

Town of Deerfield information session

October 01, 2024



1888 Building Adaptive Re-use
67 North Main Street, Deerfield, MA

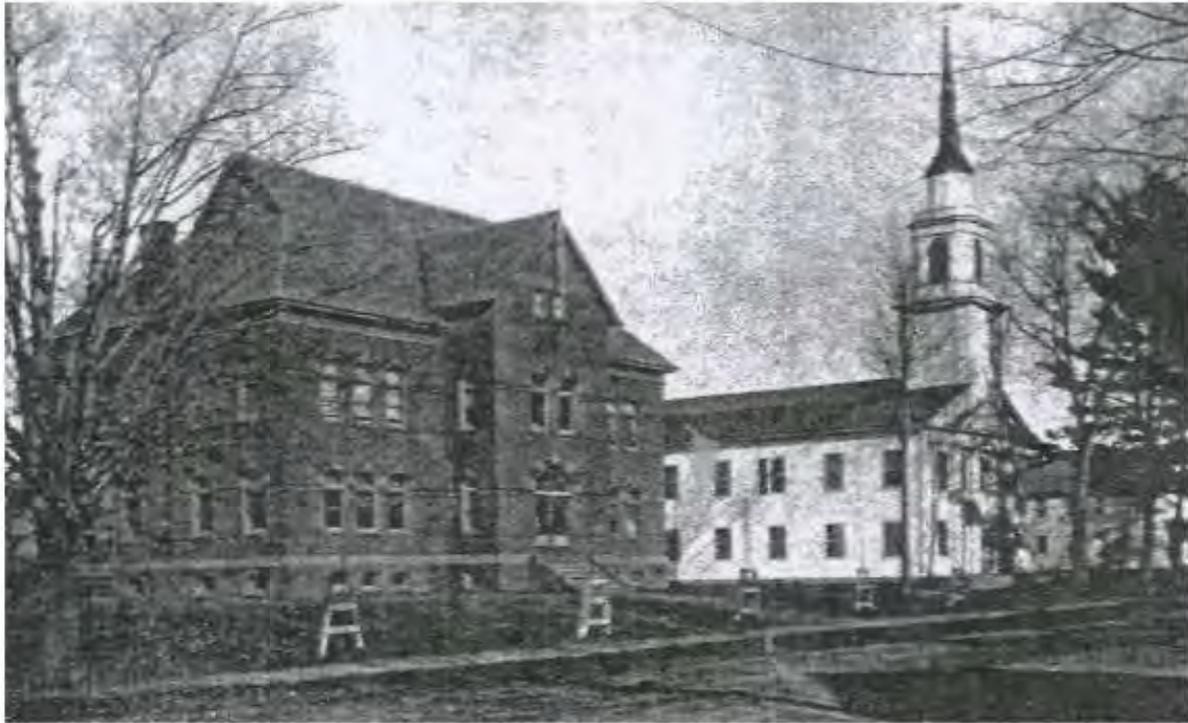
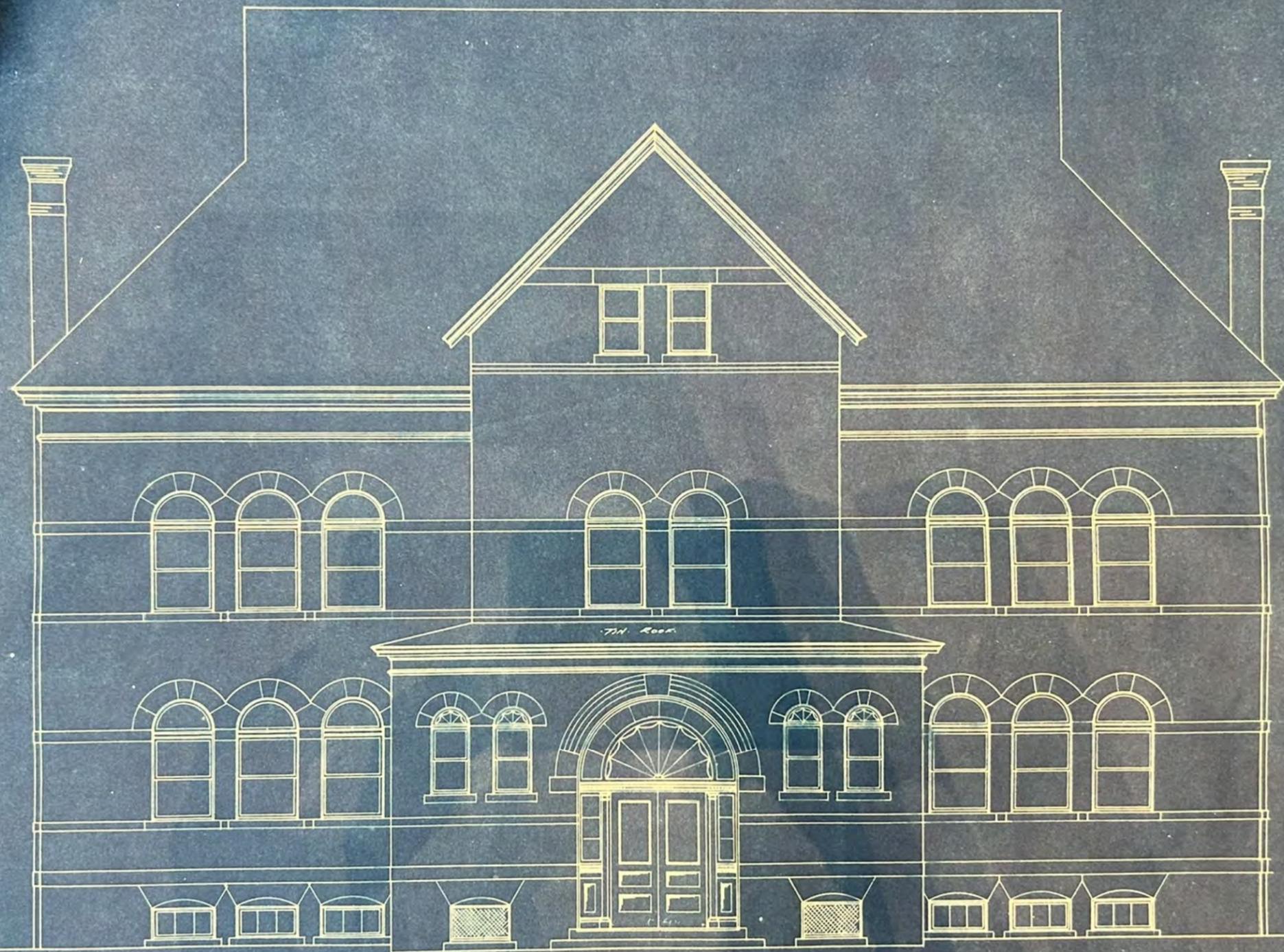


Fig. B: View of the south and east elevations, looking northwest on Conway St. (c. 1910)





Fig. C: View of the south and east elevations, looking northwest (c. 1900)



FRONT ELEVATION.

PLAN A.

SCALE $\frac{1}{4}'' = 1'-0''$

1888 Building Adaptive Re-use Work Scope

Demolition

- Full interior renovation of the first and second floors
- Demo all existing first and second floor partitions, ceilings, millwork, finishes and interior stair
- Remove all existing mechanical, electrical and plumbing equipment
- Demo Basement partitions and strip basement floor finishes to slab

Exterior Windows and Doors

- Replace all existing windows with historically accurate aluminum clad/wood interior sash windows.
- Save in place and restore as necessary the existing exterior wood window molding.

1888 Building Adaptive Re-use Work Scope

Interior Fit-out

- All new interior partitions and doors
- All new ceiling, wall and floor finishes
- New plumbing serving bathrooms and break room
- The building will be fully accessible by virtue of the elevator provided in the addition.

Mechanical

- New electrical, water and sanitary service within the building.
- Air-source heat pump heating and cooling with energy recovery ventilation
- New fire protection system throughout. The building is not currently sprinklered.
- Basement de-humidification

1888 Building Adaptive Re-use Work Scope

Structural

- Tie roof and floor diaphragms to masonry walls for seismic resistance

Thermal Envelope

- Insulate attic floor
- Exterior masonry walls will be insulated with 2” of closed foam insulation applied to the interior face of brick.
- The existing basement slab will be topped with a vapor barrier and 2” minimum topping slab. Basement walls will be kept dry with a horizontal matt directing any water to a new interior perimeter drain and sump pump.

1888 Building Adaptive Re-use Work Scope

Roof

- The slate roof is in generally good condition.
- Replace miscellaneous damaged slate shingles
- Replace ridge and hip caps and valley flashing
- Install new gutters

Exterior Masonry

- Implement the repairs outlined WSP November 2022 report

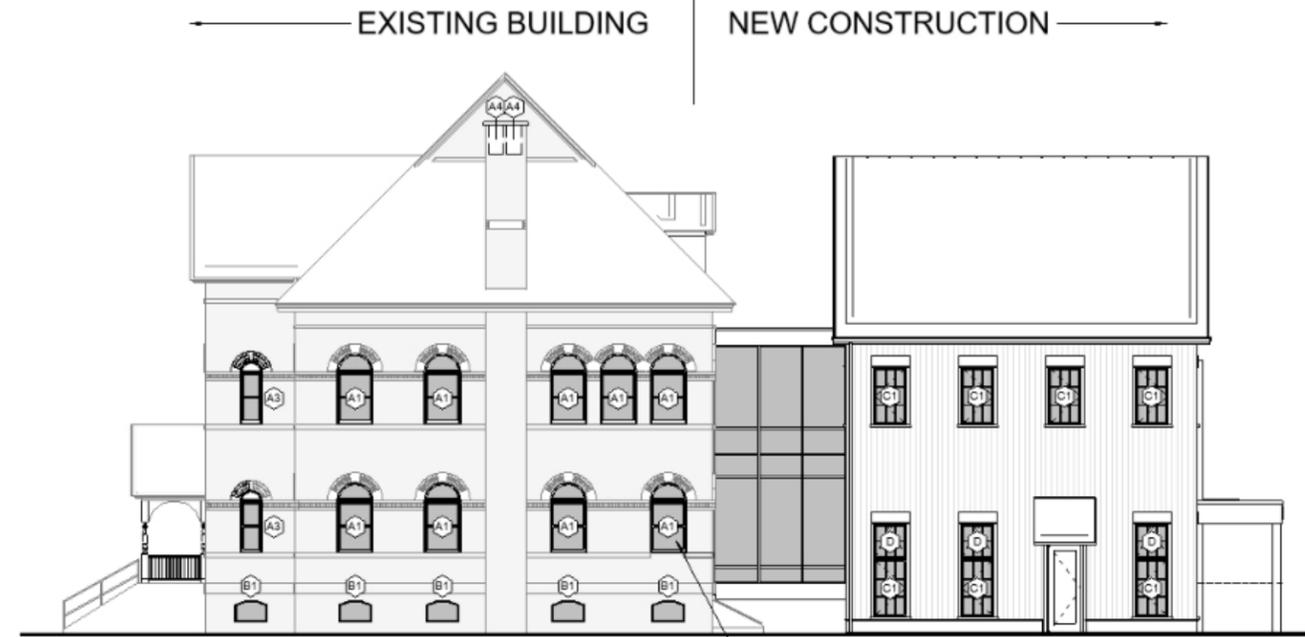
Hazardous Materials

- Abate lead, asbestos and mold identified in 2022 reports by Green Environmental and Thermal Envelope and Universal Environmental consultants



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B2 | EXTERIOR ELEVATION - NORTH
Scale: 1/8" = 1'-0"



D1 | EXTERIOR ELEVATION - EXISTING BUILDING - WEST
Scale: 1/8" = 1'-0"



D3 | EXTERIOR ELEVATION - NEW BUILDING - WEST
Scale: 1/8" = 1'-0"





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1888 Building Finances

Estimated costs

Owner's Project Manager	248,000
Architect	624,700
Contractor (includes design contingency – 15% on new building, 18% on old building)	7,000,000
Owner Expenses (FFE, Utility, Testing, Moving, Misc)	302,300
Contingency (7.5%)	525,000
TOTAL	8,700,000

Sources of Funding

Federal Earmark	4,000,000
ARPA	650,000
CPA Undesignated: 3,585,000 Historic Pres.: 121,825 Current cycle: 100,000	3,806,825
CPA (remaining previous CPA grant)	273,000
TOTAL	8,729,825