stairways shall comply with the handrail requirements of Section 805.9 in the area of the change of occupancy classification.	See 805.9 above.
1012.4.5 Guards	Existing guards shall comply with the requirements in Section 805.11 in the area of the change of occupancy classification.	See 805.11 above.
1012.5.1 Height and area for change to higher hazard category	When a change of occupancy classification is made to a higher hazard category as shown in Table 1012.5, heights and areas of buildings and structures shall comply with the requirements of Chapter 5 of the International Building Code for the new occupancy classification.	Any proposed program changes do not change the classification to a higher hazard category, therefore this section does not apply. Refer to section 1012 above
1012.5.2 Height and area for change to equal or lesser hazard category	When a change of occupancy classification is made to an equal or lesser hazard category as shown in Table 1012.5, the height and area of the existing building shall be deemed acceptable.	Any proposed program changes change the classification to a lower hazard category, therefore the height and area are within compliance.
1012.6.1 Exterior wall rating for	When a change of occupancy classification is made to a higher hazard category as shown in Table 1012.6, exterior walls shall have fire resistance and exterior	The existing <i>work area</i> is Group B and the new occupancy is R-2, which are equal or

change of occupancy classification to a higher hazard category	opening protectives as required by the International Building Code.	lesser hazard occupancy. Therefore, this section does not apply.
1012.6.2 Exterior wall rating for change of occupancy classification to an equal or lesser hazard category	When a change of occupancy classification is made to an equal or lesser hazard category as shown in Table 1012.6, existing exterior walls, including openings, shall be accepted.	Any proposed program changes do not change the classification to a higher hazard category, therefore this section does not apply. Refer to section 1012 above
1012.6.3 Opening protectives	Openings in exterior walls shall be protected as required by the International Building Code. Where openings in the exterior walls are required to be protected because of their distance from the lot line, the sum of the area of such openings shall not exceed 50 percent of the total area of the wall in each story.	See Section 1012.6.2 above.
1012.7 Enclosure of vertical shafts	Enclosure of vertical shafts shall be in accordance with Sections 1012.7.1 through 1012.7.4.	Any new vertical shafts will be enclosed with a 1 hr rated enclosure.
1012.7.2 Stairways	When a change of occupancy classification is made to a higher hazard category as shown in Table 1012.4, interior stairways shall be enclosed as required by the International Building Code.	Any proposed program changes do not change the classification to a higher hazard category, therefore this section does not apply. Refer to section 1012 above
1012.7.3 Other vertical shafts	Interior vertical shafts other than stairways, including but not limited to elevator hoistways and service and utility shafts, shall be enclosed as required by the International Building Code when there is a change of use to a higher hazard category as specified in Table 1012.4.	Any proposed program changes do not change the classification to a higher hazard category, therefore this section does not apply. Refer to section 1012 above
1012.7.4 Openings	All openings into existing vertical shaft enclosures shall be protected by fire assemblies having a fire protection rating of not less than 1 hour and shall be maintained self-closing or shall be automatic-closing by actuation of a smoke detector. All other openings shall be fire protected in an approved manner. Existing fusible link-type automatic door-closing devices shall be permitted in all shafts except stairways if the fusible link rating does not exceed 135°F (57°C).	All vertical shaft openings will be in compliance with new construction.
1012.8 Accessibility	Existing buildings that undergo a change of group or occupancy classification shall comply with this section.	See Section 1012.8.1.



1012.8.1 Partial change in occupancy	Where a portion of the building is changed to a new occupancy classification, any alteration shall comply with Sections 705, 806 and 906, as applicable.	521 CMR governs the accessibility requirements for this project, refer to table below.
1012.8.2 Complete change of occupancy	Where an entire building undergoes a change of occupancy, it shall comply with Section 1012.8.1 and shall have all of the following accessible features...	See Section 1012.8.1. This section does not apply to the <i>work area</i> .

IEBC CHAPTER 11 Additions

Code Section & Description	Requirement	Compliance
1102.1-1102.2 Height and area limitations	This section pertains to limiting the height and area of an addition to within the requirements outlined within Chapter 5.	Not currently anticipating an addition.

IEBC CHAPTER 12 Historic Buildings

Code Section & Description	Requirement	Compliance
1202.1 General	Repairs to any portion of an historic building or structure shall be permitted with original or like materials and original methods of construction, subject to the provisions of this chapter. Hazardous materials, such as asbestos and lead-based paint, shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.	Repairs will be performed to retain historic features in spaces to retain character such as the exterior and feature stairs.
1203.3 Means of egress	Existing door openings and corridor and stairway widths less than those specified elsewhere in this code may be approved, provided that, in the opinion of the code official, there is sufficient width and height for a person to pass through the opening or traverse the means of egress. When approved by the code official, the front or main exit doors need not swing in the direction of the path of exit travel, provided that other approved means of egress having sufficient capacity to serve the total occupant load are provided.	All existing doors and stairs are acceptable in width.
1203.4 Transoms	In fully sprinklered buildings of Group R-1, R-2 or R-3 occupancy, existing transoms in corridors and other fire-resistance-rated walls may be maintained if fixed in the closed position. A sprinkler shall be installed on each side of the transom.	If the building program changes to R-2 interior alterations will be required which will relocate any existing corridor doors, therefore this section will not apply.

1203.5 Interior finishes	The existing finishes of walls and ceilings shall be accepted when it is demonstrated that they are the historic finishes.	Alterations will be performed to retain historic features in spaces to retain character such as the exterior and feature stairs. These spaces will retain historic finishes.
1203.6 Stairway enclosure	In buildings of three stories or less, exit enclosure construction shall limit the spread of smoke by the use of tight-fitting doors and solid elements. Such elements are not required to have a fire-resistance rating.	Existing doors will remain if possible dependent upon accepted program
1203.7 One-hour fire-resistant assemblies	Where 1-hour fire-resistance-rated construction is required by these provisions, it need not be provided, regardless of construction or occupancy, where the existing wall and ceiling finish is wood or metal lath and plaster.	See Section 1203.5
203.8 Glazing in fire-resistance-rated systems	Historic glazing materials are permitted in interior walls required to have a 1-hour fire-resistance rating where the opening is provided with approved smoke seals and the area affected is provided with an automatic sprinkler system.	It is not anticipated to retain any existing historic interior glazing, therefore this section does not apply.
1203.9 Stairway railings	Grand stairways shall be accepted without complying with the handrail and guard requirements. Existing handrails and guards at all stairways shall be permitted to remain, provided they are not structurally dangerous.	A grand stairway is not part of the <i>work area</i> , therefore, this section does not apply.
1203.10 Guards	Guards shall comply with Sections 1203.10.1 and 1203.10.2.	Existing guards that are historic will remain if they are in structural sound condition.
1203.11 Exit signs	Where exit sign or egress path marking location would damage the historic character of the building, alternative exit signs are permitted with approval of the code official. Alternative signs shall identify the exits and egress path.	This section is not of concern to the design professional. Exit signs will comply with new construction.
1203.12 Automatic fire-extinguishing systems	Every historical building that cannot be made to conform to the construction requirements specified in the International Building Code for the occupancy or use and that constitutes a distinct fire hazard shall be deemed to be in compliance if provided with an approved automatic fire-extinguishing system.	This is dependent upon program direction.
1204.1 Accessibility requirements	The provisions of Sections 705, 806 and 906, as applicable, shall apply to facilities designated as historic structures that undergo alterations, unless technically infeasible. Where compliance with the requirements for accessible routes, entrances or toilet rooms would threaten or destroy the historic significance of the building or facility, as determined by the code	See Section 1012.8.1.

	official, the alternative requirements of Sections 1204.1.1 through 1204.1.4 for that element shall be permitted.	
1204.1.4 Toilet and bathing facilities	Where toilet rooms are provided, at least one accessible family or assisted-use toilet room complying with Section 1109.2.1 of the International Building Code shall be provided.	See accessibility review.
1205.1 General	Historic buildings undergoing a change of occupancy shall comply with the applicable provisions of Chapter 10, except as specifically permitted in this chapter. When Chapter 10 requires compliance with specific requirements of Chapter 7, Chapter 8 or Chapter 9 and when those requirements are subject to the exceptions in Section 1202, the same exceptions shall apply to this section.	See Chapter 10 evaluation above.
1206.1 General	Historic buildings shall comply with the applicable structural provisions for the work as classified in Chapter 5.	Refer to section 606, new structural elements are not anticipated at this time beyond repairs.

ACCESSIBILITY 521 CMR – more information is required to complete evaluation

Code Section & Description	Requirement	Compliance
3.3.2 Existing Buildings	If the work performed, including the exempted work, amounts to 30% or more of the full and fair cash value (see 521CMR5.38) of the building the entire building is required to comply with 521 CMR.	The existing building currently is not accessible. Once the project scope of work and financing is finalized this compliance path can be determined.
11.4 Public Toilets	Wherever public toilets are provided for customers, visitors or clientele of said businesses, they are required to comply fully with 521 CMR 30.00: PUBLIC TOILETS.	If public toilet rooms per the selected project program they will be accessible per 521 CM.R
20.00 Accessible Route	An accessible route shall provide a continuous unobstructed path connecting accessible spaces and elements inside and outside a facility. Accessible routes may include but are not limited to walks, halls, corridors, aisles, skywalks, and tunnels. Accessible routes may not include stairs, steps, or escalators, even if the stairs and steps are required to be accessible under 521 CMR.	The existing building currently does not contain a fully accessible route. Once the project scope of work and financing is finalized this compliance path can be determined.
24.00-26.00 Ramps, Entrances, and Doors	Ramps, entrances, and doors that are part of the accessible route shall comply with 521 CMR	See Section 20.00.



MECHANICAL IMC 2015

Code Section & Description	Requirement	Compliance
402.1 Natural Ventilation	Natural ventilation of an occupied space shall be through windows, doors, louvers or other openings to the outdoors. The operating mechanism for such openings shall be provided with ready access so that the openings are readily controllable by the building occupants. The minimum open-able area to the outdoors shall be 4 percent of the floor area being ventilated.	Windows need to be evaluated for operability and energy compliance. Further investigation is required to determine compliance path.

ENERGY 225 CMR 23

Code Section & Description	Requirement	Compliance
C502-C502.2 Additions	C502.1 General. Additions to an existing building, building system or portion thereof shall conform to the provisions of this code as those provisions relate to new construction without requiring the unaltered portion of the existing building or building system to comply with this code. Additions shall not create unsafe or hazardous condition or overload existing building systems. An addition shall be deemed to comply with this code if the addition alone complies or if the existing building and addition comply with this code as a single building. Additions shall comply with Sections C402, C403, C404, C405 and C502.2.	An addition is currently not anticipated as part of the project scope, therefore this section does not apply
C503 Alterations	C503.1 General. Alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less conforming to the provisions of this code than the existing building or structure was prior to the alteration. Alterations to an existing building, building system or portion thereof shall conform to the provisions of this code as those provisions relate to new construction without requiring the unaltered portions of the existing building or building system to comply with this code. Alterations	See below for specific project items.

	shall not create an unsafe or hazardous condition or overload existing building systems.	
C503.2 Building Envelope	New building envelope assemblies that are part of the alteration shall comply with Sections C402.1 through C402.5.	New building envelope assemblies are not anticipated at this time, therefore this section does not apply.
C503.2.1 Roof replacement	Roof replacements shall comply with Section C402.1.3, C402.1.4, C402.1.5 or C407 where the existing roof assembly is part of the building thermal envelope and contains insulation entirely above the roof deck	Roof replacement is not anticipated at this time, therefore this section does not apply.
C503.2.2 Vertical fenestration	The addition of vertical fenestration area that results in a total building fenestration area less than or equal to that specified in Section C402.4.1 shall comply with Section C402.1.5, C402.4.3 or C407. The addition of vertical fenestration that result in a total building fenestration area greater than Section C402.4.1 shall comply with Section C402.4.1.1 for the space adjacent to the new fenestration only. Alterations that result in a total building vertical fenestration area exceeding that specified in Section C402.4.1.1 shall comply with Section C402.1.5 or C407. Provided that the vertical fenestration area is not changed, using the same vertical fenestration area in the standard reference design as the building prior to alteration shall be an alternative to using the vertical fenestration area specified in Table C407.5.1(1).	Vertical fenestration is not anticipated to be added at this time.
C503.2.3 Skylight area	New skylight area that results in a total building skylight area less than or equal to that specified in Section C402.4.1 shall comply with Section C402.1.5, C402.4 or C407. The addition of skylight area that results in a total building skylight area greater than C402.4.1 shall comply with Section C402.4.1.2 for the space adjacent to the new skylights. Alterations that result in a total building skylight area exceeding that specified in Section C402.4.1.2 shall comply with Section C402.1.5 or C407. Provided that the skylight area is not changed, using the same skylight area in the standard reference design as the building prior to alteration shall be an alternative to using the skylight area specified in Table C407.5.1(1).	Skylights are not part of the project scope, therefore this section does not apply.
C503.3 -C503.4 Heating and Cooling Systems	New heating, cooling and duct systems that are part of the alteration shall comply with Section C403.	A new heating system is anticipated as part of the proposed alterations and will comply with new codes as required.
C503.3 Service hot water systems	New service water systems that are part of the alteration shall comply with Section C404	New water heating and distribution systems are anticipated as part of add alternate scope and will be in compliance

		with new codes and regulations as required.
C503.5 Lighting Systems	New lighting systems that are part of the alteration shall comply with Section C405.	Some new lighting is anticipated and will comply with section C405 as required, including occupancy sensors if applicable
C405 Exit Signs	Internally illuminated exit signs shall not be more than 5 watts per side.	New exit signs will comply with this section.
C504-C504.2 Repairs	Buildings, structures and parts thereof shall be repaired in compliance with Section C501.3 and this section. Work on nondamaged components necessary for the required repair of damaged components shall be considered to be part of the repair and shall not be subject to the requirements for alterations in this chapter. Routine maintenance required by Section C501.3, ordinary repairs exempt from permit, and abatement of wear due to normal service conditions shall not be subject to the requirements for repairs in this section. Where a building was constructed to comply with ANSI/ASHRAE/IESNA 90.1, repairs shall comply with the standard and need not comply with Section C402, C403, C404 and C405.	
C505-C505.1 Change of Occupancy	Spaces undergoing a change in occupancy that would result in an increase in demand for either fossil fuel or electrical energy shall comply with this code. Where the use in a space changes from one use in Table C405.3.2(1) or C405.3.2(2) to another use in Table C405.3.3(1) or C405.3.2(2), the installed lighting wattage shall comply with Section C405.3. Where the space undergoing a change in occupancy or use is in a building with fenestration area that exceeds the limitations of Section C402.4.1, the space is exempt from Section C402.4.1 provided that there is not an increase in fenestration area.	Project scope to be defined to determine energy demands, but an increase is not anticipated.

A. Cost Evaluation Breakdown

- a. Base Option - Cost estimate for exterior repairs and minimal MEP upgrades as required for occupiable space.
- b. Option 1 - Layout and cost estimate for housing
- c. Option 2 - Layout and cost estimate for classroom/education use
- d. Option 3 - Cost estimate for full building demolition

B. Potential Funding Sources

- a. CPA - applications due February 1 for Annual Town Meeting, August 1 for Special Town Meeting
- b. CDBG (also noted in the 2023 Housing Production Plan)
- c. Paul Bruhn Preservation Works through PVPC - PVPC is applying for a second round of funding through NPS in 2025, no funding currently available
- d. One Stop Rural Development Fund (through EOED) - Applications due early June
- e. One Stop UPP or HousingWorks (EOHLC) - Applications due early June
- f. USDA Farm Labor Housing Grant/Loan program
- g. Historic Tax Credits (eligible for non-municipal projects)
- h. Public-private partnership (sale or ground lease)



Construction Estimate

Renovation
Budget Summary
6/2/2025

CSI	DESCRIPTION	BASE OPTION - EXTERIOR WORK & MISC. INTERIOR IMPROVEMENTS	OPTION #1 - RESIDENTIAL SCHEME	OPTION #2 - OFFICES/CLASSROOM SCHEME	OPTION #3 - FULL BUILDING DEMOLITION
01 00 00	General Conditions	\$ 330,000	\$ 547,611	\$ 547,611	\$ 271,700
01 00 00	General Requirements	\$ 75,000	\$ 109,105	\$ 109,105	\$ 52,000
02 00 00	Existing Conditions	\$ 120,000	\$ 189,240	\$ 204,420	\$ 429,000
03 00 00	Concrete	\$ 180,000	\$ 199,975	\$ 215,275	\$ -
04 00 00	Masonry	\$ 458,400	\$ 458,400	\$ 548,947	\$ -
05 00 00	Metals	\$ 90,000	\$ 123,000	\$ 183,000	\$ -
06 00 00	Wood and Plastics	\$ 510,000	\$ 647,000	\$ 717,422	\$ 156,000
07 00 00	Thermal and Moisture Protection	\$ 150,000	\$ 200,360	\$ 174,062	\$ -
08 00 00	Doors and Windows	\$ 462,000	\$ 550,476	\$ 560,538	\$ -
09 00 00	Finishes	\$ 360,000	\$ 591,707	\$ 527,305	\$ -
10 00 00	Specialties	\$ 12,000	\$ 26,832	\$ 28,440	\$ -
11 00 00	Equipment	\$ -	\$ 32,808	\$ -	\$ -
12 00 00	Furnishings	\$ 36,000	\$ 128,886	\$ 26,640	\$ -
14 00 00	Vertical Transportation	\$ -	\$ -	\$ 198,000	\$ -
21 00 00	Fire Suppression	\$ -	\$ 116,748	\$ 105,042	\$ 13,260
22 00 00	Plumbing	\$ 150,000	\$ 298,980	\$ 183,900	\$ 19,500
23 00 00	HVAC	\$ 300,000	\$ 455,592	\$ 346,812	\$ 17,940
26 00 00	Electrical	\$ 180,000	\$ 506,400	\$ 409,680	\$ 39,000
31 00 00	Earthwork	\$ 120,000	\$ 625,158	\$ 633,624	\$ 312,000
33 00 00	Utilities	\$ 152,400	\$ 198,000	\$ 198,000	\$ 140,400
60 00 00	Allowances	\$ 156,000	\$ 606,000	\$ 606,000	\$ 179,400
Subtotal Construction Cost		\$ 3,841,800	\$ 6,612,278	\$ 6,523,824	\$ 1,630,200
	Design Contingency	\$ 384,180	\$ 661,228	\$ 652,382	\$ 163,020
	Construction Contingency	\$ 422,598	\$ 727,351	\$ 717,621	\$ 179,322
	Building Permit Fee	\$ 51,134	\$ 88,009	\$ 86,832	\$ 21,698
	Management Fee	\$ 234,986	\$ 404,443	\$ 399,033	\$ 99,712
	General Liability Ins.	\$ 49,347	\$ 84,933	\$ 83,797	\$ 20,940
	P and P Bond	\$ 49,840	\$ 85,782	\$ 84,635	\$ 21,149
Total Construction Budget		\$ 5,033,885	\$ 8,664,025	\$ 8,548,124	\$ 2,136,040
	Soft Costs	\$ 604,066	\$ 1,039,683	\$ 1,025,775	\$ 256,325
Total Construction Budget w/ Soft Costs		\$ 5,637,952	\$ 9,703,708	\$ 9,573,899	\$ 2,392,365

*Estimate is budgetary and is based on Schematic Plans prepared by Allegrone Companies dated January 13, 2025

*Potential Variance of 20% at Schematic Budget Phase

*Estimate is based on Prevailing Wage Labor Rates



CSI	DESCRIPTION	COST	BASE OPTION - EXTERIOR WORK & MISC. INTERIOR IMPROVEMENTS
01 00 00	General Conditions	\$ 330,000	7.5 Month Schedule for reduced scope of work
01 00 00	General Requirements	\$ 75,000	7.5 Month Schedule for reduced scope of work
02 00 00	Existing Conditions	\$ 120,000	Remove windows and doors, misc. interior demo
03 00 00	Concrete	\$ 180,000	Concrete slab work at basement, stair foundations, minor sidewalk work
04 00 00	Masonry	\$ 458,400	Masonry repairs per Elevation Sheets
05 00 00	Metals	\$ 90,000	Replace the railings throughout
06 00 00	Wood and Plastics	\$ 510,000	fix cornice, misc. structural upgrades, trim work, hoisting, scaffolding, protection, etc.
07 00 00	Thermal and Moisture Protection	\$ 150,000	Waterproofing, roof repairs, limited insulation, caulking as needed
08 00 00	Doors and Windows	\$ 462,000	Full window replacement, limited hardware replacement, new storefront doors at entry
09 00 00	Finishes	\$ 360,000	Misc. wall furring and ceiling re-work, paint existing walls, refinish the floors
10 00 00	Specialties	\$ 12,000	Replace deteriorated specialties, minimal signage, FEC's
11 00 00	Equipment	\$ -	No Appliances
12 00 00	Furnishings	\$ 36,000	New Window Treatments and minor casework only
14 00 00	Vertical Transportation	\$ -	N/A
21 00 00	Fire Suppression	\$ -	No existing Sprinkler system
22 00 00	Plumbing	\$ 150,000	Replace fixtures and piping at current restrooms, upgrade water and sanitary service
23 00 00	HVAC	\$ 300,000	New system based on approx. \$25/SF
26 00 00	Electrical	\$ 180,000	New gear/panels/wiring to support new HVAC - replace deteriorated lights, switches, etc.
31 00 00	Earthwork	\$ 120,000	Site setup, erosion control, sidewalk replacement, misc. E/B
33 00 00	Utilities	\$ 152,400	New Sewer, Water, Fire Water services (and E/B for electric)
60 00 00	Allowances	\$ 156,000	Winter Conditions, Abatement, Wood Floor Repairs, Skim/Patch Walls
Subtotal Construction Cost		\$ 3,841,800	
	Design Contingency	\$ 384,180	
	Construction Contingency	\$ 422,598	
	Building Permit Fee	\$ 51,134	
	Management Fee	\$ 234,986	
	General Liability Ins.	\$ 49,347	
	P and P Bond	\$ 49,840	
Total Construction Budget		\$ 5,033,885	
CSI	DESCRIPTION	COST	OPTION #1 - RESIDENTIAL SCHEME
01 00 00	General Conditions	\$ 547,611	12 Month Schedule
01 00 00	General Requirements	\$ 109,105	12 Month Schedule
02 00 00	Existing Conditions	\$ 189,240	Full demo - remove walls as shown, demo basement slab for kitchen/unit, remove all windows, etc.
03 00 00	Concrete	\$ 199,975	Concrete work at stairs, basement, misc. toppings
04 00 00	Masonry	\$ 458,400	Masonry repairs per Elevation Sheets
05 00 00	Metals	\$ 123,000	New railings and misc. structural supports
06 00 00	Wood and Plastics	\$ 647,000	Selective carpentry and re-framing, replace wood base, exterior carpentry, wood paneling, lifts, staging
07 00 00	Thermal and Moisture Protection	\$ 200,360	Waterproofing for new stairs, wall/ceiling insulation, roof repairs
08 00 00	Doors and Windows	\$ 550,476	New windows and doors throughout, new storefront double doors at porch entries
09 00 00	Finishes	\$ 591,707	New framing, floor/ceiling finishes throughout, new paint
10 00 00	Specialties	\$ 26,832	Bath accessories, fire extinguishers, misc. signage
11 00 00	Equipment	\$ 32,808	Fridge, cooktop, range hood, microwave at units
12 00 00	Furnishings	\$ 128,886	Window treatments and residential unit casework
14 00 00	Vertical Transportation	\$ -	N/A
21 00 00	Fire Suppression	\$ 116,748	New sprinkler system throughout, including dry system at attic and porches
22 00 00	Plumbing	\$ 298,980	New plumbing for units and kitchen
23 00 00	HVAC	\$ 455,592	New mini split system for units, AHU for common spaces, ductwork/equipment for kitchen
26 00 00	Electrical	\$ 506,400	New panels and gear, fixtures, distribution, fire alarm, etc.
31 00 00	Earthwork	\$ 625,158	Full site scope - replace walks, E/B for stairs, interior work, parking lot prep and pave
33 00 00	Utilities	\$ 198,000	New Sewer, Water, Fire Water services, E/B for Electric, misc. light pole bases
60 00 00	Allowances	\$ 606,000	Winter Conditions, Abatement, Floor Repairs, Patch Walls, Kitchen Equipment, Parking Lot Drainage, Landscaping
Subtotal Construction Cost		\$ 6,612,278	
	Design Contingency	\$ 661,228	
	Construction Contingency	\$ 727,351	
	Building Permit Fee	\$ 88,009	
	Management Fee	\$ 404,443	
	General Liability Ins.	\$ 84,933	
	P and P Bond	\$ 85,782	
Total Construction Budget		\$ 8,664,025	
CSI	DESCRIPTION	COST	OPTION #2 - OFFICES/CLASSROOM SCHEME
01 00 00	General Conditions	\$ 547,611	12 Month Schedule
01 00 00	General Requirements	\$ 109,105	12 Month Schedule
02 00 00	Existing Conditions	\$ 204,420	Full demo - remove walls as shown, demo basement slab for kitchen/unit, remove all windows, etc.
03 00 00	Concrete	\$ 215,275	Concrete work at stairs, basement, misc. toppings, elevator pit
04 00 00	Masonry	\$ 548,947	Masonry repairs per Elevation Sheets, CMU shaft for new elevator
05 00 00	Metals	\$ 183,000	New railings and misc. structural supports
06 00 00	Wood and Plastics	\$ 717,422	Selective carpentry, office millwork, exterior carpentry for cornice, wood paneling, lifts, staging
07 00 00	Thermal and Moisture Protection	\$ 174,062	Waterproofing for new stairs, wall/ceiling insulation, roof repairs
08 00 00	Doors and Windows	\$ 560,538	New windows and doors throughout, new storefront double doors at porch entries
09 00 00	Finishes	\$ 527,305	New framing, floor/ceiling finishes throughout, new paint
10 00 00	Specialties	\$ 28,440	Bath accessories, partitions, fire extinguishers, misc. signage
11 00 00	Equipment	\$ -	No residential appliances
12 00 00	Furnishings	\$ 26,640	Window Treatments
14 00 00	Vertical Transportation	\$ 198,000	3 Stop Elevator
21 00 00	Fire Suppression	\$ 105,042	New sprinkler system throughout, including dry system at attic and porches
22 00 00	Plumbing	\$ 183,900	New plumbing for kitchen and restrooms
23 00 00	HVAC	\$ 346,812	HVAC system for office layout
26 00 00	Electrical	\$ 409,680	New panels and gear, fixtures, distribution, fire alarm, etc.
31 00 00	Earthwork	\$ 633,624	Full site scope - replace walks, E/B for stairs, interior work, parking lot prep and pave, E/B for elevator pit
33 00 00	Utilities	\$ 198,000	New Sewer, Water, Fire Water services, E/B for Electric, misc. light pole bases
60 00 00	Allowances	\$ 606,000	Winter Conditions, Abatement, Floor Repairs, Patch Walls, Kitchen Equipment, Parking Lot Drainage, Landscaping
Subtotal Construction Cost		\$ 6,523,824	
	Design Contingency	\$ 652,382	



	Construction Contingency	\$	717,621	
	Building Permit Fee	\$	86,832	
	Management Fee	\$	399,033	
	General Liability Ins.	\$	83,797	
	P and P Bond	\$	84,635	
Total Construction Budget		\$	8,548,124	
CSI	DESCRIPTION	COST	OPTION #3 - FULL BUILDING DEMOLITION	
01 00 00	General Conditions	\$	271,700	5 Month Schedule
01 00 00	General Requirements	\$	52,000	5 Month Schedule
02 00 00	Existing Conditions	\$	429,000	Full Building take-down
03 00 00	Concrete	\$	-	
04 00 00	Masonry	\$	-	
05 00 00	Metals	\$	-	
06 00 00	Wood and Plastics	\$	156,000	Labor, Protection, Equipment, Staging, etc. to support take-down scope
07 00 00	Thermal and Moisture Protection	\$	-	
08 00 00	Doors and Windows	\$	-	
09 00 00	Finishes	\$	-	
10 00 00	Specialties	\$	-	
11 00 00	Equipment	\$	-	
12 00 00	Furnishings	\$	-	
14 00 00	Vertical Transportation	\$	-	
21 00 00	Fire Suppression	\$	13,260	Cut/cap/make-safe for demo
22 00 00	Plumbing	\$	19,500	Cut/cap/make-safe for demo & temp water
23 00 00	HVAC	\$	17,940	Cut/cap/make-safe for demo
26 00 00	Electrical	\$	39,000	Cut/cap/make-safe for demo & temp power for equipment
31 00 00	Earthwork	\$	312,000	Site clearing, site demo, import of soil to fill the hole left behind from building removal, re-grading
33 00 00	Utilities	\$	140,400	Cut/cap/remove all utilities back to the street
60 00 00	Allowances	\$	179,400	Abatement, Winter Conditions, Minor Exterior Improvements
Subtotal Construction Cost		\$	1,630,200	
	Design Contingency	\$	163,020	
	Construction Contingency	\$	179,322	
	Building Permit Fee	\$	21,698	
	Management Fee	\$	99,712	
	General Liability Ins.	\$	20,940	
	P and P Bond	\$	21,149	
Total Construction Budget		\$	2,136,040	



Conclusion

The school building is an attractive historic property that anchors a critical corner of the busy Route 9 commercial corridor as well as Hadley's nationally registered historic town center. The building remains in good condition and structurally sound despite years of vacancy. The re-development of the building lays out well to accommodate several of programmatic possibilities. Housing or an educational end-user are the two uses from our analysis that are most likely to achieve the town's goals of minimizing redevelopment cost burden on Hadley residents and creating a use with a community benefit.

Appendices

- Exhibit A - Drawing Set
- Exhibit B - Existing Building Evaluation
- Exhibit C - Construction Estimate