TOWN OF DEERFIELD

FACILITIES CONDITION ASSESSMENT OF TOWN BUILDINGS

Senior Center

G | R | L | A

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Executive Summary

The following Executive Summary provides a high-level commentary regarding the **Deerfield Senior Center** addressing the physical condition and functional adequacy of the existing building (based upon the detailed findings in the report) and recommendations for action. A general summary of the overall description of the assessment content, contributing engineers and consultants, list of buildings studies, methodology and organization follows thereafter.

Senior Center Commentary

Observations of the existing building, building systems (structural, MEP/FP) and adjacent site, as well as input from occupants/ users of the building, revealed that the Senior Center has significant physical deficiencies as well as significant functional deficiencies.

Physical deficiencies include:

Basement Level:

- The overall condition of the Basement Level is poor and not suitable for occupancy. In addition to the concern regarding lead paint and mold, the moisture level in the Basement is elevated resulting in poor air quality and exacerbating the conditions for mold growth.
- The Basement Level has been unoccupied due to the suspected presence of lead paint throughout the Basement area as well as the suspected presence of mold.

First Floor Level:

- The First Floor level is, in effect, the Senior Center. Due to the deteriorated condition of the other 3 levels as well as the absence of an accessible means to access those levels, the functions and services provided within the Senior Center are restricted to the First Floor.
- Finishes, furnishings and equipment throughout the First Floor level are older and very near or at the end of their service life.

Second Floor Level:

- The Second Floor level is currently unoccupied and appears to be used for general, miscellaneous storage.
- The configuration and finishes appear to be relatively unchanged from the time the building was a school, with the exception of a more modern fire alarm system and replacement windows.

- Overall the floor level is in poor condition and will require extensive renovation to be occupiable.

Third Floor Level:

- The Third Floor level is unoccupied with the southern one-third of the level unfinished, the central portion finished with what appears to have been a performing or lecture area with stage, and the northern one-third of the level partially finished with 3 rooms inboard of the exterior walls.
- These spaces were once finished with painted plaster walls and ceilings, wood cased door openings and wood strip flooring. However, they are now in extremely deteriorated condition.

Building Envelope:

- The overall condition of the building envelope is in poor condition:
    - Existing slate roof is beyond its service life and requires replacement with a new roofing system, including new gutters and downspouts;
    - Exterior brick masonry walls are in severely deteriorated condition and require 100% repointing including replacement of broken bricks and cast stone sills;
    - Windows are vinyl double hung units near or at the end of their service life.
    - Doors are older wood doors and hardware in deteriorated condition and at the end of their service life;
    - The concrete apron between the base of the brick wall and adjacent finish grade is cracked with gaps between eh concrete and face of the brick wall.

Site:

- The east concrete walkway (N. Main Street side) is in fair, however the other walkways at the south, west and north are in poor condition;
- Cracked and deteriorated pavement at driveways and parking areas;
- Poorly defined parking spaces;
- Insufficient exterior lighting;
- Insufficient exterior signage for parking and wayfinding;
- Need for an overall site evaluation and upgrade design.

Mechanical/ Electrical/ Plumbing/ Fire Protection:

- Mechanical:
  - Boiler plant is likely not operating at its full turndown potential.
  - Ventilation and exhaust fans are near or at the end of their service life.

- Electrical:
  - Electric service is undersized for any future upgrades. A new service will be required for future renovations.
  - Electrical Distribution System is inadequate
  - Branch Circuits are inadequate
  - Interior and exterior lighting are older technology and should be upgraded to LED
  - Emergency Lighting system does not meet the present code due to the lack of coverage. A minimum of a one-foot candle is required.
  - Site Lighting is inadequate
  - There is no fire alarm system installed in this building.

- Plumbing:
  - Plumbing fixtures are in fair condition but do not meet current standards.
  - The domestic hot water is not recirculated, and system does not have an expansion tank.
  - Kitchen waste line does not have a grease interceptor.
  - There is no drinking fountain.

- Fire Protection:
  - The building does not have a sprinkler system.
  - Per M.G.L. 148 S. 26G, any major renovation within a building over 7,500 sf would require a sprinkler system.

Structural:

- Concrete floor slab is cracked and uneven throughout the Basement;
- Mortar joints in fieldstone and brick walls has efflorescence and areas of deterioration indicating water infiltration into the basement.
- There is a timber beam supporting the first floor that has a full depth split with approximately 1" separation. This beam is considered severely weakened by this condition and should be repaired as soon as feasibly possible.
- The first floor has settled towards the middle of the "Activity Room".
- There are areas of water damaged floor at the second and third floor from major roof leaks.
- Floorboards are rotted and there is likely damage to the floor joists as well.
- The second and third floor appears to be settling and is quite uneven throughout.
- Plaster ceiling in attic space is severely damaged by previous or ongoing roof leaks, with large areas spalled and cracks throughout. Exposed areas of timber framing show evidence of moisture stains.
- There is a tall chimney on the north elevation of the building which may require seismic bracing if extensive renovations are made to the building.

Code:

- If future renovation performed within a 36-month period, amounts to 30% or more of the full and fair cash value of the building the entire building is required to comply with 521 CMR.

Hazardous Materials:

- Visual inspection of the building indicated the presence of suspect asbestos containing building materials (ACBM).
- A detailed asbestos sampling survey will be required prior to any demolition work to identify any ACBM which will require abatement.

Functional deficiencies include

- Basement Level, Second Floor and Third Floor are not in occupiable condition and are not handicap accessible;
- Only one entrance provides handicap accessibility to the First Floor;
- The First Floor alone is occupiable but is of limited size for the present and future needs of a regional senior center;
- Parking for the Senior Center is very limited and not well defined.

The following is a summary of the **3 approaches** to addressing the deficiencies as noted in the Commentary section of the Architectural (Interior) report, including the benefits and limitations of each approach and a final recommendation.

Option	Description	Benefits	Limitations	Recommendation
1	Renovations to the existing first floor (current Senior Center) limited to interior finishes upgrades, building envelope upgrades and MEP/FP upgrades;	• Improve the service life of the building, building systems and building envelope (exterior); • Improve the safety and comfort of all occupants , both staff and public;	• Does not resolve current and future space needs; • Does not provide for future needs of Senior Center as the Town population increases; • Significant cost; limited benefit.	**Not Recommended**: • Does not address existing functional deficiencies.
2	Full building renovation including new elevator for access to all levels, fit-out of basement and second floor spaces to accommodate space needs of a regional senior center, exterior building envelope renovations/ upgrades; building system (MEP/FP) upgrades. Will trigger need for full building accessibility and sprinkler system.	• Improve the service life of the building and building systems; • Improve the safety and comfort of all occupants , both staff and public; • Improves current space needs with addition.	• Higher cost than Option #1; • Requires temporary relocation of senior center during renovation.	**Recommended:** • Resolves the physical and functional deficiencies faced by the existing senior center; • Maintains a prominent and useful building central to the municipal campus; • Can accommodate needs of other community groups in addition to seniors

3	Relocate the Senior Center offices to a **new location** at a new facility.	• Fully provides for current and future space needs; • Resolves all physical needs; • Resolves existing site restrictions; • Allows for maintaining existing building for re-purposing by Town or Senior Center; • Opportunity to locate new Senior Center at a more advantageous location; • New construction will extend service life of Senior Center far beyond the existing (50 + years); • Opportunity to achieve energy efficiency in compliance with current and future energy conservation goals; • Opportunity to incorporate "healthy building" features such as daylighting, indoor air quality; • Opportunity to incorporate state-of-the-art building infrastructure (building controls, security, IT, digital communications).	• Higher cost than #1 and possibly of #2. • Requires an available town-owned site.	**Recommended** if alternate site is made available **:** • Provides for the current and future needs of the Town as the population increases and more Senior Center services and staff are required; • A potential site for a new senior center is on the current site of the existing adjacent Congregational Church. • Operations of the existing Senior Center can be maintained until the new facility is ready. • Maintains a prominent and useful building central to the municipal campus.

General Summary

Gorman Richardson Lewis Architects and our consultants were retained by the Town of Deerfield to provide a comprehensive study of 5 Town-owned buildings with the goal to provide key information for each building outlining the condition of:

- Site and Landscape Elements
- Architectural Elements / Building Envelope Elements
- Structural Components
- Mechanical, Plumbing, Electrical and Fire Protection Systems
- Hazardous Materials
- Accessibility / Code Compliance

This Final Report will include summaries of each building for the disciplines noted above, prioritization of the recommended repairs or replacement of any element or system and estimated costs for each characterized by level of timeliness of the improvement(s): immediate (0 to 12 months), short term (1 to 3 years), medium term (4 to 10 years), and long term (11 to 20+ years) as a basis to assist the town in its planning for capital improvements.

The architectural / engineering team consists of:

- Gorman Richardson Lewis Architects – Architecture and Building Envelope, Site, Landscape, Hazmat, Cost Estimating
- RRC Engineering – Structural
- Garcia/Galuska/DeSousa Consulting Engineers – Mechanical, Plumbing, Electrical, Fire Protection Systems

The Town-owned buildings addressed in the Report include:

	Building	Location	Bldg. Sq Footage	Year Built	Year Renovated	Additions
1	Town Hall	8 Conway Street	12,046 SF	1950	1980	1996 Police Dept
2	Police Headquarters	8 Conway Street	4,375 SF	1996	-	-
3	Senior Center	67 North Main	8,990 SF	1888	1960s - 1970s	-
4	DPW Headquarters/ Highway Garage	9 Merrigan Way	13,392 SF	2014	-	-
5	(former) Congregational Church	71 North Main	13,065 SF	1821	1990 /2003	1960 Kitchen/ Meeting Room?

Methodology

During the months of March and May, 2020, GRLA and our consultants visited the **Senior Center** on multiple occasions and made visual observations of the condition of the interior architecture of the building, including walls, ceilings, flooring, doors, windows/glazing, casework/furnishings, miscellaneous equipment, mechanical-electrical- plumbing finish components and fixtures, as well as code issues regarding building code and accessibility code and to assess the presence of suspected hazardous materials. In addition, a visual structural survey was undertaken to identify any significant structural issues or deficiencies.

Information gathering, field notes, and photography for this section of the Conditions Assessment Report were accomplished using Microsoft Teams to access floor plans on site, Microsoft Excel for recording field notes, PDF Viewer for annotating floor plans, and iPhone camera and Samsung Gear 360 for photos.

Condition Assessment Matrix

The objective of the Condition Assessment Matrix included in each section of the Report, is to provide a detailed summary of each condition/ deficiency observed regarding the aforementioned disciplines for each building, a level of priority as to when the condition should be addressed, a time-range relating to the remaining service life of the item, a commentary describing action (if any) to be taken, an approximate quantity and an estimate of cost to implement the recommended action:

- **Issue #**: Each observed condition is assigned an issue number relating to the floor level where it is located (*e.g.: 1F-17 = First Floor – Item 17*).
- **Discipline**: one of the 5 primary areas of concentration:
  - Site/ Civil
  - Architecture
  - Building Envelope
  - Structural
  - Mechanical-Electrical-Plumbing-Fire Protection (MEP/FP)
- **Room Name**: Specific room or area where the item is located in the building floor plan.
- **System/ Component**: one of the 22 categories describing the type of building component being addressed (wall, ceiling, flooring, etc.)
- **Existing Description**: detailed description of each observation.

- **Photo** #: address of photo pertaining to the specific issue.
- **Commentary/ Proposed Work:** Recommended action to be taken (if any).
- **Quantity:** quantity of the component/ system to be addressed and acted upon (*e.g.: 7,500 sf, 1 LS (Lump Sum), etc.*), used as a basis for the cost estimate.
- **Unit:** unit of quantity (each, square feet, etc.)
- **Repair/ Replace Priority: 0-11 months/ 1-5 yrs/ 5-10 yrs/ 11-20 yrs:** level of priority for addressing each condition with estimate of anticipated construction cost to implement the recommended action within the timeframe relating to the level of priority (including Contractors' General Conditions, fees, etc. and escalation factors relative to 2020 dollars).

GRLA and our consultants want to thank the Town of Deerfield for the opportunity to work with you on this Town Building Assessment. After having reviewed the information and findings herein, please contact us with any questions or follow-up information required.

Sincerely,
GORMAN RICHARDSON LEWIS ARCHITECTS, INC.

Scott Richardson, AIA, LEED AP
Principal

Senior Center - Total Estimated Costs

Discipline	Cost Estimate			
	1 yr	5 yr	10 yr	20 yr
Architecture	$0	$1,281,500	$0	$0
Building Envelope	$86,500	$292,400	$12,000	$0
MEP/FP	$67,000	$305,500	$71,000	$137,000
Structural	$0	$17,500	$0	$0
Site	$0	$10,000	$0	$0
	$153,500	**$1,906,900**	**$83,000**	**$137,000**

Building Summary / Narratives

Building Summary **South County Senior Center**

Address:	67 North Main Street, South Deerfield, MA 01373
Constructed:	1900
Renovations:	Exterior Ramp 1990's
2016 Assessed Value: (Building Only)	$418,800

Building Characteristics

Gross Floor Area:	
Basement Level:	2,470 gsf
First Floor:	2,445 gsf
Second Floor:	2,445 gsf
Third Floor:	2,105 gsf
Total Building Area:	9,465 gsf

780 CMR Mass. Building Code:

Use Group Classification:	B (Business-Civic Administration); A-3 (Meeting Room)
Construction Type:	III-B

Building Envelope:	(*see Building Envelope Section for more detailed information*)
Exterior Wall Assembly:	Brick mass masonry;
Windows:	Vinyl Double Hung Insulating (operable)
Roofing:	Sloped Slate Shingle / Sloped Asphalt Shingle (Rear entry ramp)

HVAC:	(*see MEP/FP Section for more detailed information*)
Heating Fuel:	Natural gas

Fire Protection: Unsprinklered

Architecture – Interior

OVERVIEW

In this section of the Facilities Condition Assessment Report, Gorman Richardson Lewis Architects (GRLA) presents a summary of observations regarding the condition of the interior architecture of the **South County Senior Center** including commentary and recommendations for action to be taken. These observations of the interior architecture are organized according to the following "categories" in order to address the various components, systems and issues comprising the existing condition of the **South County Senior Center** Interior:

1. General
2. Floors
3. Walls
4. Doors
5. Windows
6. Casework/ Furnishings
7. Ceilings
8. Equipment
9. Electrical/ Lighting Fixtures
10. Mechanical Fixtures
11. Plumbing Fixtures
12. Code Issues
13. Hazardous Materials

Built in 1900, the **South County Senior Center** was originally constructed as an elementary school. Designed in the Victorian style, the building is prominently situated at the corner of North Main Street and Conway Street in South Deerfield and remains, along with the nearby (former) Congregational Church and Town Hall/ Police Station, an important part of the civic center of the Town. The building is comprised of four levels—Lower (Basement) Level (currently unoccupied), First Floor (housing the primary functions of the Senior Center), Second Floor (currently unoccupied/ storage) and a partially finished but unoccupied Third Floor level with an unoccupied attic level above.

In or around 1980, after the school was relocated to a new location, renovations were undertaken to accommodate a senior center for Deerfield and surrounding Towns, occupying primarily the first floor and basement level of the building. It appears the second floor, which was substantially unchanged, has been used primarily for general storage. The third floor level is primarily an unfinished attic level with the central portion fitted out to what appears to have

been a performance space. No longer utilized, the only access to this level is from a hatch in the ceiling of the second floor without any permanent stair -- access is by ladder only.

The building is Type III construction with load-bearing exterior masonry walls (multi-wythe brick), interior wood frame construction, steeply pitched wood-frame roof assembly with slate shingles and stone rubble foundation capped with brick above grade level. The original wood windows have been replaced within the past 15 years with vinyl double hung windows.

The formal front entrance and porch faces North Main Street, however, the rear entrance, which includes a covered wheelchair ramp, is the entrance used on a day-to-day basis. The entry on the right side of the building provides direct access to the Senior Center Kitchen and an entry on the left side provides access and egress from the rear hallway. An enclosed stair on the rear of the building provides access/ egress from the basement level.

OBSERVATIONS

Basement Level (see floor plan included in the Appendix of this report):

- As noted by Kevin Scarborough, Deerfield DPW Director, the Basement Level has been unoccupied due to the suspected presence of lead paint throughout the Basement area as well as the suspected presence of mold. Environmental testing and abatement have not been performed to-date.
- The Basement Level consists of two (2) finished Activity Rooms, a finished Billiards Room with pool table, a locked room identified as “Veterans”, a former safe/ vault currently housing Town archive records with an operating dehumidifier, a Storage Room under the entry vestibule facing North Main Street housing additional Town archive records, an inoperable single-use toilet room, an unfinished Storage Room, an unfinished Boiler Room, and a rear egress stair leading to the exterior. An interior stair toward the front (North Main Street side) of the building provides access from the first floor above.
- The overall condition of the Basement Level is poor and not suitable for occupancy. In addition to the concern regarding lead paint and mold, the moisture level in the Basement is elevated resulting in poor air quality and exacerbating the conditions for mold growth.
- Specific finish conditions are noted in the Conditions Summary Matrix included in this report, but a general summary can be described as follows:
    - Interior stairs from the first floor above are serviceable but not in conformance to the State Accessibility Code (521 CMR) regarding tread nosings and handrails.
    - Corridor 101 leading from the interior stairs to the other areas of the Basement is very narrow and roughly finished with exposed brick with deterioration from rising damp. Flooring is resilient sheet goods in serviceable condition and exposed conduit running along the underside of the plaster ceiling.

- Activity Rooms [002] and [003] contain floor and ceiling finishes in fair to poor condition and at the end of their service life due to wear and tear and the elevated moisture levels in the Basement. Ceiling system consists of 9x9 perforated acoustical tiles installed with a hidden spline system against the underside of the floor framing overhead. Lighting consists of (2) 8-foot long ceiling-mounted linear fixtures with T8 lamps and are in functional condition. Heating system consists of perimeter baseboard radiation.
- Windows are original basement sash consisting of an arched brick opening with an outer glazed or screened wood frame sash, a 6”-7” airspace to accommodate the thickness of the foundation wall and an inner hopper-type operable, single glazed sash. The windows are generally in poor condition and not thermally efficient.
- Vault is in serviceable condition, although the method of dehumidification and condensate drainage to maintain the atmosphere in the room is not code compliant. The contents of the Vault appear to be aged Town Archive Documents and are exposed to potential damage due to the method of storage (open boxes) and the method of climate control in the space.
- “Veterans” room was locked and not accessible. It may be assumed that the condition of this room is similar to that of the Activities Rooms.
- Billiards Room contains floor and ceiling finishes in very poor condition, including VCT flooring that is lifted and painted plaster ceiling with an array of piping against the ceiling running throughout. Lighting is provided by ceiling pendant fixtures with Type A lamps above the pool table.
- Corridor [005] contains severely deteriorated VCT flooring with extensive severe damage to the ceiling finish especially near the rear egress door. All doors along this corridor and throughout the Basement are not in conformance with accessibility requirements per 521 CMR both in terms of required width and hardware. Ceiling system consists of 9x9 perforated acoustical tiles installed in a hidden spline system against the underside of the floor framing overhead. Lighting consists of (2) 18-inch long ceiling-mounted linear fixtures with T8 lamps and are in functional condition but provide little effective lighting.
- Toilet Room [007] is inoperable with severely deteriorated finishes and fixtures and deteriorated glass block glazing at the single window. The privacy partition next to the water closet is also deteriorated. In addition, the room is not in conformance with accessibility requirements per 521 CMR.
- Storage Room [008] is unfinished and in very rough condition, with the concrete floor slab cracked and uneven, the exposed foundation wall at the exterior perimeter of the room revealing significant efflorescence at the joints of the stone foundation indicating water infiltration. The wall adjacent to the interior stair and a portion of the ceiling adjacent to this wall are clad in metal presumably for fire-resistance. The windows are as noted above.
- Boiler Room [009] is unfinished and in very rough condition, with concrete floor cracked and uneven with indications of moisture infiltration from below the slab. The ceiling is rough plaster in rough but fair condition. Original boiler unit (now abandoned) is non-working and in severely deteriorated condition. New heating system is a wall-mounted Buderus boiler system with newer valve/ pump units. Deteriorated brick piers due to the effects of rising damp support exposed wood beams overhead. Interior door leading to Storage [008} is metal clad but not a listed fire door. Miscellaneous non-operational equipment, boxes and other items are stored throughout the room.

- Storage [009] is within Boiler Room [008} as a wire-fenced enclosure with miscellaneous items stored.
- Rear Exit stair occupies a roofed areaway on the rear (east) side of the building with sound concrete stairs leading to grade. The low sloped shed roof is in severely deteriorated condition. Walls are exposed brick and concrete block (CMU) and the single wall-mounted handrail is not in conformance with 521 CMR regulations. The egress door at the top of the stairs is in serviceable condition but requires new lockset hardware to conform to 521 CMR.

First Floor (see floor plan included in the Appendix of this report):

- The First Floor level is, in effect, the Senior Center. Due to the deteriorated condition of the other 3 levels as well as the absence of an accessible means to access those levels, the functions and services provided within the Senior Center are restricted to the First Floor.

- The First Floor is approximately 5 feet above finish grade with access via stairs at the North Main Street and side entrances and a covered ramp providing accessible access to the rear entry Corridor 100 from the parking area to the rear of the building.

- The First Floor consists of Entry Corridor 100 accessed from the east (rear) side of the building; the main Activity Room on the north side of the building; the main Dining Room on the south side of the building and adjacent to the Kitchen/ Servery, which is along a portion of the rear (east) side of the building; and a central enclosed stair at the west (North Main Street) side of the building providing access to the Basement and Second Floor levels. A rear Hallway adjacent to the Activity Room at the rear (east) side provides egress via the north entry as well as secondary stair access to the Second Floor. Men's and Women's toilet rooms are accessed off the Corridor 100 and the Director's office is located off Corridor 100 near the rear entry. As noted previously, this rear entry is the primary, day-to-day entrance to the building. Entry Vestibule 105 at the front (North Main Street) side of the building, although once the primary, formal entrance with a covered porch and steps to grade, is not used and now only provides access to the central stair leading to the Second Floor and a second means of access between the Activity Room and Dining Room.

- The overall condition of the First Floor is in serviceable condition. However, space is significantly limited for the needs of a current-day senior center and the finishes, furnishings and equipment are older and limited in service life. The lack of a lift/ elevator and the deteriorated condition of the other levels restricts the ability to expand without a significant renovation to the entire building.

- Specific conditions are noted in the Conditions Summary Matrix included in this report, but a general summary can be described as follows:

  - **Corridor 100** is the primary entrance to the Senior Center providing direct access to the main function rooms, toilet rooms and Director's office. The entry lacks an entry vestibule to prevent cold air from rushing in during the winter months. The Corridor is relatively narrow and does not provide sufficient congregating space for the number of visitors to the center. The blue VCT flooring is in fair to good condition; walls are painted gypsum wallboard with painted wood chairrail and base in good condition. The ceiling is painted embossed metal ceiling with matching crown at

the ceiling-to-wall connection. The exterior door is a wide wood door with a large 4-lite vision panel with older exit device hardware in serviceable but aged condition. Interior doors are painted flush wood doors. Lighting is provided by ceiling mounted linear LED lighting. Although the condition of the finishes is good, the Corridor is too narrow for circulation load required.

- **Activity Room [101]** is the primary gathering and activity space for the Senior Center. The VCT flooring, painted plaster/ gypsum wallboard walls, painted wood wainscoting and painted embossed metal ceiling are in good condition. Doors leading to adjacent spaces are older solid core wood doors with elongated vision panels and older hardware at the end of its service life. Windows are vinyl double hung with insulating glass approaching the end of their service life. Furnishings and casework are a varied assortment of loose tables and chairs of various styles and design, though clean and in good condition. Lighting is provided by 10 ceiling-mounted double-lamp lensed fixtures with a single 4-arm ceiling fan at the center of the ceiling. Heating is provided by wall-mounted hot water radiators in good condition at multiple locations along the exterior walls. Although spacious, the Activity Room is insufficient to accommodate all the non-Dining activity needs of a current-day senior center.

- **Egress Hallway [102]** provides egress from Activity Room 101, access to/from the Director's Office [103] and egress from the second floor via the enclosed stair within the Hallway. Flooring is 9 x 9 resilient (suspected ACM) tiles in worn condition. Walls are painted plaster showing peeling paint due to moisture levels in the room. Wall finish surrounding the interior stair wall has holes in it and is in somewhat deteriorated condition. Exterior egress door is a wood paneled wood door with a 12 light vision panel above original to the building with an older crash bar in serviceable condition. The single window is double-hung vinyl with an older single-glazed half-round transom above. Painted metal ceiling panels and crown molding in fair condition. Lighting is by a single compact fluorescent wall mounted fixture and a single incandescent ceiling mounted fixture inside the egress door.

    - **LIFE-SAFETY ALERT:** The egress corridor is packed with various stored materials severely restricting access to the egress door.

- **Director's Office [103]** is a single-occupant office for the Director with access to both the Egress Hallway [102] and Corridor [100] and is situated to provide direct access by occupants of the senior center. Flooring is sheetgood resilient flooring in fair condition. Walls are painted plaster/ gypsum wallboard in fair condition. There are 2 doors: one leading to Corridor 100, a solid core flush wood door with knob-type hardware, and the other to Egress Hallway 102, a solid core wood door with elongated vision panel and lever type hardware in serviceable but older condition. The single window is double-hung vinyl with an older single-glazed half-round transom above. The Director noted that she can feel cold air during winter months indicating air infiltration through the window assembly. Ceiling is painted embossed metal in good condition. Lighting is the typical ceiling mounted linear fixture in functional condition. Heating is by wall-mounted radiators at the exterior wall in fairly new, serviceable condition.

- **Women [104]** is the multi-fixture women's toilet room accessed directly from Corridor 100. Flooring is 9 x 9 resilient tile (suspected ACM) in fair condition with significant bumps throughout indicated moisture drive from below. Walls are painted gypsum wallboard in fair condition with decorative stenciling. Door is a solid core flush door with push pull handle and louver on the bottom for air exchange in serviceable condition. Window is vinyl double hung window typical for the building as noted above. Toilet partitions are painted in serviceable but worn condition. Ceiling is painted gypsum wallboard in fair condition. Lighting is provided by 10" x 4' fluorescent fixture wall mounted against the ceiling and a small incandescent vanity light above the sink with very low light level. Plumbing fixtures include (2) water closets: one handicap accessible the other standard floor mounted, and a single wall-mounted wheelchair accessible lavatory sink and faucet. The room appears to provide the required maneuvering space for wheelchairs; the sink rim is a 32 ¾" above finish floor.

- **Men [105]** is the multi-fixture men's toilet room accessed directly from Corridor 100. Flooring is 9 x 9 resilient tile (suspected ACM) in fair condition with significant bumps throughout indicated moisture drive from below. Walls are painted gypsum wallboard in fair condition with is decorative stenciling. Door is a solid core flush door with push pull handle and louver on the bottom for air exchange in serviceable condition. Window is vinyl double hung window typical for the building as noted above. Toilet partitions are painted in serviceable but worn condition. Ceiling is painted gypsum wallboard in fair condition. Lighting is provided by 10" x 4' fluorescent fixture wall mounted against the ceiling and a small incandescent vanity light above the sink with very low light level. Plumbing fixtures include (1) floor mounted water closet with grab bars, one urinal, one handicap sink and faucet assembly with mirror at 42" AFF; sink rim at 32"; towel dispenser at 43". The room is accessible for the sink and the water closet but not the urinal due to restricted space at 28 inches wide and the rim height of the urinal at 22 ½ inches.

- **Dining 106** at the southwest corner of the first floor includes floor, wall and ceiling finishes matching those at the Activity Room above. Furnishings consist of both rectangular and round tables with seating for 26, plastic laminate countertop on base cabinets, smaller base cabinet with wood countertop and (2) tall pantry cabinets in old but serviceable conditions. The serving counter peninsula located between the Dining Room and Kitchen is stainless steel over older base cabinets and a consistent 36-inches in height. The area of flooring between the center post and the Kitchen is "creaky" when walked over. Lighting is provided by 8 ceiling-mounted double-lamp lensed fixtures with a single 4-arm ceiling fan at the center of the ceiling. Heating is provided by wall-mounted hot water radiators in good condition at multiple locations along the exterior walls.

- **Kitchen [107]** located at the southeast corner of the First Floor is open to the Dining Room separated by the 11-foot long stainless steel serving counter. Flooring is older 9" x 9" resilient tile [typically asbestos-containing material (ACM)] in worn condition especially near the side entry door. Painted plaster walls are in fair to poor condition with separations at the meeting of wing walls with the exterior wall. The egress door at the side entry is in poor condition with serviceable but older hardware. Windows are vinyl double hung with insulating glazing with a half-round, single glazed transom above. Main serving counter is stainless steel top with base cabinet storage on the kitchen side with the handle pulls and

plywood doors in poor condition; sink counter is an older plastic laminate counter with a drop in sink in serviceable but older condition with older plywood base cabinet and wall cabinet in poor condition. Kitchen Equipment includes a six burner gas stove oven range, a two door convection oven, 2 standard refrigerators with refrigeration below and freezer above, Champion industrial dishwasher, Kenmore microwave, stainless steel double basin kitchen sink assembly; The large ventilating hood is above the stove and oven but is not equipped with an Ansul fire suppression system. Lighting is provided by four 10" x 4' lensed ceiling mounted fluorescent fixtures.

- **Entry Vestibule [108],** the original formal entrance to the building, is currently used for general storage and access to stair leading to second floor as well as access to Activity [101] and Dining [106]. Flooring is indoor/ outdoor carpet in worn condition. Walls are painted plaster in fair condition with metal decorative wainscoting to about 5 feet on the inside wall and a simple painted wood chairrail on the exterior wall. Exterior entry doors are a pair of older wood doors with 12-light vision panel with muntins and single glazing and a monumental half-round transom above; older style exit device (panic bar) on one leaf and cremone bolt on the other; door appears to be in serviceable but deteriorated condition and should be replaced during any future renovation. Two doors leading into Activity Room and Dining Room are solid core wood doors with elongated wired glass vision panel with older knob-type hardware on the former and lever handle on the latter; doors are in fair to poor condition. Door to stair leading to Second Floor is a flush wood door with knob-type hardware. The large half-round transom above the exterior door is in good condition with true muntins and single glazing. Small windows at each side wall of vestibule are vinyl double hung in serviceable conditions and installed within the past 15 years. Ceiling is painted embossed metal panel and crown molding in good condition. Lighting is provided by a single ceiling surface mounted light fixture; ceiling mounted exit sign is located above the exit door. No heating devices were observed in the Vestibule.

Second Floor (see floor plan included in the Appendix of this report):

- The Second Floor level is currently unoccupied and appears to be used for general, miscellaneous storage. Access from the First Floor is by the 2 interior stairs: central interior stair toward the North Main Street side and the rear egress stair leading to Egress Hallway [102]. The configuration and finishes appear to be relatively unchanged from the time the building was a school, with the exception of a more modern fire alarm system and replacement windows. The floor consists of 3 classrooms, a central corridor, a small room above the North Main Street Vestibule (Room [108]), and a corridor at the rear of the building with stairs leading to the First Floor Egress Hallway below. Overall the floor level is in poor condition and will require extensive renovation to be occupiable.
- Specific conditions are noted in the Conditions Summary Matrix included in this report, but a general summary can be described as follows:
  - **Corridor [200]** running front-to-back in the center of the building includes the primary stair from the First Floor below. Flooring is 9 x 9 resilient (suspected ACM) tile in poor condition especially near rear exterior wall. Stairs are non-code compliant due to protruding tread nosings and wall-

mounted handrails that do not extend beyond the top and bottom landings. Wood framed walls finished with original plaster on wood lathe is in extremely deteriorated condition with large sections of plaster falling away. Doors are 32" wide x 90" high multi panel doors, some with vision panels. They are original and badly deteriorated. Windows are newer vinyl double hung windows; as noted on the existing window label, the manufacturer is Mastic series 1000 low E by C&S Distributors with a U factor of .40 in serviceable condition but nearing the end of their service life. The ceiling is decorative metal ceiling extremely deteriorated condition with a large section missing. Lighting appears to be two pendant incandescent lamps that appear to be non-operable. In general, the condition of corridor is extremely poor with what appears to be lead paint.

- **Room 201** is the largest room on this level and appears to include original wall and ceiling finishes. Floors are 9 x 9 resilient tile (suspected ACM) with area rugs of various sorts; tile is broken and deteriorated in some areas and should be abated. Walls are painted plaster over wood lathe in deteriorated condition due to water leaks from above, especially at the exterior walls. Other interior walls are in reasonable condition but will require significant repair. Doors are paneled wood doors which appear to be original and in deteriorated condition with knob hardware. Windows are newer vinyl double hung windows as noted above note, with half-round, single-glazed original transoms above. The top sash of the larger double hung windows facing north are sagging . The windows appear to be nearing the end of this service life and we would recommend replacement in conjunction with the building renovation. Wood painted wainscoting around entire perimeter of room appears to be in sound condition but needs to be repainted. Six classic school room pendant light fixtures, ceiling-mounted, seem to have incandescent lamps and are in fair, operable. It appears that the heating for the space was via wall registers , which are blocked up leaving one small register on the outside wall; the two large boxed-out areas in the interior wall appear to be chases for venting from the basement up to the attic area. The second floor is currently non-accessible due to the stairway access. An elevator would be required for accessibility.

- **Corridor 202** provides the secondary egress down to Egress Hallway 201. Flooring is original strip wood flooring in worn condition. Walls are painted plaster over wood lathe in very deteriorated condition. Doors are original panel wood doors in very poor condition and are not code compliant for accessibility due to insufficient width and non-accessible hardware. Windows are vinyl double hung typical for the building. Metal ceiling is in very deteriorated and rusted condition with some areas missing. Existing wood guardrail at stairway is 30 inches high with turned wood balusters (some missing) spaced further than current code allows. Steps are wood treads and risers and are heavily worn and with protruding nosings; at the treads. Lighting is provided by a single pendant fixture. The space is without a heat source.

- **Room 203** at the southeast corner of the building is a former classroom now unoccupied and used as a depository for various items and equipment. Wood strip flooring is in poor condition. Walls are typical painted plaster on wood lathe in fair condition except paint is badly peeling especially of the exterior wall. There are also cracks at the exterior wall above the windows. Doors and windows are typical for this level. Ceiling is deteriorated plaster on wood joists in very poor condition a large, water-damaged area. The only access to the third-floor is via a ceiling hatch adjacent to the rear exterior wall that is open with a ladder. Lighting is provided by 4 older linear pendant fixtures and a single

incandescent pendant fixture, not all in working condition. Heating appears to have been provided by an air-system via wall registers at the interior wall.

- **Room 204** at the southwest corner of the building is a former classroom, larger than Room 203 but essentially in the same condition. The room is unoccupied and used as a depository for walkers, shower seats and other senior-related items. Light fixtures include two older style baffled pendant linear fixtures 4 feet each and 3 incandescent lamp pendants. Cast-iron, wall-mounted radiators under the north facing window appears to be one of the heat sources; wall registers, one of which is blocked up, appear to be part of the original heating no longer functioning.
- **Room 205** is a smaller are within Room 204 at the southwestern-most corner of the building accessed from Room 204.. The condition is the same as Room 204.
- **Room 206** at the North Main Street side of the building within the footprint of the front gables tower. Flooring is 9x9 resilient tile (suspected ACM) in poor condition. Walls are painted plaster in poor condition with cracks above the windows. Painted wood beadboard wainscoting is in fair condition. Original four-panel wood doors with older knob hardware are in poor condition. Four vinyl double hung windows (2 facing North Main Street and one on each end wall) are typical for the building. The ceiling is painted plaster with minor cracks in fair condition, and would benefit from an overlay of gypsum wallboard and new paint. Lighting is provided by a single pendant incandescent light fixture in the middle of the ceiling. A single porcelain kitchen type sink at the southwest corner appears to be original and non-functioning. The room appears to have no heat source.

Third Floor (see floor plan included in the Appendix of this report):

- The Third Floor level is unoccupied with the southern one-third of the level unfinished, the central portion finished with what appears to have been a performing or lecture area with stage, and the northern one-third of the level partially finished with 3 rooms inboard of the exterior walls. The only access to this level is via a floor hatch from Room 203 below at the rear (east) side of the building leading to the unfinished portion of the level. There is no permanent stair and a portable ladder must be used to access the level.
- The unfinished portion [300] of the level is essentially an attic, with exposed brick masonry at the exterior walls and open to the underside of the primary roof structure above. There is no lighting or heating in this section.
- The central portion [301], which was fit-out as a type of performance/ lecture space, is composed of enclosing walls and sloped ceiling structure framed entirely within the third floor volume defined by the building roof structure, reminiscent of a stage-set. Although vacant, there is much debris on the floor from fallen plaster and wood lathe from the ceiling above. A 3-tiered platform, or stage, is located at the

west side of the room within the gabled bay facing North Main Street. The space may have been a lecture hall at some point in the building's history.

- The finished portion at the north side of the building consist of 3 rooms - [302] [303] [304]- of varying size with access directly into the main central room [301]. These room are pulled away from the exterior walls of the building with the remaining space left unfinished as in Room [300].
- Although now in extremely deteriorated condition, these spaces were once finished with painted plaster walls and ceilings, wood cased door openings and wood strip flooring.
- An enclosed shaft at the east side of Room [301] houses vent shafts rising up from the lower levels and terminating within this enclosure. There does not appear to be an exhaust through the roof.

COMMENTARY

As noted above, the overall condition of the occupied portion of the building is in serviceable condition. Although limited renovations could enhance the comfort and functionality of the Senior Center, there are significant issues which make a full renovation of the building (phased or as a single project) the most viable option to pursue, including:

- limited amount of space for the needs and occupancy of a current-day senior center,
- lack of handicap accessibility to allow expansion to other levels of the building,
- age of the existing interior finishes, equipment, systems (HVAC, electrical, plumbing, fire protection, etc.) and furnishings,
- deteriorated condition of the building envelope (*see Building Envelope Assessment section of this report*).

RECOMMENDATIONS

In order to restore the physical integrity of this important building and provide a facility appropriate to the populations of Deerfield and the neighboring towns it serves, the following is a general summary of recommended improvements:

- Structure *(see Structural section of this report for more detailed information)*:
    - Upgrade/ repair structural components as noted in the Structural Section of this report
- Building Envelope *(see Building Envelope section of this report for more detailed information)*:
    - Replace existing slate roofing with new asphalt shingle roofing system
    - Replace existing gutter/ downspout system with new aluminum system to control water run-off
    - Repoint existing brick masonry; replace broken units
    - Replace existing vinyl windows with new fiberglass windows
    - Replace existing exterior doors with new fiberglass door entry systems
- Accessibility (for conformance to ADA and Massachusetts Architectural Access Code 521 CMR):
    - Install new non-hydraulic elevator system to access basement level, finish grade, first floor level, second floor level.
        - Assess need to occupy third floor level, which would require 2 means of egress (none existing) and extend elevator to third floor level.
        - Identify Areas of Refuge at each level to accommodate wheelchairs when access to elevator is prevented.
    - Upgrade all exterior and interior doors with accessible widths and hardware.
    - Upgrade restrooms to accommodate handicap accessibility
    - Upgrade serving counters and dining facilities to accommodate handicap accessibility.
    - Upgrade stairs and handrails to conform to 521 CMR.
- Interior architecture:
    - Reconfigure interior to accommodate program requirements for expanded Senior Center.
    - Upgrade floor, wall and ceiling finishes
    - Required interior signage

- Building Systems *(see MEP/FP section of this report for more detailed information)*:
  - Upgrade/ extend/ supplement existing heating system to accommodate new floor plan configuration;
  - Install building-wide fresh air and air conditioning system;
  - Upgrade fire alarm system;
  - Install new automatic fire suppression system (per NFPA 13) and as required by M.G.L. c148 sec.26G.
  - Install New LED lighting system throughout.
- Energy Conservation:
  - Install new building envelope components, insulation assemblies and building system efficiencies to conform with Mass. Energy Conservation Code.
- Site improvement:
  - Upgrades to site drainage and run-off control;
  - New walkways in conformance to 521 CMR for accessibility.
  - Defined parking spaces including defined accessible parking spaces per 521 CMR
  - Landscape improvements appropriate to a civic building.
  - Exterior signage.

The issues addressed in each Narrative category above are further itemized in the attached Condition Assessment Matrix with priority level (0-11 months/ 1- 4 year/ 5- 10 years/ 11- 20 years) and associated costs for repair or replacement included for each issue. At the bottom of each matrix is a summary of the costs-- by building-- for each of the priority levels, providing a summary of anticipated costs—by building—for capital planning purposes for the next 20 fiscal years: 2020 through 2030.

CONCLUSION

The **Architecture-Interior** of the South County Senior Center building, though serviceable, is limited in providing the space and program needs of a current-day senior center. Specific deficiencies and end-of-service-life issues are addressed in detail within the Condition Assessment Matrix.

Among the more notable issues of concern are included:

- limited amount of space for the needs and occupancy of a current-day senior center,
- lack of handicap accessibility to allow expansion to other levels of the building,
- age of the existing interior finishes, equipment, systems (HVAC, electrical, plumbing, fire protection, etc.) and furnishings,
- deteriorated condition of the building envelope (*see Building Envelope Assessment section of this report*).

Architecture – Exterior Building Envelope

OVERVIEW:

In this section of the Facilities Condition Assessment Report, Gorman Richardson Lewis Architects (GRLA) presents a summary of observations regarding the condition of the Exterior architecture of the **Senior Center** including commentary and recommendations for action to be taken. These observations of the exterior architecture are organized according to the following "categories" in order to address the various components, systems and issues comprising the existing condition of the **Senior Center** exterior:

1. General
2. Foundation
3. Cladding
4. Doors (exterior)
5. Windows (exterior)
6. Sealant
7. Flashing
8. Roof
9. Penetrations
10. Walkways/stairs/ramps
11. Code Issues
12. Site

OBSERVATIONS:

Foundation

The foundation is at grade with the mass masonry brick wall starting at this point. Around the perimeter of the building there is either a 2'-0" wide concrete apron or pavement adjacent to the building. This offers some protection from water and other weather-related elements up against the building. However, it is not an ideal situation as the transition between the building's walls and the apron around the building has a gap that allows moisture into the ground at the foundation level. The apron also has cracks periodically along the length and in some places does not slope adequately away from the building. Replacement of the concrete apron should happen with the building restoration project.

Cladding

The cladding is a multi-wythe brick wall. The mortar is showing signs of significant deterioration in multiple locations to the point the mortar has turned to dust and the bricks are loose. In locations where loose bricks are falling out more investigation is needed to determine if inner-wythe bricks and mortar have been compromised. As part of the full building restoration the façade should be 100% repointed and areas where there are loose brick should be rebuilt.

Doors

The doors in general are in serviceable condition with the front, south side and rear doors needing paint. As part of the full building restoration, new doors should be considered that are made from more durable and lower maintenance materials such as a wood clad door. This offers a more historical look while also reducing the maintenance requirements. *(See Interior Architecture Report for more information)*

Windows

The first floor and above windows are vinyl double hung windows with insulated glass. They appear to be in serviceable condition but are approaching the end of the service life. The basement windows are wood with peeling paint. In some locations around the grade level the glass is broken or has fallen out of its glazing pocket. All of the windows need to be replaced as part of the full building restoration with new wood clad architectural windows.

Exterior Entry Porches

North Main Street (East) Entry Porch:

- The front entry porch includes stairs and landing constructed of concrete topped with outdoor carpeting . The carpet holds moisture which promotes the growth of organic matter. This can be seen in some locations. Trapped moisture under the carpet can lead to spalling and cracking of the concrete and should be removed..
- The metal railings on the stairs are rusted through at the base with complete separation from the concrete steps at a number of locations. The railings on the landing are the original wood with areas of significant deterioration. The condition of both railing systems poses a potential hazard and should be replaced.
- Visual inspection of the covered porch shows a stable wood frame with ornamental painted wood trim, posts and a slate roof. Step flashing appears to be in serviceable condition.
- The slate shingles are at the end of their service life and need to be replaced along with a new roof underlayment.
- The paint finish is in serviceable condition with some areas that are peeling. An annual program to maintain the painted finish is recommended.
- During a full building restoration, the vestibule wood frame and ornamental trim could be replaced with cellular PVC trim cladding on a pressure treated frame to increase the life span and reduce the yearly maintenance.

Conway Street (South) Entry Porch:

- The south side entrance has concrete steps that lead up to a landing with an entry door into the building.
- The railings on the landing are not code complaint and would require upgrading as part of a full building renovation.
- The outdoor carpet should be removed as they are tripping hazard and the trap moisture up against the wood and concrete. This will accelerate the deterioration of these materials as the rug does not allow the area to dry out and instead invites organic growth.
- The painted wood posts, fascia, rake and sidewall cladding of the shed roof canopy are original to the building and detailed in the Victorian style. Overall, these assemblies are in good condition and require perioding maintenance.
- The roof is a shed roof with architectural asphalt shingles in good condition.

Rear (West) Entry Ramp:

- The ramp assembly is a poured concrete slab supported on a painted steel frame and covered with a wood framed hipped roof assembly.
- The ramp and handrails assemblies are in serviceable condition, although the painted steel frame and steel pan of the walkway is rusted and in need of repair and refinishing.
- The steel structure has surface rust over 30-40% of the structure. If not treated in the next year, this rust will require significantly more repairs to the structure of the ramp. All rust should be removed and areas should be painted with an epoxy paint. Refer to structural report for more information.
- The landing at the bottom (grade level) of the ramp is not level within the requirements of 521 CMR. If the ramp is to remain, this landing area would need to be reconstructed per code requirements.
- The roof assembly is extended at the bottom of the ramp to provide a covered “porte cochere” providing a covered drop-off for occupants of the Center. The wood posts supporting the roof assembly are unprotected near the base and susceptible to being hit by passing cars.
- The posts, angle braces and beams of the frame are unpainted pressure-treated wood that is unsightly and showing deterioration. The rafters of the hip roof assembly are untreated 2x members protected from the weather but exposed to the ambient elements.
- In all, if the canopy assembly is to remain, the frame should be trimmed out with PVC (Azek) trim and the bases of the posts at the porte cochere protected by bollards of retrofitted with raised concrete piers.

Kitchen (North) Entry Porch:

- The north entrance leading to the Kitchen needs to be fully replaced as the steps, landing and railings are not code complaint. All stair risers need to be equal height.
- The landing at the bottom that is not level is a mix of granite stone and earth. This needs to be a monolithic flat surface.
- The railings around the raised floor deck do not have a code complaint handrail and a guard at least 42” in height is required at landings 30: above grade.

Sealant

The sealant around the perimeter of the windows and doors is heavily deteriorated or missing altogether. New perimeter sealant will be part of any window and door replacement.

Roof

All existing slate roof areas are severely deteriorated with many missing shingles leading to moisture infiltration into the building. A full roof system replacement is recommended. The three-tab asphalt roofing shingles at the north and south entry shed roof canopies are in serviceable condition. The roof system over the rear entrance ramp consists of asphalt roll-roofing in fair condition. The wood frame assembly of this canopy roof is in deteriorated condition. As part of the full building restoration project all roofing should be removed down the sheathing. Damaged and rotted sheathing should be replaced and new roofing systems should be installed.

Site

Walkways:

- East Entrance (N. Main Street side) Walkway:
  - The concrete front sidewalk from the building to the street (N. Main Street) is in satisfactory condition.
  - The wood park bench located along the north side of the qalkway is in good conditon but requires traetment with a protective urethane coating to prevent decay. Note: thi east entrance is rarely used. A sitting bench may be more useful near the rear primary entrance.
- South Entrance (Conway Street side) walkway:
  - The south (left side) entrance concrete sidewalk is badly deteriorated and overgrown with sediment and grass along most of its length to Conway Street .
  - Full replacement is required and may include a walkway extension to the parking at the rear of the building..
- North Entrance (Kitchen side) walkway:
  - Bituminous asphalt walkway is narrow and the walking surface irregular . The landing at the bottom of the north entry porch is constricted due to the adjacent ramp structure.
  - A new walkway from this north entry porch to the north parking area should be implemented as part of a full building renovation.
- West (Accessible) Entrance Ramp:
  - See Exterior Entry Porches above for more information.

Driveways

- Rear Driveway (off Conway Street): See aerial photo below for extents of paved area (outlineed in red)
    - The rear driveway and parking area are not well defined in terms of parking and traffic patterns. There are no paint markings on the pavement directing traffic or any signage.
    - The one existing handicap parking space juts out into travel lane.
    - Pavement is in fair to poor condition with cracks and some potholes that have been recently patched in an isolated location.
    - Drainage is limited due to the relative flatness of the area without clear crowning in the pavement to provide drainage.
    - An overall site design is needed to improve traffic flow, parking and drainage., including:
        - Consider expanding perimeter to accommodate more parking and allow for better traffic flow.
        - Consider making one direction lanes for travel, with signage and clearly marking out parking locations including handicap parking locations.
        - Site drainage should be reviewed to drain away from buildings and off of paved areas.
        - As part of the overall site improvement plan additional lighting should be considered.
        - Implement defined accessible parking areas in accordnace with Massachusetts Architectural Access Regulations (521 CMR)
        - Refer to police sation and town hall matrix and narrative for more information regarding site conditions.

Senior Center- Aerial View

Landscape:

- The plantings and lawn are primarily at the front (N. Main Street side) and left (Conway Street) sides of the building.
- The lawn areas are in poor condition and require rejuvenation and tending, including trim and border detailing at all walkway and driveway edges.
- Plantings are located at the front yard and consist of 2 rhododendron shrubs in good health but in need of pruning and tending.
- Decorative ground cover (pachysandra) and other low-to-grade plantings are located around the east entry porch.
- An overall assessment and landscape design should be implemented for the health of the plantings and the beatification of the property.

COMMENTARY

As noted above, the overall condition of the building envelope and site are in serviceable but very poor condition. Although phased upgrades can be implemented, an overall comprehensive upgrade of the building envelope and site elements are recommended as part of an overall building renovation as noted in the Architecture Interior Report. There are significant issues which make a full building envelope and site renovation (phased or as a single project) the most viable option to pursue, including:

- Severely deteriorated exterior brick masonry
- Deteriorated slate roofing at the main roof area
- Lack of water run-off management from the roof areas
- Aged condition of the existing vinyl windows
- Lack of fully accessible building and site elements
- Deteriorated condition of entry walkways
- Configuration and deteriorated condition of paved driveways and parking areas
- Deteriorated condition of existing lawns and plantings
- Lack of accessible and way-finding exterior signage

RECOMMENDATIONS

In order to restore the physical integrity of this important building and provide a facility appropriate to the populations of Deerfield and the neighboring towns it serves, the following is a general summary of recommended improvements:

- Building Envelope:
  - Replace existing slate roofing with new asphalt shingle roofing system
  - Replace existing gutter/ downspout system with new aluminum system to control water run-off
  - Repoint existing brick masonry; replace broken units
  - Replace existing vinyl windows with new fiberglass windows
  - Replace existing exterior doors with new fiberglass door entry systems
- Site improvement:
  - Upgrades to site drainage and run-off control;
  - New walkways in conformance to 521 CMR for accessibility.
  - Defined parking spaces including defined accessible parking spaces per 521 CMR
  - Landscape improvements appropriate to a civic building.
  - Exterior signage.

The issues addressed in each Narrative category above are further itemized in the attached Condition Assessment Matrix with priority level (0-11 months/ 1- 4 year/ 5- 10 years/ 11- 20 years) and associated costs for repair or replacement included for each issue. At the bottom of each matrix is a summary of the costs-- by building-- for each of the priority levels, providing a summary of anticipated costs—by building—for capital planning purposes for the next 20 fiscal years: 2020 through 2030.

Overview:

In this section of the Facilities Condition Assessment Report, the MEP/FP Consultant presents a summary of observations regarding the condition of Senior Center site, including commentary and recommendations for action to be taken. The observations are organized according to the following “categories” in order to address the various components comprising the existing condition of the Senior Center site:

1. Electrical
2. HVAC
3. Plumbing
4. Fire Protection

Electrical

1. **Observations:**
    i. Electrical Service
        1. The electrical service to the building is fed overhead through and existing pole mounted transformed located in Pole #45-5 at North Main Street.
        2. The utility company meter is located outside of the Dining Room and to the south side of building. The meter number is 89155292.
    ii. Electrical Distribution System
        1. The secondary electrical service runs overhead from the pole mounted transformer to the 200 Ampere, 120/240 volts, 1 phase, 3 wire main panel located in the basement. The panel has a 200 Ampere main circuit breaker and is manufactured by Murray and is in good condition.
        2. There is a second electrical panel located at the dining room of the first floor. The panel is rated at 100 Amperes, 120/240 volts, 1 phase, 3 wire and is manufactured by Federal Pacific and is in poor condition and obsolete.
        3. There is no surge protection device (SPD) installed in these panels.
    iii. Branch Circuits
        1. Quantity of receptacles appears not to be adequate for current needs.
        2. There are two prong type receptacles in some areas of the building.
    iv. Interior Lighting
        1. Existing light fixtures consists of 1'x4' fluorescent with T8 lamps, pendants and incandescent.
        2. The basement has porcelain sockets with incandescent lamps.
        3. Many of the light switches were the push button type.
        4. Many fixtures were damaged and missing components, etc. in second and third floors. Also, these areas were not occupied.
    v. Emergency Lighting
        1. The emergency lighting for the building is provided via self-contained battery units and emergency remote batteries. It appears that the existing system does not meet the present code due to the lack of coverage. A minimum of a one-foot candle is required.
        2. Exit signs are provided at exits throughout the building. Also, there are some exit paper signs installed.
        3. The facility does not have an emergency stand-by generator.
    vi. Site Lighting

1. The exterior lighting consists of one single pendant decorative light installed at the front entrance and one porcelain socket with incandescent lamp installed at the rear door.
2. There is no egress lighting at the two other exit doors.

vii. Fire Alarm

1. There is no fire alarm system installed in this building.
2. There are a few battery operated smoke detectors installed in the basement and first floor only, none on the second and third floors.

HVAC

1. **Observations:**

   i. The heating system for the building is comprised of a single natural gas fired, high efficiency, wall mounted, condensing boiler (approximately 88% efficient). The boiler is Buderus GB142-60. PEX piping has been utilized in the basement for new distribution to heaters on the first floor.

   ii. Ventilation is provided naturally to the building through operable windows. Exhaust fans were observed serving toilet rooms and the kitchen exhaust hood.

   iii. No Air Conditioning was observed in the building.

   iv. The second floor heat does not appear to be connected to the new PEX heating distribution. The second floor only appears to be used for storage.

   v. The abandoned boiler and some old cast iron radiators remain in the basement.

2. **Commentary:**

   i. Heating Equipment:

   - Boiler: The existing boiler is high efficiency, wall mounted condensing boilers. The boiler is manufactured by Buderus, model GB 142-60, with an approximate input capacity of 214.3 CFH an approximate output of 190.1 MBH.
   - The primary hot water heating pumps are Grunfos Inline pumps with premium efficiency ECM motors.
   - PEX Piping support is lacking causing the pipe to hang low in the space. The material on the underside of the

deck to fasten to should be reviewed by a Hazardous Material consultant prior to fastening any pipe hangers.

- Boiler plant is likely not operating at its full turndown potential because the high efficiency boiler can utilize lower water temperatures than the cast iron sectional boiler that was originally installed. The boiler was changed, but the heat sources were not. It is unclear what the discharge water temp from the boiler is set to and if the boiler utilizes outdoor air temperature reset.

ii. Ventilation:

- Exhaust fan serving the Kitchen exhaust cooking hood should be an upblast type accessible for servicing and cleaning the grease latent ductwork on a regular basis. The existing fan restricts access.
- Toilet room exhaust fans appear approaching or beyond there serviceable life expectancy and should be considered to be replaced. Exhaust ductwork and air outlets should be verified they are still adequate and allowing exhaust fans to pull air out of the building as designed.

iii. Controls:

- All controls are point of use, such as wall switches for fans or manually adjustable valves for existing heaters.

3. Recommendations:

i. Consider replacing existing heat sources throughout the building to utilize boiler outdoor air reset.

ii. Consider reconnecting heat in the second floor storage areas to maintain min. temperatures.

iii. Replace existing exhaust fan serving the kitchen cooking hood with a code compliant kitchen exhaust fan allowing for service.

iv. Replace bathroom exhaust fans.

v. Consider adding air conditioning to the building where desired. One option may be adding ductless heat pumps which could provide AC and additional heat if desired.

vi. Consider a building management system for remote monitoring of space temperature and equipment operation.

viii. Electric service is undersized for any future upgrades. A new service will be required for future renovations.

ix. Original panel located at the first floor shall be replaced.

x. Additional receptacles shall be installed in areas where extension cords are being used.

xi. Replace all existing two prong receptacles.

xii. All existing incandescent fluorescent lighting should be replaced with new energy saving LED type fixtures.

xiii. Occupancy sensors should be provided to conserve energy when space is unoccupied.

xiv. New emergency lighting and exit signs should be upgraded to meet current codes.

xv. New building perimeter LED, wall mounted fixtures cut-off over exterior doors for exit discharge should be installed.

xvi. A fire alarm and detection system should be provided with 60 hours battery back-up. The system should be addressable type where each device shall be identified at the control panel and remote annunciator by device type and location to facilitate search for origin of alarms.

xvii. Device should consist of smoke detectors, pull stations, heat detectors, horn/strobes, light/strobes, etc.

Plumbing

1. **Observations:**

   i. Existing building is served by municipal water and municipal sewer services. Domestic water service is 3/4" in size.

   ii. Existing domestic water piping is copper with sweat fittings. Domestic water piping where exposed is not insulated.

   iii. The existing sanitary, waste and vent system is made up of cast iron pipe with hub and spigot fittings.

   iv. Domestic Hot Water is generated by indirect water heater located in Basement. Indirect water heater is supplied from two wall mounted boilers. Water heater is an HTP model SSU045 and 45-gallon storage. Water heater is equipped with a thermostatic mixing valve. Hot water is not recirculated. There is no expansion tank.

   v. Natural gas: Building gas meter is located on the exterior of the building adjacent to the mechanical room. Gas meter serves both Town Hall and the Police Station. Natural gas piping is black steel with threaded joints. Natural gas is supplied to the domestic water heater and heating boilers.

   vi. Fixtures:

   - Floor mounted water closets with flush tanks.
   - Wall hung urinal with manual flush valve.
   - Wall hung lavatories with manual faucet.
   - Kitchen area has counter mounted stainless steel sink with gooseneck faucet. There is a two-bowl pot washing sink with hand spray nozzle, one bowl is equipped with a garbage disposal.

2. Commentary:

i. Plumbing fixtures are in fair condition. Attempts have been made to make some fixtures accessible however in general the fixtures do not meet current standards.

ii. The domestic hot water is not recirculated, and system does not have an expansion tank.

iii. Kitchen waste line does not have a grease interceptor.

iv. There is no drinking fountain.

3. Recommendations:

i. Upgrade all plumbing fixtures with new high efficiency fixtures.

ii. Provide accessible drinking fountain.

iii. Install recirculation system and expansion tank on domestic hot water system.

iv. Confirm water service is sized adequately for future renovation scope.

Fire Protection

1. **Observations:**

   i. The building does not contain an automatic sprinkler system.

2. **Commentary:**

   i. MA General Law M.G.L. c.148, s.26G requires that any existing building over 7,500 square feet that undergoes major alterations or building addition must be sprinklered.

   ii. Examples of major alterations are demolition or reconstruction of existing ceilings or installation of suspended ceilings; removal of sub flooring; demolition and/or reconstruction of walls, doors, or stairways; or removal or relocation of a significant portion of the building's mechanical or electrical systems. Alterations are considered major when such work affects 33% or more of the building area or when total work (excluding sprinkler installation) is equal to 33% or more of the assessed value of the building.

   iii. If the proposed project scope exceeds these thresholds then the existing building, and its additions, will require installation of an automatic sprinkler system.

3. **Recommendations:**

   i. Perform hydrant flow test to confirm Municipal water supply capacity to supply system.

In this section of the Facilities Condition Assessment Report, RRC Engineering presents a summary of observations regarding the condition of the Deerfield Senior Center building, including summary description of structural systems and recommendations for action to be taken.

OVERVIEW PHOTOGRAPH

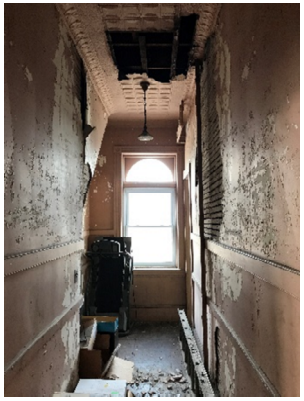
STRUCTURAL SYSTEMS SUMMARY

Component	Description	
Foundation/Floor Slab	Mortared fieldstone below grade, poured concrete slab on ground and brick piers and walls.	
Upper Floors	Wood joists with plank subfloor.	
Roof	Timber roof trusses and rafters with plank deck.	

Exterior Walls	Multi-wythe brick bearing walls.	
Other	Exterior wood framed ramp system with wood roof.	

DEFICIENCIES

Unless specifically identified below, no major deficiencies were observed.

Component	Deficiency	Description	Photograph
Foundation/Floor Slab	☒ Deterioration ☐ Weakness ☒ Settlement ☐ Other	• Concrete floor slab is cracked and uneven throughout indicating significant differential settlement in areas. • Mortar joints in fieldstone and brick walls has efflorescence and areas of deterioration indicating water infiltration into the basement. There is also an distinct musty odor.	
Upper Floors	☒ Deterioration ☐ Weakness ☐ Settlement ☐ Other	• There is a timber beam supporting the first floor that has a full depth split with approximately 1” separation. This beam is considered severely weakened by this condition and should be repaired as soon as feasibly possible. • The first floor has settled towards the middle of the “Activity Room”. • There are areas of water damaged floor at the second and third floor from major roof leaks. Floorboards are rotted and there is likely damage to the floor joists as well.	

		• The second and third floor appears to be settling and is quite uneven throughout.	
Roof	☒ Deterioration ☐ Weakness ☐ Settlement ☐ Other	• Plaster ceiling in attic space is severely damaged by previous or ongoing roof leaks, with large areas spalled and cracks throughout. Exposed areas of timber framing show evidence of moisture stains.	
Exterior Walls	☒ Deterioration ☒ Weakness ☐ Settlement ☐ Other	• Deteriorated mortar joints with loose and/or missing bricks were found throughout the exterior elevations. • Wood trim around windows and roof are severely weathered with cracked and peeling paint, rot, and separation from brick work. • There is a tall chimney on the north elevation of the building which may require seismic bracing if extensive renovations are made to the building.	

Other	☒ Deterioration ☒ Weakness ☐ Settlement ☐ Other	• Wood framed canopy structure over concrete ramp structure at rear of building appears very “lightly” framed with tall 4x4 posts with limited lateral bracing. The wood appears weathered from exterior exposure and lack of maintenance. • Several steel pipe posts supporting the concrete ramps are corroding and should be repaired/repainted to prolong their useful life.	 

Matrices

Client: Town of Deerfield
Project Name: Deerfield Town Building Assessment

Condition Assessment Matrix

Building Name		**Senior Center**	
Discipline		**Architectural**	**Interior**
Floor / Elevation			

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
1	Whole Building	Accessibility	Entire Building is not accessible - existing ramp is in disrepair and non-compliant	1-43; 1-44	Provide new elevator addition and 5 stop elevator access at grade to provide full building accessibility incuding third floor	1	ea		$ 400,000		
2	Whole Building	Haz Mat	Testing required for presence of ACM and mold		Implement testing for ACM and mold; implement abatment program to abate all hazardous materials	9465 SF	allow		$ 75,000		
3	Whole Building	General Demolition	Existing floor, wall and ceiling finishes are beyond their service life	1-1 thru 1-42; 2-1 thru 2-26; 3-1 thru 3-4	Demolition of existing floor, wall and ceiling finishes in preparation for full space renovation		allow		$ 50,000		
4	Storage & Boiler Room	Floors	Existing floor slab is broken and in very poor condition	0-32	Remove existing concrete at these 2 areas and replace with new vapor barrier and concrete slab		sf		$ 2,500		
5	Basement	New Interior Finishes	Renovation of existing occupied spaces required	0-7 thru 0-28	New floor, wall and ceiling finishes at all existing occupiable spaces	1200	sf		$ 24,000		
6	Basement	New restrooms	New single-use restrooms needed at this level	0-22 thru 0-25	Configuration and fitout of two new single-use accessible restrooms	2	ea		$ 30,000		
7	Storage, Boiler Room	New Interior Finishes	Renovation of existing utility spaces needed		New wall (including insulation at exterior walls) and ceiling finishes at these 2 spaces		sf		$ 5,000		
8	Floors 1 and 2	New Interior Finishes	Renovation of existing occupied spaces required	1-1 thru 1-42	New floor, wall (including insulation at exterior walls) and ceiling finishes at all existing occupiable spaces	5000	sf		$ 250,000		
8	Stair 001 - connecting 3 levels	Code Compliance	Existing stairs are not per code	0-1; 0-2; 1-39; 1-40; 2-1	Install new rubber treads and risers for entire stair		allow		$ 30,000		
9	Stair 001 - connecting 3 levels	Code Compliance	Existing handrails are not code compliant	0-1; 0-2; 1-39; 1-40; 2-1	Install new painted metal handrails at each side of stair		allow		$ 30,000		

Client: Town of Deerfield
Project Name: Deerfield Town Building Assessment

Condition Assessment Matrix

Building Name		**Senior Center**	
Discipline		**Architectural**	**Interior**
Floor / Elevation			

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
10	Stair 102 - connecting 2 levels	Code Compliance	Existing stairs are not per code	1-39 1-40	Install new rubber treads and risers		allow		$ 15,000		
11	Stair 102 - connecting 2 levels	Code Compliance	Existing handrails are not code compliant	1-39 1-40	Install new painted metal handrails at each side of stair		allow		$ 15,000		
12	Restrooms	New Construction	Existing restrooms not fully accessible and insuffiecient for occupancy	1-25 thru 1-34	Configuration and fitout of two new multi-fixtured accessible restrooms	2	ea		$ 35,000		
13	Kitchen	Equipment	Existing Kitchen is old, beyond its service life and not large enough	1-19 thru 1-24	Expand existing Kitchen and install all new cabinets, countertops and equipment		allow		$ 100,000		
14	Third Floor	Demolition	Existing finished area is in poor condition and not configured well.	3-1 thru 3-8	Demolish existing wall and ceiling assemblies within the finished area		allow		$ 25,000		
15	Third Floor	Structural	Existing structure requires reinforcement	3-1, 3-2, 3-14	Repair and supplement existing structural floor and roof assemblies as required per design by structural engineer		allow		$ 25,000		
16	Third Floor	New Interior Finishes	Space is unfinished	3-14	Install new insulation, finishes and utilities to make space usable	2105 SF	allow		$ 80,000		
17	Third Floor	Accessibility	No existing stair access to third floor (attic)		Extend Stair 02 to third floor level with 1-hr fire rated enclosure - see elevator line item for vertical accessibility				$ 20,000		
18	Third Floor	HVAC	No HVAC exists for third floor		extend or install new systems	2105 SF	allow		$ 40,000		
19	Third Floor	Electrical	Minimal Electrical exists for third floor		install new power and lighting systems for third floor	2105 SF	allow		$ 30,000		
ARCHITECTURAL SCOPE TOTALS								**$ -**	**$ 1,281,500**	**$ -**	**$ -**
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs

Condition Assessment Matrix

Building Name	**Senior Center**	
Discipline	**Building Envelope**	**Exterior**
Floor / Elevation		

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
1	Façade General	Foundation	The brick walls start at grade and the perimeter of the building has a ±2'-0" apron of concrete. Cracks can be seen in the concrete apron. The transitions between the concrete apron and wall was observed to have orgainc growth in it.	B1	the concrete apron should be replaced 2'-0" around the entire perimeter of the building. This should slope away from the building to provide propoer drainage	230	LF			$ 12,000	
2	Façade General	Cladding	the brick façade has deterioted mortar throughtout. In some locations it has turned to dust allowing the out wythe bricks to come loose. approximately 10% of the bircks themselves are showing signs of erosion of the brick face.Organic growth (vines) are present on south facade	B2	repoint 100% of the brick facde. Replace approximately 10% of the bricks. Remove Organic growth (vines) from façade (200 SQ).	4800	SF		$ 95,000		
3	Façade General	Cladding	cast stone sills are showing erosion as more of the aggregate is becoming exposed. In about 30% of the stone sill have cracking of various sizes	B6	replace all stone sills	200	LF		$ 15,000		
4	Façade General	Windows/ Glazing (exterior)	The first floor and above windows are vinyl double hung windows with insulated glass. They appear to be in serviceable condition but are approaching the end of the service life.	B4	replace all windows as part of the overall renovation	58	units		$ 90,000		
5	Façade General	Windows/ Glazing (exterior)	the basement windows are wood with peeling paint. In some locations around the grade level the glass is broken or has fallen out of its glazing pocket.	B5	replace all basement windows as part of the overall renovation	14	units		$ 20,000		
6	Façade General	Sealant	What little sealant is left needs to be replaced at all window and door openings		replace all perimeter window and door sealant	1500	LF		$ 20,000		
7	Front East Façade	Doors	The front entrance door is painted wood. There is minimal peeling and chipping of the paint on the door and the frame.	B7	replace perimeter sealant, scrape and repaint.	90	SF		$ 1,100		

Condition Assessment Matrix

Building Name	**Senior Center**	
Discipline	**Building Envelope**	**Exterior**
Floor / Elevation		

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
8	Front East Façade	Walkways/ Stairs	The stairs & landing are concrete with carpet. The carpet holds moisture and gives a home for organic matter to grow. This can be seen in some locations. Trapped moisture under the carpet can led to spalling and cracking of the concrete	B7	Remove carpet from front steps. Further investigation is needed to see if any cracking and spalling is occuring to the concrete below.	220	SF		TBD		
9	Front East Façade	Walkways/ Stairs	metal railings on the stairs are rusting at the base. In some locations they have completely rusted through	B7	replace railings each side with ADA compliant railings	28	LF		$ 5,000		
10	Front East Façade	Walkways/ Stairs	wood railings at landing are rotting and are not structurally sound	B7	replace wood railings with cellular PVC railing system	14	LF		$ 2,000		
11	Front East Façade	Roof	Visual inspection of the vestibule shows stable wood frame with ornamental trim, posts and a slate roof. The paint is sufficient condition with only minor small areas that are peeling. Step flashing appears to be in sufficient condition.	B7	Within 3 years scrape and paint entire entrance	350	SF		$ 1,500		
12	Front East Façade	Roof	slate roof has missing broken and loose slate shingles.	B8	replace slate with Fiberglass shingles	180	SF		$ 2,700		
13	South Façade	Doors	the door has cracking paint that will start to chip off. The glazing putty around the glass is cracking and needs to be replaced. Sealant around the perimeter of the door has degrated to the point that it is falling out.	B9	replace perimeer sealant, scrape and repaint, reglaze glass with new glazing putty.	24	SF		$ 1,500		
14	South Façade	Walkways/ Stairs	Rugs and carpet on wood landing. Wood boards are weather checking due to lack of paint or stains.	B9	consider replacing wood decking with composite decking for longer durability	130	SF		$ 3,000		
15	South Façade	Walkways/ Stairs	Railings at the landing not the proper height.railings on stairs are rusting at bases and at some connections	B9	replace 12' of railings at landing with with new ADA compliant railings. Remove rust at stair railings (20') and provide new sealant at 4 base posts	32	LF		$ 5,000		

Condition Assessment Matrix

Building Name	**Senior Center**	
Discipline	**Building Envelope**	**Exterior**
Floor / Elevation		

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
16	South Façade	Walkways/ Stairs	ornamental trim and wood posts have peeling and chipping paint. At grade level where the wood comes in contact with the ground there are signs of rot and deterioration	B9	replace ground level boards with non-organic sheet goods to prevent rot and deterioration	64	LF		$ 1,900		
17	South Façade	Walkways/ Stairs	stairs are concrete and in satiSfactory condition	B9	no immediate repairs are required for the stairs themselves.	85	SF				
18	South Façade	Roof	asphalt shingle roof in satisfactory condition. Under side of roof is beadboard that is rotting in places with paint peeling and flaking off the entire surface	B9	replace and paint beadboard. Inspect field framing for roof support for further deterioration.	135	SF		$ 2,700		
19	Rear West Façade	Doors	rear door has some blistering in the paint around the bottom 2'-0" of the door. Sealant around the perimeter has degraded to the point that it has fallen out. The door does not fit properly in the frame as there is a gap across the top of more than 1/2" on one side.	B10	Door and transom should be replaced to fit frame.	1	LS		$ 3,000		
20	Rear West Façade	Walkways/ Stairs	ramp is made from a steel sub structure with conrete ramps and landing. The steel structure has surface rust over 30-40% of the structure. The concrete is in satifactory condition	B11	rusting needs to be removed as soon as it can to prevent deterioration of structural connections. Delaying this will casue further costs. Scrape and remove all rust, prime and paint.	1	unit	$ 2,500			
21	Rear West Façade	Walkways/ Stairs	ramp roof and structure are made from wood and are in serviceable condition.	B12	staining the wood structure will increase the life span of the framing	1	unit		$ 5,000		
22	Rear West Façade	Walkways/ Stairs	ramp roof is asphalt roll roofing.	B12	Remove existing roll roofing and install new fiberglass shingle roof system if canopy is to remain for more that 5 years.	1200	SF		$ 9,000		
23	Side North Façade	Walkways/ Stairs	stairs railings and landing are not ADA compliant. Risers heights vary widely. Railings do not have proper handles per ADA requirements and is noncompliant.. The landing needs to be larger as per ADA requirements	B13	new ADA stairs with 8 risers, new landing 5'-0"x5'-0" with shed roof. New hand rails with pickets 42" high over 30"	1	unit		$ 9,000		

Condition Assessment Matrix

Building Name	**Senior Center**	
Discipline	**Building Envelope**	**Exterior**
Floor / Elevation		

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
24	Main Roof	Roof	the main roof is slate shingles. The roof assembly has reached the end of it's life as there area reports of water staining in the attic and slate shingles are coming loose. Some shingles can be found around the building on the ground. Others can be seen ajar on the roof.	B14	Replacement of roof system - slate would be prohibitively expensive - most likely replace with fiberglass shingles - replace underlayment as needed	Allow	4500 SF	$ 60,000			
25	Main Roof	Roof	main roof soffit is ornamental wood trim that is painted. Visual inspection from the ground signs of rot, peeling paint, and broken trim can be seen. At the upper left corner of the main entrance birds were observed flying in andout of the soffit. The presence of animals in a building will acccelerate the deterioration of the buildings finishes	B14	replace all ornamental trim and frieze boards around soffit with cellular PVC trim	350	LF	$ 20,000			
26	Main Roof	Roof	3 dormers with wood facades were observed from the ground having peeling paint.		In conjunction with roof and window replacement wood siding and trim should be replaced with new weather barrier, flashing, and cellular PVC trim and siding.	90	SF	$ 4,000			
BUILDING EXTERIOR SCOPE TOTALS								**$ 86,500**	**$ 292,400**	**$ 12,000**	**$ -**
								0-11 mths Costs	**1-5 yrs Costs**	**5-10 yrs Costs**	**11-20 yrs Costs**

Condition Assessment Matrix

Building Name	**Senior Center**
Discipline	**Building Envelope Exterior**
Floor / Elevation	

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
16	South Façade	Walkways/ Stairs	ornamental trim and wood posts have peeling and chipping paint. At grade level where the wood comes in contact with the ground there are signs of rot and deterioration	B9	replace ground level boards with non-organic sheet goods to prevent rot and deterioration	64	LF		x		
17	South Façade	Walkways/ Stairs	stairs are concrete and in satiSfactory condition	B9	no immediate repairs are required for the stairs themselves.	85	SF				x
18	South Façade	Roof	asphalt shingle roof in satisfactory condition. Under side of roof is beadboard that is rotting in places with paint peeling and flaking off the entire surface	B9	replace and paint beadboard. Inspect field framing for roof support for further deterioration.	135	SF		x		
19	Rear West Façade	Doors	rear door has some blistering in the paint around the bottom 2'-0" of the door. Sealant around the perimeter has degraded to the point that it has fallen out. The door does not fit properly in the frame as there is a gap across the top of more than 1/2" on one side.	B10	Door and transom should be replaced to fit frame.	27	SF		x		
20	Rear West Façade	Walkways/ Stairs	ramp is made from a steel sub structure with conrete ramps and landing. The steel structure has surface rust over 30-40% of the structure. The concrete is in satifactory condition	B11	rusting needs to be removed as soon as it can to prevent deterioration of structural connections. Delaying this will casue further costs. Scrape and remove all rust, prime and paint.	1	unit	x			
21	Rear West Façade	Walkways/ Stairs	ramp roof and structure are made from wood and are in serviceable condition.	B12	staining the wood structure will increase the life span of the framing	1	unit		x		
22	Rear West Façade	Walkways/ Stairs	ramp roof is asphalt roll roofing.	B12	Remove existing roll roofing and install new architecturwal shingle roof system if canopy is to remain for miore that 5 years.	1200	SF		x		
23	Side North Façade	Walkways/ Stairs	stairs railings and landing are not ADA compliant. Risers heights vary widely. Railings do not have propoer handles per ADA requirements and is noncompliant. Railing should have pickets 42" high over 30". The landing needs to be larger to accomidate proper egress per ADA requirements	B13	new ADA stairs with 8 risers, new landing 5'-0"x5'-0" with shed roof. New hand rails with pickets 42" high over 30"	1	unit		x		

Condition Assessment Matrix

Building Name	**Senior Center**	
Discipline	**Building Envelope** **Exterior**	
Floor / Elevation		

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
24	Main Roof	Roof	the main roof is slate shingles. The roof assembly has reached the end of it's life as there area reports of water staining in the attic and slate shingles are coming loose. Some shingles can be found around the building on the ground. Others can be seen ajar on the roof.	B14	loose slate shingles should be removed and replaced emidiately(15sqft). The enitre roof should be replaced down to the sheathing. Any rotten sheathing should be replace. Install new underlayment and slate roof. Provide new flashing around 2 chimnies, hips, ridges and valleys	4500	SF	x	x		
25	Main Roof	Roof	main roof soffit is ornamental wood trim that is painted. Visual inspection from the ground signs of rot, peeling paint, and broken trim can be seen. At the upper left corner of the main entrance birds were observed flying in andout of the soffit. The presence of animals in a building will acccelerate the deterioration of the buildings finishes	B14	replace all ornamental trim and frieze boards around soffit with cellular PVC trim	350	LF		x		
26	Main Roof	Roof	3 dormers with wood facades were observed from the ground having peeling paint.		In conjunction with roof and window replacement wood siding and trim should be replaced with new weather barrier, flashing, and cellular PVC trim and siding.	90	SF		x		
BUILDING EXTERIOR SCOPE TOTALS								**$ -**	**$ 232,000**	**$ -**	**$ -**
								0-11 mths Costs	**1-5 yrs Costs**	**5-10 yrs Costs**	**11-20 yrs Costs**

Client: Town of Deerfield
Project Name: Deerfield Town Building Assessment

Condition Assessment Matrix

Building Name	**Senior Center**	
Discipline	**MEP-FP**	**Interior**
Floor / Elevation		

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Units	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
1		Life Safety	The building does not contain an automatic sprinkler system.		MA General Law M.G.L. c.148, s.26G requires that any existing building over 7,500 square feet that undergoes ***major*** alterations or building addition must be sprinklered. Examples of major alterations are demolition or reconstruction of existing ceilings or installation of suspended ceilings; removal of sub flooring; demolition and/or reconstruction of walls, doors, or stairways; or removal or relocation of a significant portion of the building's mechanical or electrical systems. Alterations are considered major when such work affects 33% or more of the building area or when total work (excluding sprinkler installation) is equal to 33% or more of the assessed value of the building. If the proposed project scope exceeds these thresholds then the existing building, and its additions, will require installation of an automatic sprinkler system.	9,465			$ 100,000		
2		Plumbing Fixtues	Existing building is served by municipal water and municipal sewer services. Domestic water service is 3/4" in size.	MEP 1	Services appear to be in fair condition. Confirm services are sized adequately for future renovation scope. It would be expected a new domestic service would be required to support new plumbing fixtures.				$ 5,000		
3		Plumbing Fixtues	Existing domestic water piping is copper with sweat fittings. Domestic water piping is not insulated. Shut off valves are antiquated. Appears to be some older brass and steel piping in the system.	MEP 2	Due to age and condition, replace entire domestic water system. Insulate all domestic water piping.				$ 50,000		
4		Plumbing Fixtues	The existing sanitary, waste and vent system is made up of cast iron pipe with hub and spigot fittings.	MEP 3	Piping in Basement is in poor condition. Recommend full replacement of piping system.				$ 10,000		

Client: Town of Deerfield
Project Name: Deerfield Town Building Assessment

Condition Assessment Matrix

Building Name	**Senior Center**	
Discipline	**MEP-FP**	**Interior**
Floor / Elevation		

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Units	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
5		Plumbing Fixtues	Domestic Hot Water is generated by indirect water heater located in Basement. Indirect water heater is supplied from two wall mounted boilers. Water heater is an HTP model SSU045 and 45 gallon storage. Water heater isequipped with a thermostatic mixing valve. Hot water is not recirculated. There is no expansion tank.	MEP 4	Water heater is in good condition and can be reused. Recommend new recirculation system for hot water to increase efficiency.				$ 5,000		
6		Plumbing Fixtues	Existing Plumbing Fixtures include: floor mounted tank type water closets, wall hung urinal with flush valve, wall hung lavatories. Kitchen area has counter mounted stainless steel sink with gooseneck facuet. There is a two-bowl pot washing sink with hand spray nozzle, one bowl is equppied with a garbage disposal. There is no grease interceptor.	MEP 5 - 9	Plumbing fixtures are in fair condition. Attempts have been made to make some fixtures accessible however in general the fixtures do not meet current standards. There is no drinking fountain. In general fixtures should be replaced with high efficiency plumbing fixtures.	9465			$ 60,000		
7		Plumbing Fixtues	Building is served with natural gas. Building gas meter is located on the exterior of the building. Natural gas piping is black steel with threaded joints. Natural gas is supplied to kitchen stove and heating boilers.	MEP 10 - 12	Gas piping is in good condition and can remain.						
8		Mechanical Fixtures	Heating Boilers	MEP 13	Recently Installed	2					$ 50,000
9		Mechanical Fixtures	Heating Pumps	MEP 14	Recently Installed						$ 12,000
10		Mechanical Fixtures	PEX Piping, New Uninsulated	MEP 15	Recently Installed						$ 75,000
11		Mechanical Fixtures	Kitchen Exhaust	MEP 16					$ 7,500		
12		Mechanical Fixtures	General Exhaust	MEP 17					$ 38,000		
13		Floor	Unheated space	MEP 18	Storage					$ 18,000	

Client: Town of Deerfield
Project Name: Deerfield Town Building Assessment

Condition Assessment Matrix

Building Name	**Senior Center**	
Discipline	**MEP-FP**	**Interior**
Floor / Elevation		

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Units	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
14		General/ Other	Electrical Service - The electrical service to the building is fed overhead through and existing pole mounted transformed located in Pole #45-5 at North Main Street. The utility company meter is located outisde of the Dining Room and to the south side of building. The meter number is 89155292.	MEP 19 - 21	Electric service is undersized for any future upgrades. A new service will be required for future renovations.				$ 10,000		
15		Equipment	Electrical Distribution System - The secondary electrical service runs overhead for the pole mounted transformer to the 200 Ampere, 120/240 volts, 1 phase, 3 wire main panel located in the basement. The panel has a 200 Ampere main circuit breaker and is manufactured by Murray and is in good condition. There is a second electrical panel located at the dining room of the first floor. The panel is rated at 100 Amperes, 120/240 volts, 1 phase, 3 wire and is manufactured by Federal Pacific and is in poor condition and obsolete. There is no surge protection device (SPD) installed in these panels.	MEP 22 - 25	Original panel located at the first floor should be replaced.	1			$ 5,000		
16		Equipment	Branch Circuits - Quantity of receptacles appears not to be adequate for current needs. There are two prong type receptacles in same areas of the building.	MEP 26 - 29	Additional receptacles shall be installed in areas where extension cords are being used. Replace all existing two prong receptacles.	9465			$ 15,000		

Client: Town of Deerfield
Project Name: Deerfield Town Building Assessment

Condition Assessment Matrix

Building Name	**Senior Center**	
Discipline	**MEP-FP**	**Interior**
Floor / Elevation		

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Units	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
17		Electrical/ Lighting Fixtures	Interior Lighting - Existing light fixtures consists of 1'x4' fluorescent with T8 lamps, pendants and incandescent. The basement has porcelain sockets with incandescenet lamps. Many of the light switches were the push button type. Many fixtures were damaged and missing components, etc. in second and third floors. Also, these areas were not occupied.	MEP 30 - 43	All existing incandescent fluorescent lighting should be replaced with new energy saving LED type fixtures. Occupancy sensors should be provided to conserve energy when space is unoccupied.	9465				$ 45,000	
18		Life Safety	Emergency Lighting - The emergency lighting for the building is provided via self-contained battery units and emergency remote batteries. It appears that the existing system does not meet the present code due to the lack of coverage. A minimum of a one-foot candle is required. Exit signs are provided at exits throughout the building. Also, there are some exit paper signs installed. The facility does not have an emergency stand-by generator.	MEP 44 - 48	New emergency lighting and exit signs should be upgraded to meet current codes.	9465		$ 19,000			
19		Electrical/ Lighting Fixtures	Site Lighting - The exterior lighting consists of one single pendant decorative light installed at the front entrance and one porcelain socket with incandescenet lamp installed at the rear door. There is no egress lighting at the two other exit doors.	MEP 49 & 50	New building perimeter LED, wall mounted fixtures cut-off over exterior doors for exit discharge should be installed.	4				$ 8,000	

Client: Town of Deerfield
Project Name: Deerfield Town Building Assessment

Condition Assessment Matrix

Building Name	**Senior Center**	
Discipline	**MEP-FP**	**Interior**
Floor / Elevation		

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Units	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
20		Life Safety	Fire Alarm - There is no fire alarm system installed in this building. There are a few battery operated smoke detectors installed in the basement and first floor only, none on the second and third floors.	MEP 51 & 52	A fire alarm and detection system should be provided with 60 hours battery back-up. The system should be addressable type where each device shall be identified at the control panel and remote annunicator by device type and location to facilitate search for origin of alarms. Device should consist of smoke detectors, pull stations, heat detectors, horn/strobes, light/strobes, etc.	9465		$ 48,000			
MEP-FP SCOPE TOTALS								**$ 67,000**	**$ 305,500**	**$ 71,000**	**$ 137,000**
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs

Client: Town of Deerfield
Project Name: Deerfield Town Building Assessment

Condition Assessment Matrix

Building Name		**Senior Center**	Note 1: See Architectural Photos
Discipline		**Structural**	
Floor / Elevation	**Full Building**		

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo # Note 1	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
1	Boiler Room 009 Storage 008 Storage 010	Foundation	Concrete floor slab is cracked and uneven throughout indicating significant differential settlement in areas.		Remove and replace existing broken floor slab; prep substrate and install new slab		Allow		$ 5,000		
2	Boiler Room 009 Storage 008 Storage 010	Foundation	Mortar joints in fieldstone and brick walls has efflorescence and areas of deterioration indicating water infiltration into the basement. There is also an distinct musty odor.		Repoint existing foundation interior and manage water infiltration from exterior		Allow		$ 10,000		
3	Billards Room 006	Structure (beam)	There is a timber beam supporting the first floor that has a full depth split with approximately 1" separation. This beam is considered severely weakened by this condition and should be repaired as soon as feasibly possible.	0-19, 0-20, 0-21	Replace existing wood beam as part of full building renovation	1	Allow		$ 2,500		
4	Activity Room 101	Structure	The first floor has settled towards the middle of the "Activity Room".	1-4 1-5	Evaluate floor structure as part of full building renovation to arrest further settlement or restructure floor		sf		TBD		
5	3rd Floor	Structure	There are areas of water damaged floor at the third floor from major roof leaks. Floorboards are rotted and there is likely damage to the floor joists as well.	3-2 3-14	Remove damaged flooring, replace damaged portions of floor framing		sf		TBD		
6	3rd Floor	Structure/ Wall abckup	Plaster ceiling in attic space is severely damaged by previous or ongoing roof leaks, with large areas spalled and cracks throughout. Exposed areas of timber framing show evidence of moisture stains.	3-3 3-5 3-6	As part of a full building renovations, remove existing finish wall an ceiling assemblies at 3rd floor (attic) in their entirety.		sf		TBD		

Client: Town of Deerfield
Project Name: Deerfield Town Building Assessment

Condition Assessment Matrix

Building Name		**Senior Center**	Note 1: See Architectural Photos
Discipline		**Structural**	
Floor / Elevation	**Full Building**		

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo # Note 1	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
7	Exterior Wall	Structural Wall	Deteriorated mortar joints with loose and/or missing bricks were found throughout the exterior elevations.	See Narrative	Repoint extior brick masonry as part of a full building renovation	See Building Envelope Report for more information					
8	Exterior Walls	Exteior Trim	Wood trim around windows and roof are severely weathered with cracked and peeling paint, rot, and separation from brick work.		See Building Envelope Report for more information	See Building Envelope Report for more information					
9	Exteior Walls	Exteior Chimney	There is a tall chimney on the north elevation of the building which may require seismic bracing if extensive renovations are made to the building.		Implement seismic bracing at existing chimneys as part of a full building renovation.	1	ea		TBD		
10	Rear (West Building Façade	Roof Assembly	Wood framed canopy structure over concrete ramp structure at rear of building appears very "lightly" framed with tall 4x4 posts with limited lateral bracing. The wood appears weathered from exterior exposure and lack of maintenance.		Canopy roof assembly to be removed as part of a full-building renovation	See Architecture Interior Report for more information.					
11	Rear Entry	Ramp structure	Several steel pipe posts supporting the concrete ramps are corroding and should be repaired/repainted to prolong their useful life.		Scrape and repaint rusted components of remp; Ramp to be removed as part of a full-building renovation.. See Architectural Report for more information.						
STRUCTURAL SCOPE TOTALS								**$ -**	**$ 17,500**	**$ -**	**$ -**
								0-11 mths Costs	**1-5 yrs Costs**	**5-10 yrs Costs**	**11-20 yrs Costs**

Client: Town of Deerfield
Project Name: Deerfield Town Building Assessment

Building Name	**Senior Center**
Discipline	**Site Exterior**
Floor / Elevation	

Issue #	Room Name / Elev.	System/ Component	Existing Description	Photo #	Commentary/ Proposed Work	Quantity	Unit	Repair/ Replace Priority by			
								0-11 mths Costs	1-5 yrs Costs	5-10 yrs Costs	11-20 yrs Costs
1	Site east front	Site	Front sidewalk is in satisfactory condition		Review condition of walkway and repiare as required						
2	Site south side	Site	The south entrance concrete sidewalk is deteriorating and becoming buried with sediment and grass.	B15	Replace sidewalk out to street and connect sidewalk to rear parking area	840	SF		$ 10,000		
3	Site west and north	Site	Rear driveway and parking area is not well defined as to what is parking and what is a driving lane. There are no markings directing traffic. Handicap parking space juts out into travel lane. Pavement is in relatively sound condition with minor cracks and some potholes that have been recently patched. Drainage is limited due to a relatively flat area without clear crowning in the pavement to provide drainage.	B16	Overall site design is needed to improve traffic flow, parking and drainage. consider expanding perimeter to accommodate more parking and allow for better traffic flow. Consider making one direction lanes for travel. Site drainage should be reviewed to drain away from buildings and off of paved areas.	15,400	SF		TBD		
SITE SCOPE TOTALS								**$ -**	**$ 10,000**	**$ -**	**$ -**
								0-11 mths Costs	**1-5 yrs Costs**	**5-10 yrs Costs**	**11-20 yrs Costs**

Representative Existing Conditions Photographs

South County Senior Center – Basement

Representative Existing Conditions Photographs

0-1 Stair 01

0-2 Stair 01

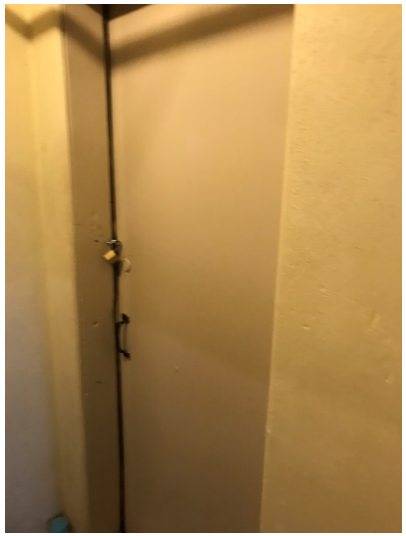
0-3 Corridor 001

South County Senior Center – Basement

Representative Existing Conditions Photographs

0-4 Corridor 001 floor

0-5 Doors in Corridor 001



0-6 Door to 011

South County Senior Center – Basement

Representative Existing Conditions Photographs

0-7 Activity Room 002

0-8 Typical Basement Window

0-9 Activity Room 002 with Vault Door

South County Senior Center – Basement

Representative Existing Conditions Photographs

0-10 Vault (with dehumidifier)

0-11 Vault floor

0-12 Vault Records

South County Senior Center – Basement

Representative Existing Conditions Photographs

0-13 Corridor 005 floor

0-14 Corridor 005 ceiling

0-15 Corridor 005 ceiling near exit

South County Senior Center – Basement

Representative Existing Conditions Photographs

0-16 Corridor 005 floor

0-17 Billiards Room

0-18 Billiards Room floor

South County Senior Center – Basement

Representative Existing Conditions Photographs

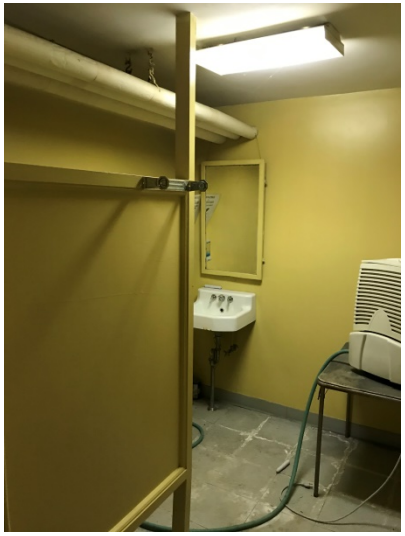
0-19 Billiards Room brick columns

0-20 Checked beam at Billiards Room

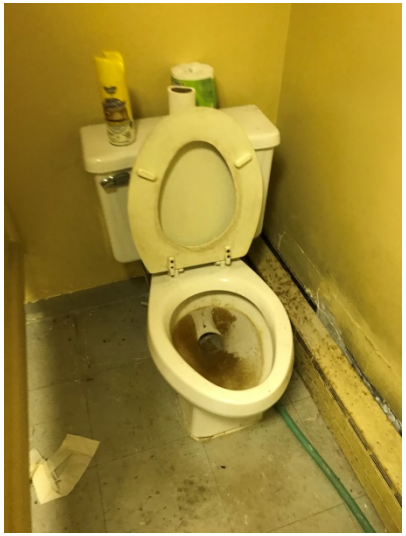
0-21 Checked beam at column in Billiards Room

South County Senior Center – Basement

Representative Existing Conditions Photographs

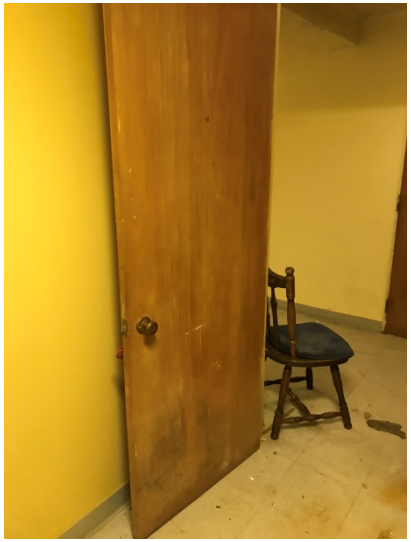


0-22 Toilet Room 007



0-23 Toilet Room 007

0-24 Toilet Room 007



0-25 Toilet Room 007

South County Senior Center – Basement

Representative Existing Conditions Photographs

0-26 Rear Exit

0-27 Rear Exit ceiling

0-28 Rear Exit stairs to grade

South County Senior Center – Basement

Representative Existing Conditions Photographs

0-29 Storage Room 008

0-30 Storage Room 008

0-31 Electrical panel at Storage Room 008

South County Senior Center – Basement

Representative Existing Conditions Photographs

0-32 Boiler Room 009--old (abandoned) boiler

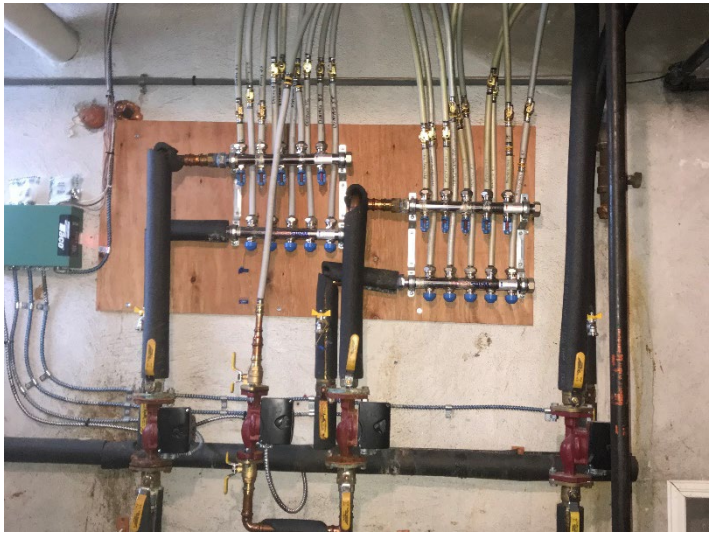
0-33 Brick column at Boiler Room

0-33 Boiler Room

South County Senior Center – Basement

Representative Existing Conditions Photographs

0-34 Boiler Room – new Buderus Boiler



0-35 Boiler Room- new pump and valve array

0-36 Boiler Room water service & meter

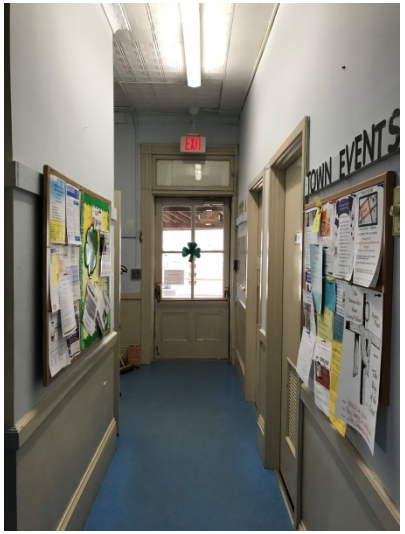
0-37 Boiler Room new hot water heaters

South County Senior Center – First Floor

Representative Existing Conditions Photographs

1-1 Rear (main) Entry

1-2 Door to Basement stairs



1-3 Corridor 100 (toward Rear Entry)

South County Senior Center – First Floor

Representative Existing Conditions Photographs

1-4 Activity Room 101

1-5 Activity Room 101

1-6 Activity Room 101 ceiling

1-7 Activity Room 101

South County Senior Center – First Floor

Representative Existing Conditions Photographs

1-8 Entry Vestibule 108

1-9 Entry Vestibule 108

1-10 Entry Vestibule 108

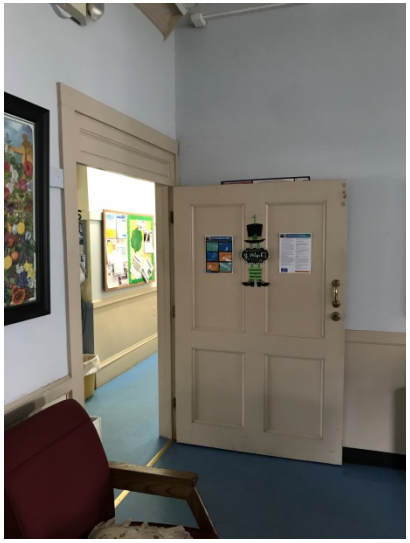
South County Senior Center – First Floor

Representative Existing Conditions Photographs

1-11 Dining Room 106

1-12 Dining Room 106

1-13 Dining with serving counter



1-14 Door from Dining Room to Corridor 100

South County Senior Center – First Floor

Representative Existing Conditions Photographs

1-15 Dining Room 106 typical radiator

1-16 Dining Room 106 typical radiator

1-17 Dining Room 106 typical radiator

1-18 Area of creaky floor in Dining Room 106

South County Senior Center – First Floor

Representative Existing Conditions Photographs

1-19 Kitchen 107 toward cooking area

1-20 Kitchen 107 toward dishwashing area

1-21 Kitchen 107 toward pot sink

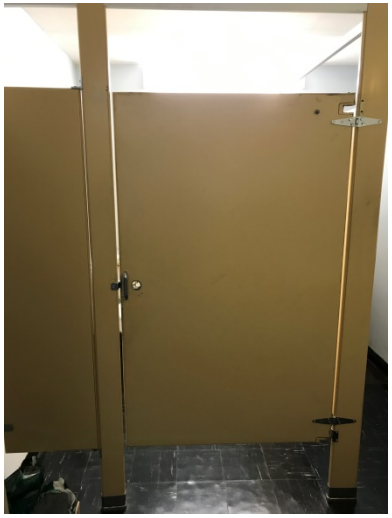
1-22 Kitchen egress door

South County Senior Center – First Floor

Representative Existing Conditions Photographs

1-23 Kitchen side of serving counter

1-24 Kitchen 107 dishwasher & pots sink



1-25 Men's Room 105 metal toilet partitions

1-26 Men's Room 105 entry door

South County Senior Center – First Floor

Representative Existing Conditions Photographs

1-27 Men's Room 105 water closet

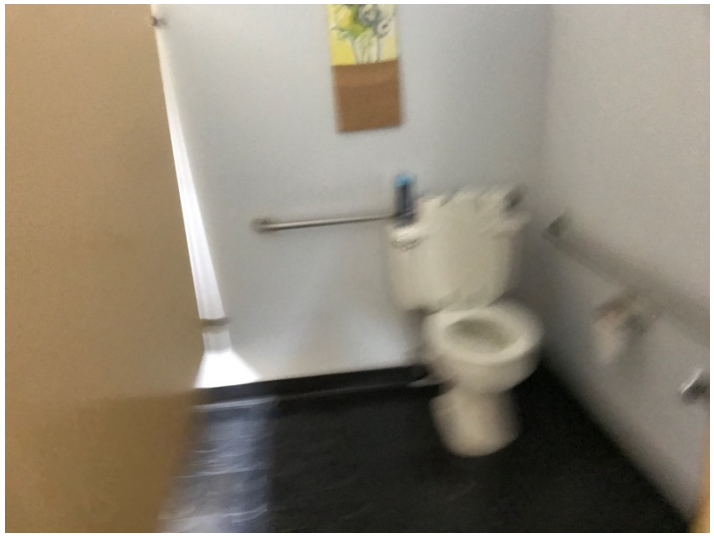
1-28 Men's Room 105 floor

1-29 Men's Room 105 Lav

1-30 Men's Room 105 urinal

South County Senior Center – First Floor

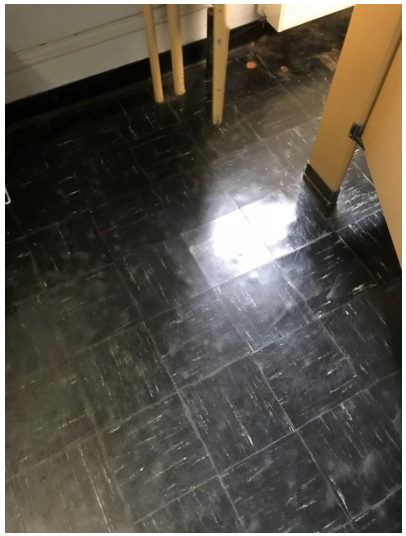
Representative Existing Conditions Photographs



1-31 Women's Room 104 water closet (HC)

1-32 Women's Room 104 radiator

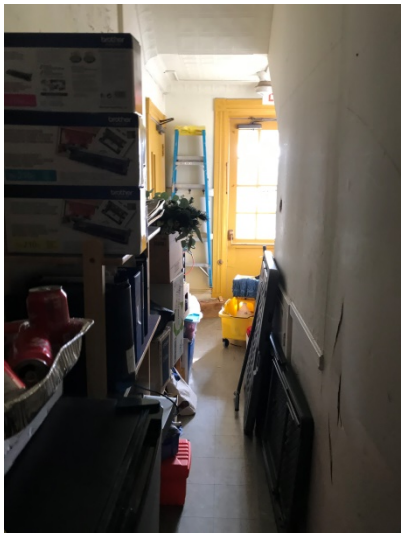
1-33 Women's Room 104 Lav



1-34 Women's Room 104 floor

South County Senior Center – First Floor

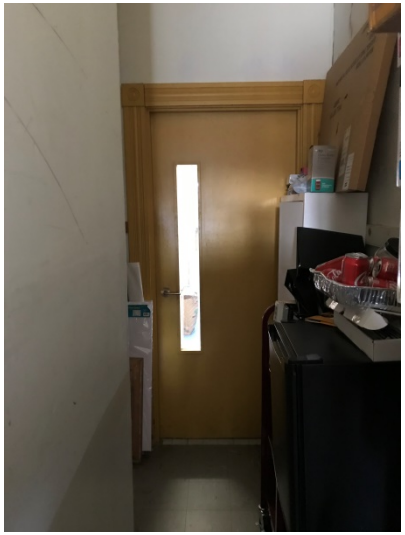
Representative Existing Conditions Photographs



1-35 Egress Hallway 102 toward egress door

1-36 Egress Hallway 102 Egress Door

1-37 Egress Hallway 102 ceiling



1-38 Egress hallway 102 Door to Office 103

South County Senior Center – First Floor

Representative Existing Conditions Photographs

1-39 Egress Hallway 102 stair to 2nd floor

1-40 Egress Hallway 102 stairs to 2nd floor

South County Senior Center – First Floor

Representative Existing Conditions Photographs

1-41 Office 103 from Corridor 100

1-42 Office 103 window

South County Senior Center – First Floor

Representative Existing Conditions Photographs

1-43 Rear (west) façade with rear entry ramp

1-44 Rear Entry ramp and door

1-45 Front facade

1-46 Front Entry Porch

South County Senior Center – Second Floor

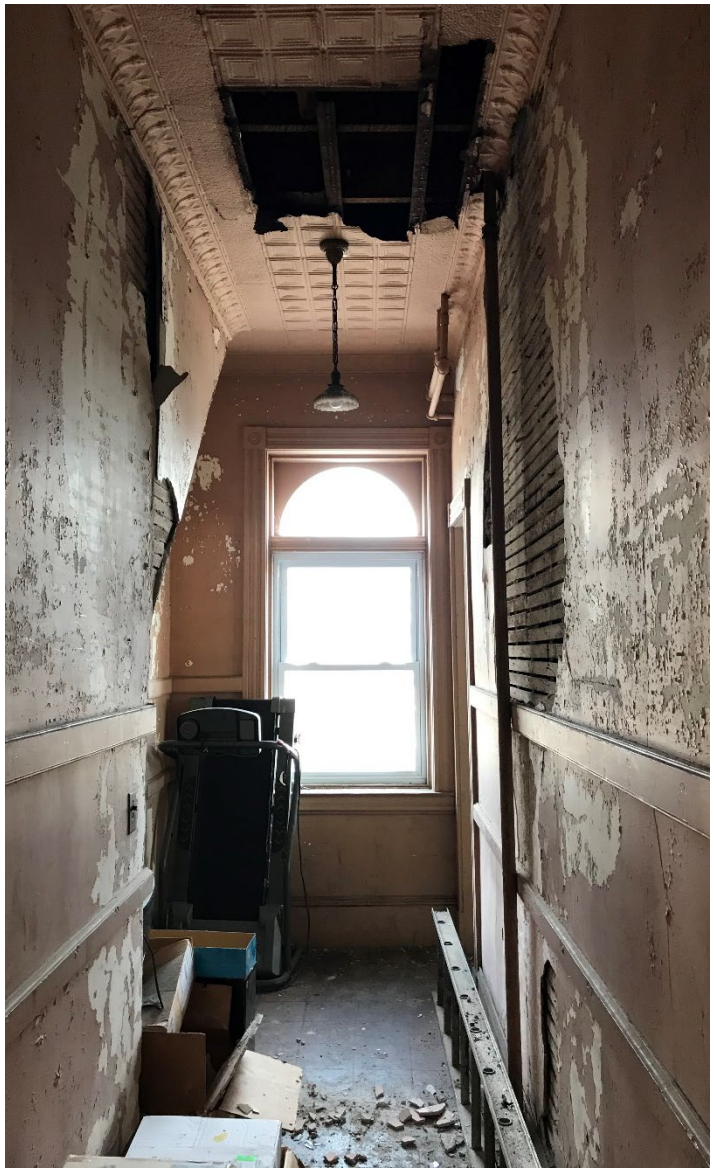
Representative Existing Conditions Photographs

2-1 Stair 1 at Corridor 200

2-2 Stairwell 1 at Corridor 200

South County Senior Center – Second Floor

Representative Existing Conditions Photographs



2-3 Corridor 200

2-4 Corridor 200

South County Senior Center – Second Floor

Representative Existing Conditions Photographs

2-5 Room 201-looking south

2-6 Room 201 – looking east

2-7 Room 201- looking north (toward Corridor 200)

2-8 Room 201 ceiling at door to Room 206

South County Senior Center – Second Floor

Representative Existing Conditions Photographs

2-9 204 looking south toward Corridor 200

2-10 Room 204 looking north

2-11 Rom 204 looking southwest

2-12 Room 205 toward door to 204

South County Senior Center – Second Floor

Representative Existing Conditions Photographs

2-13 Room 203 looking north

2-14 Room 203 looking south toward Corridor 200

2-15 Room 203 ceiling

2-16 Room 203 floor

South County Senior Center – Second Floor

Representative Existing Conditions Photographs

2-17 Room206 looking north

2-18 Room 206 sink

2-19 Room 206 ceiling

2-20 Room 206 floor

South County Senior Center – Second Floor

Representative Existing Conditions Photographs

2-21 Corridor 202 looking south

2-22 Corridor 202 looking north

South County Senior Center – Second Floor

Representative Existing Conditions Photographs

2-23 Corridor 202 stair detail

2-24 Corridor 202 stair

2-25 Corridor 202 ceiling

2-26 Corridor 202 stair railing

South County Senior Center – Third Floor

Representative Existing Conditions Photographs

3-1 Floor of finished area

3-2 Debris on floor of finished area

3-3 Raised platforms at east (street) side dormer

3-4 Raised platforms at east (street) side dormer

South County Senior Center – Third Floor

Representative Existing Conditions Photographs

3-5 Wall finish at west dormer wall

3-6 Vent shaft at west dormer

3-7 Interior “skylight” at ceiling of finished area

3-8 Vent shaft enclosure at west dormer

South County Senior Center – Third Floor

Representative Existing Conditions Photographs

3-9 Interior of vent shaft

3-10 Vent shaft

3-11 Vent shaft

3-12 Roof ridge from inside vent shaft enclosure

South County Senior Center – Third Floor

Representative Existing Conditions Photographs

3-13 Exterior brick wall behind finished wall

3-14 Exposed floor structure within Room 304

3-15 Room 303

3-16 Open ceiling hatch at Room 303

South County Senior Center – Third Floor

Representative Existing Conditions Photographs

3-17 Roof structure above finished area

3-18 Steel bar strong-back tie at floor structure

3-19 Brick wall behind finished wall

3-20 Platforms at east dormer

South County Senior Center – Third Floor

Representative Existing Conditions Photographs

3-21 Flue duct at north chimney

3-22 Access hatch from Room 203 below

3-23 Wall & ceiling framing of finished area

3-24 Flue duct at north chimney

South County Senior Center – Third Floor

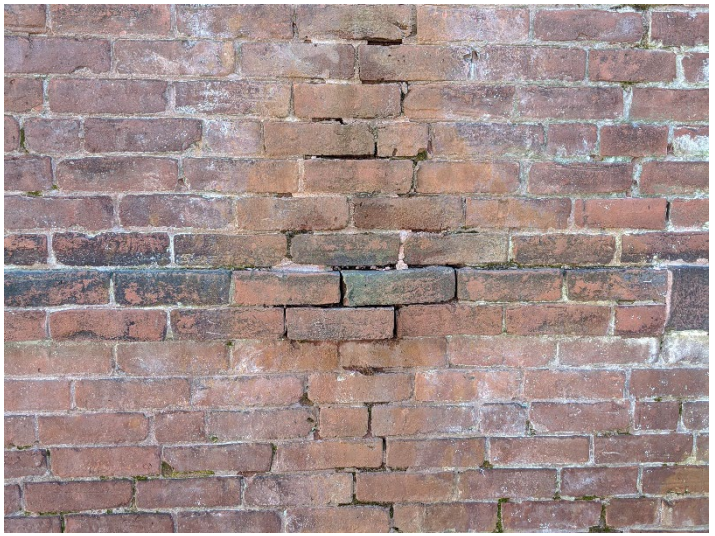
Representative Existing Conditions Photographs

3-25 Windows at south gable end wall

South County Senior Center – Building Envelope

Representative Existing Conditions Photographs

B1



B2

B3

B4

South County Senior Center – Building Envelope

Representative Existing Conditions Photographs

B5

B6

B7

B8

South County Senior Center – Building Envelope

Representative Existing Conditions Photographs

B9

B10

South County Senior Center – Building Envelope

Representative Existing Conditions Photographs

B11

B12

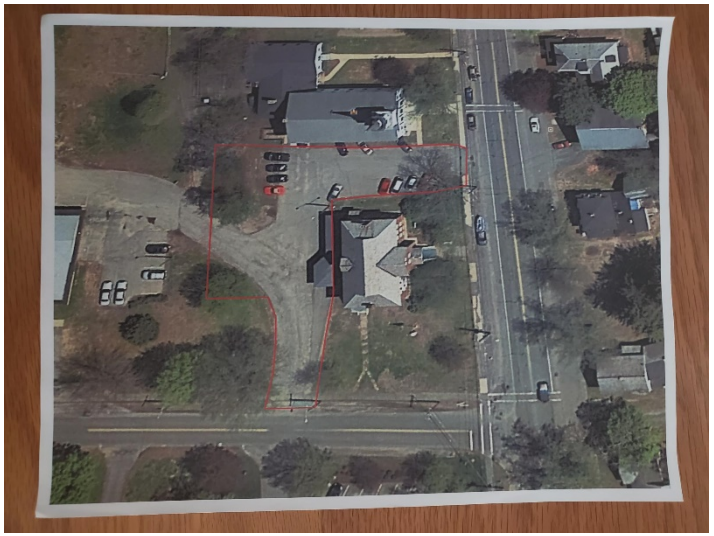
B13

B14

South County Senior Center – Building Envelope

Representative Existing Conditions Photographs

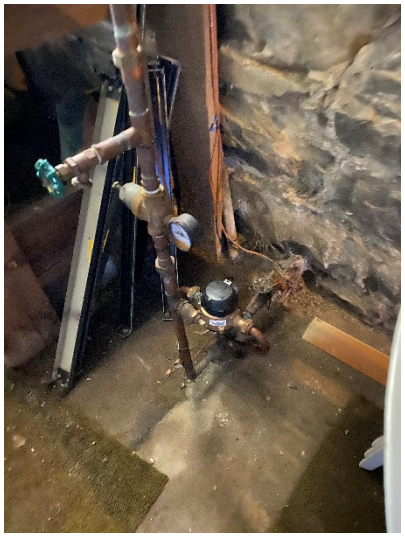
B15



B16

South County Senior Center – MEP/FP

Representative Existing Conditions Photographs



MEP 1

MEP 2

MEP 3

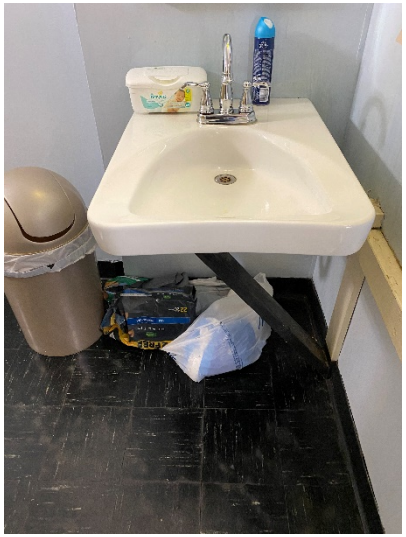
MEP 4

South County Senior Center – MEP/FP

Representative Existing Conditions Photographs

MEP 5

MEP 6



MEP 7

MEP 8

South County Senior Center – MEP/FP

Representative Existing Conditions Photographs

MEP 9

MEP 10

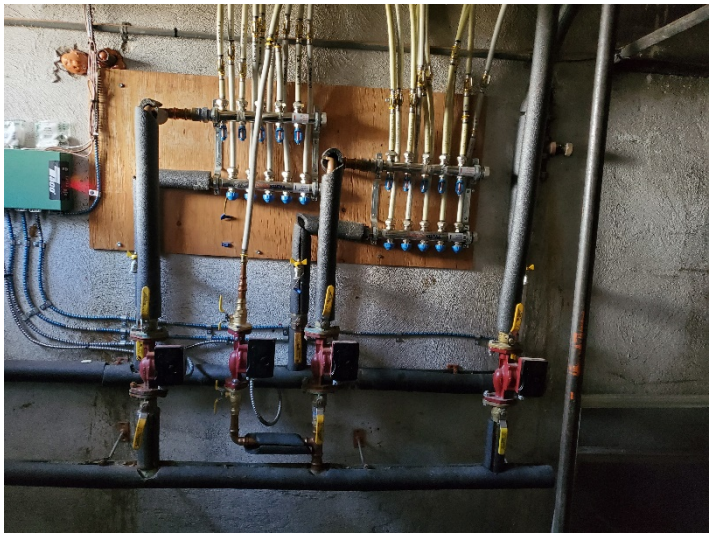
MEP 11

MEP 12

South County Senior Center – MEP/FP

Representative Existing Conditions Photographs

MEP 13



MEP 14

MEP 15

MEP 16

South County Senior Center – MEP/FP

Representative Existing Conditions Photographs

MEP 17

MEP 18

South County Senior Center – MEP/FP

Representative Existing Conditions Photographs

MEP 19

MEP 20

MEP 21

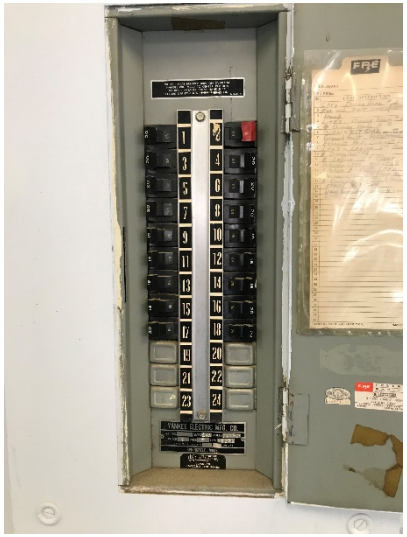
MEP 22

South County Senior Center – MEP/FP

Representative Existing Conditions Photographs

MEP 23

MEP 24



MEP 26

MEP 26

South County Senior Center – MEP/FP

Representative Existing Conditions Photographs

MEP 27

MEP 28

MEP 29

MEP 30

South County Senior Center – MEP/FP

Representative Existing Conditions Photographs

MEP 31

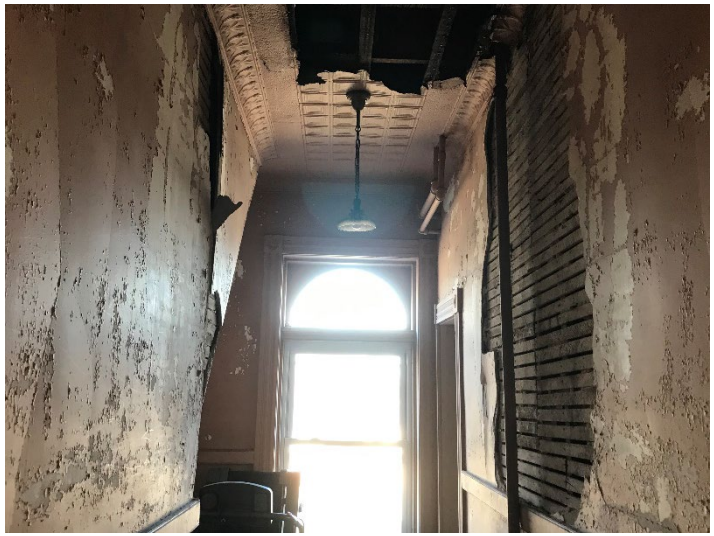
MEP 32

MEP 33

MEP 34

South County Senior Center – MEP/FP

Representative Existing Conditions Photographs



MEP 35

MEP 36

MEP 37

MEP 38

South County Senior Center – MEP/FP

Representative Existing Conditions Photographs

MEP 39

MEP 40

MEP 41

MEP 41

South County Senior Center – MEP/FP

Representative Existing Conditions Photographs

MEP 43

MEP 44

MEP 45

MEP 46

South County Senior Center – MEP/FP

Representative Existing Conditions Photographs

MEP 47

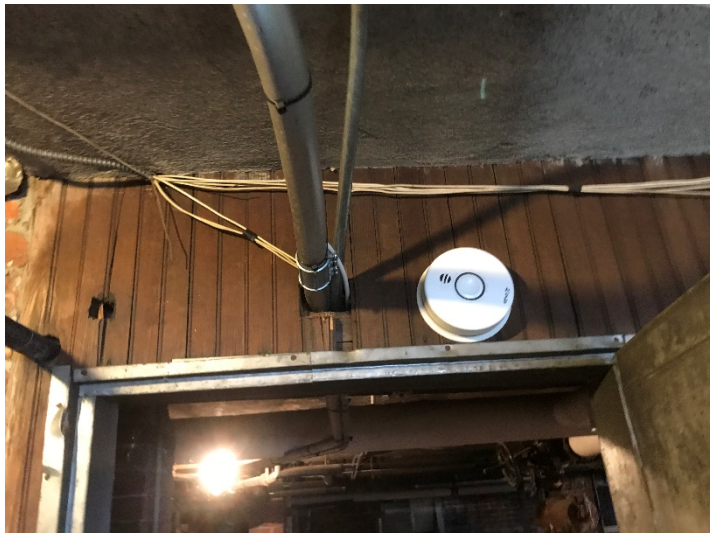
MEP 48

MEP 49

MEP 50

South County Senior Center – MEP/FP

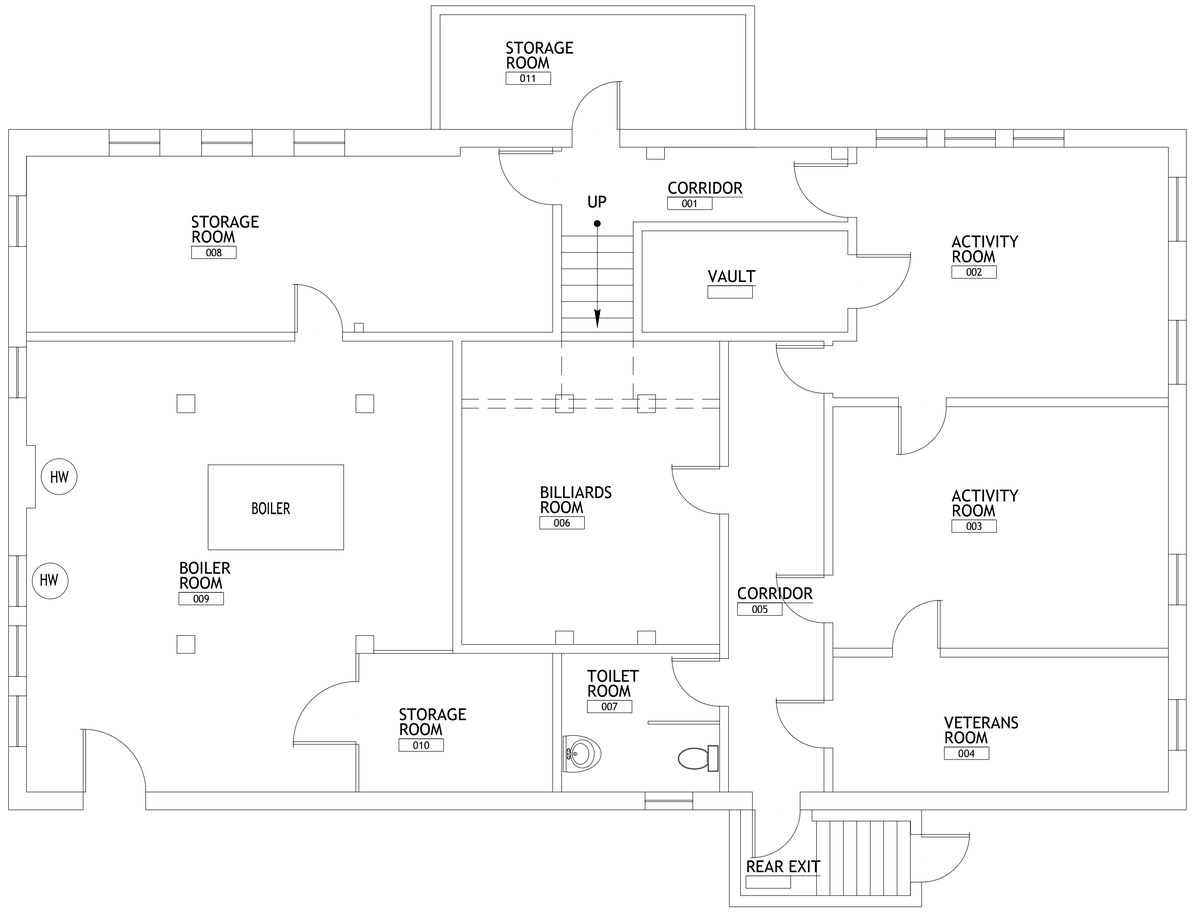
Representative Existing Conditions Photographs



MEP 51

MEP 52

Appendix A: Floor Plans



DEERFIELD SENIOR CENTER BUILDING STUDY

8 CONWAY STREET
SOUTH DEERFIELD, MA 01373

8 CONWAY STREET
SOUTH DEERFIELD, MA 01373

G | R | L | A
Gorman Richardson Lewis Architects
239 South Street Hopkinton, MA 01748
T - 508.544.2600 F - 508.435.0072
www.grlarchitects.com

No. Description Date

North
True North

Date: MARCH, 2020
Proj. No.: 20190051.01
Scale: 1/4"=1'-0"
Drawn By: BAG
Checked By: GEO
File Name: EX1-0.dwg

EXISTING BASEMENT PLAN

EX1.0

2019051.01 - TOWN OF DEERFIELD BUILDINGS STUDY - DEERFIELD SENIOR CENTER - MARCH, 2020

PROJECT | CLIENT | FIRM | KEY PLAN | REMARKS | REVISIONS | COPYRIGHT | SEAL / ORIENTATION | DATA | TITLE | SHEET

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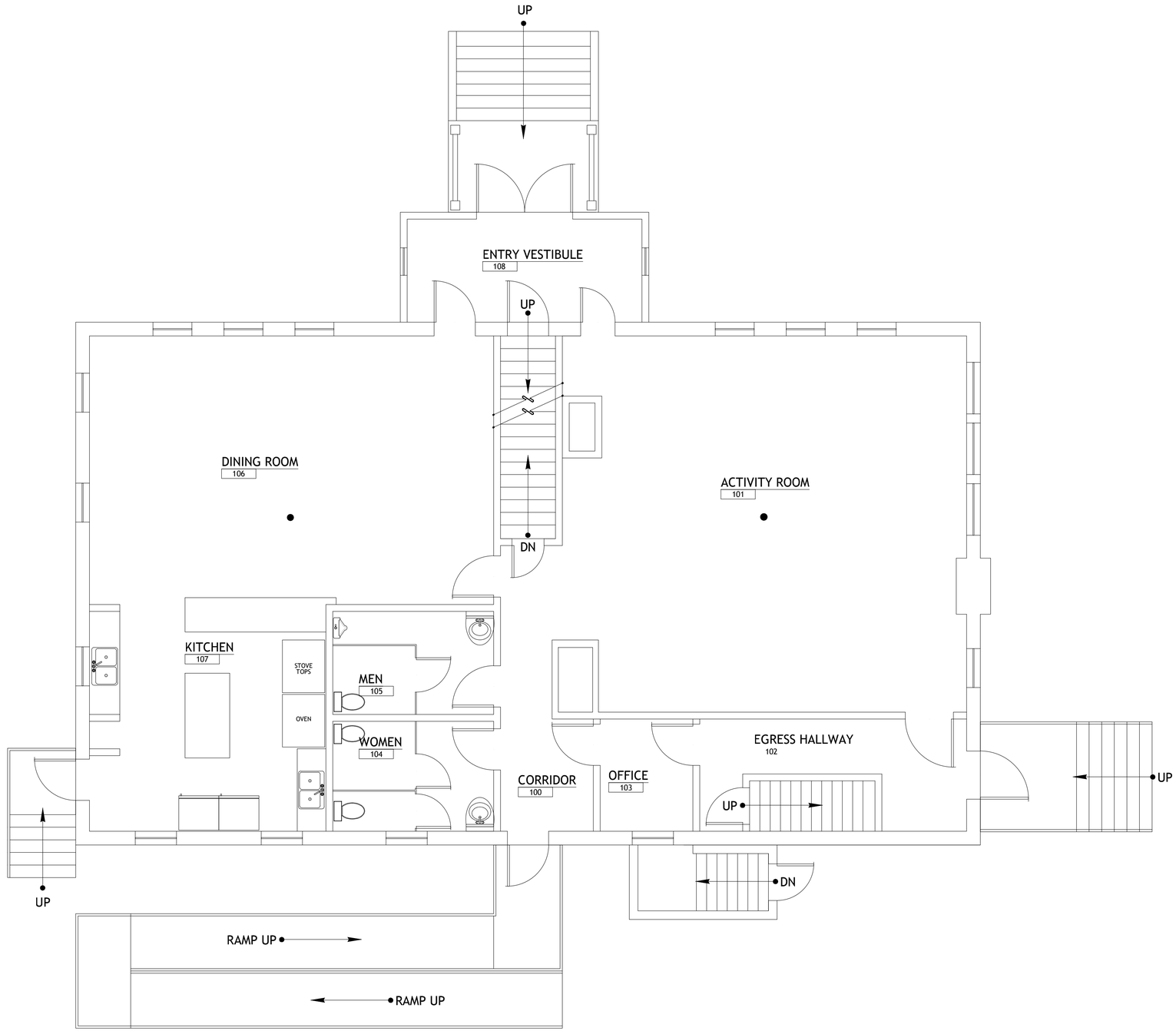

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PROJECT

DEERFIELD
SENIOR CENTER
BUILDING STUDY

8 CONWAY STREET
SOUTH DEERFIELD, MA 01373

CLIENT

8 CONWAY STREET
SOUTH DEERFIELD, MA 01373

FIRM

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KEY PLAN

REMARKS

REVISIONS

No.	Description	Date

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SEAL / ORIENTATION

North
True North

DATA

Date:	MARCH, 2020
Proj. No.:	2019051.01
Scale:	1/4"=1'-0"
Drawn By:	BAG
Checked By:	GEO
File Name:	EX1-1.dwg

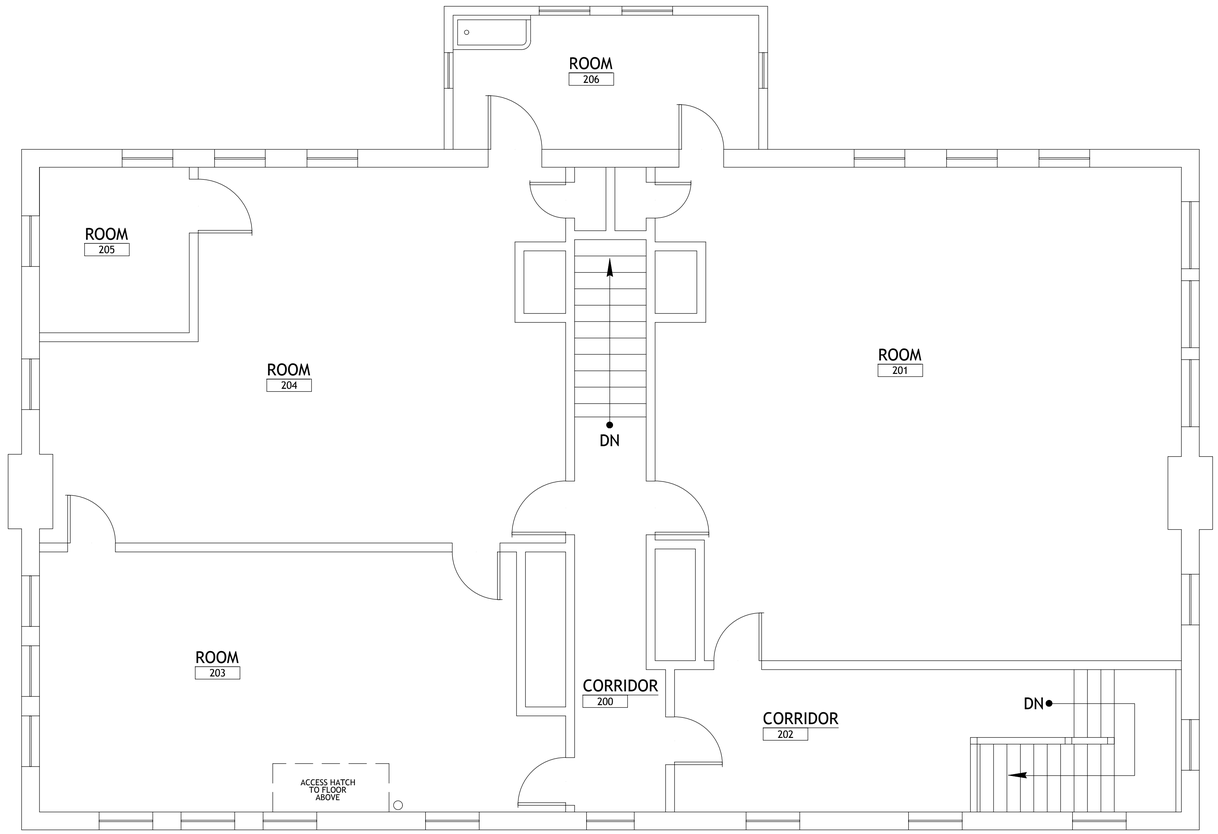
TITLE

EXISTING
FIRST FLOOR
PLAN

SHEET

EX1.1

2019051.01 - TOWN OF DEERFIELD BUILDINGS STUDY - DEERFIELD SENIOR CENTER - MARCH, 2020



DEERFIELD
SENIOR CENTER
BUILDING STUDY

PROJECT

8 CONWAY STREET
SOUTH DEERFIELD, MA 01373

CLIENT

8 CONWAY STREET
SOUTH DEERFIELD, MA 01373

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KEY PLAN

REMARKS

REVISIONS

No. Description Date

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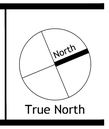
SOLAR ORIENTATION



DATA

Date: MARCH, 2020
Proj. No.: 2019051.01
Scale: 1/4"=1'-0"
Drawn By: BAG
Checked By: GEO
File Name: EX1-2.dwg

TITLE

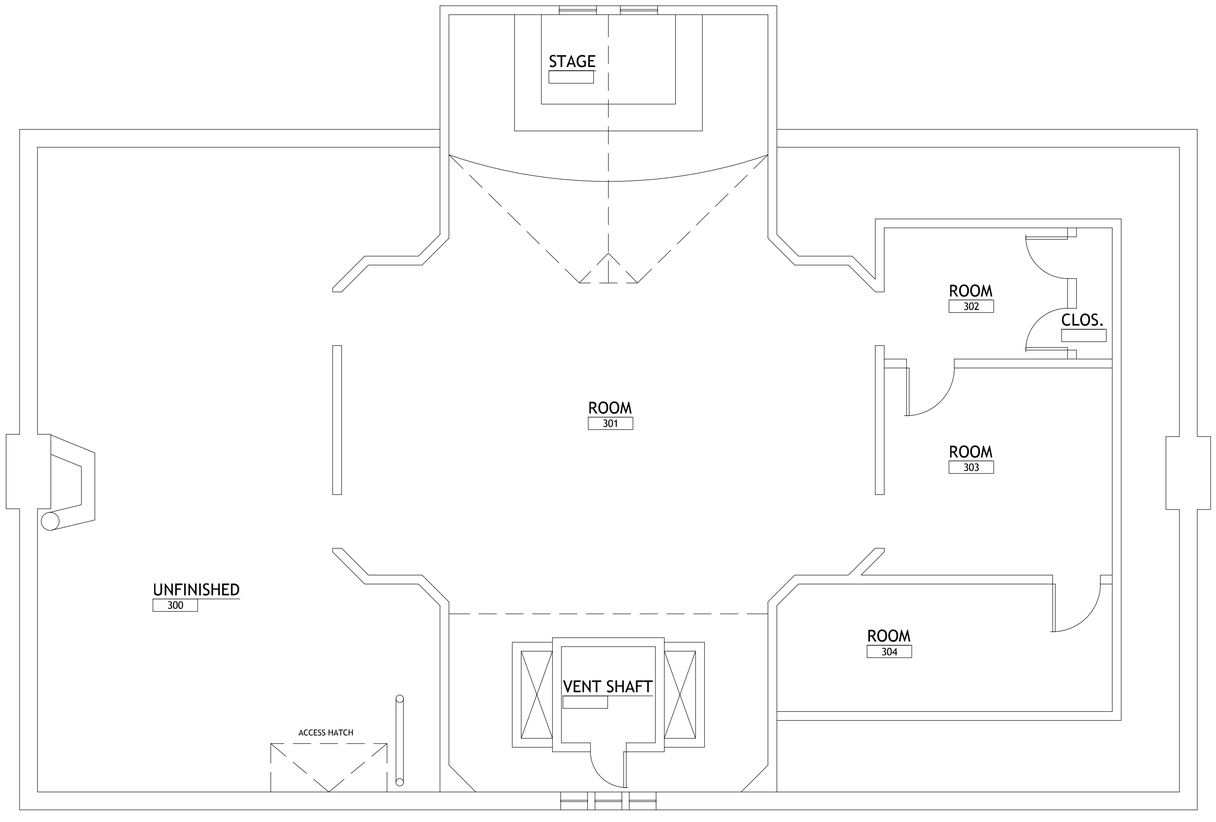
EXISTING
SECOND FLOOR
PLAN

SHEET

EX1.2

2019051.01 - TOWN OF DEERFIELD BUILDINGS STUDY - DEERFIELD SENIOR CENTER - MARCH, 2020

T:\PROJ2019\2019051-TownofDeerfield\01__Existing_Conditions\Drawings\GRLA Drawings\Senior Center\EX1-2.dwg, 3/15/2020 11:18:38 AM, bgaulin



DEERFIELD SENIOR CENTER BUILDING STUDY

PROJECT

8 CONWAY STREET
SOUTH DEERFIELD, MA 01373

CLIENT

8 CONWAY STREET
SOUTH DEERFIELD, MA 01373

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KEY PLAN

REMARKS

REVISIONS

No.	Description	Date

COPYRIGHT

SEAL / ORIENTATION

North
True North

DATA

Date:	MARCH, 2020
Proj. No.:	2019051.01
Scale:	1/4"=1'-0"
Drawn By:	BAG
Checked By:	GEO
File Name:	EX1-3.dwg

TITLE

EXISTING THIRD FLOOR PLAN

SHEET

EX1.3

2019051.01 - TOWN OF DEERFIELD BUILDINGS STUDY - DEERFIELD SENIOR CENTER - MARCH, 2020

Appendix B: EagleView

Precise Aerial Measurement Report

Prepared by Gorman Richardson Lewis Architects

67 N Main St, South Deerfield, MA 01373-1012

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Gorman Richardson Lewis Architects

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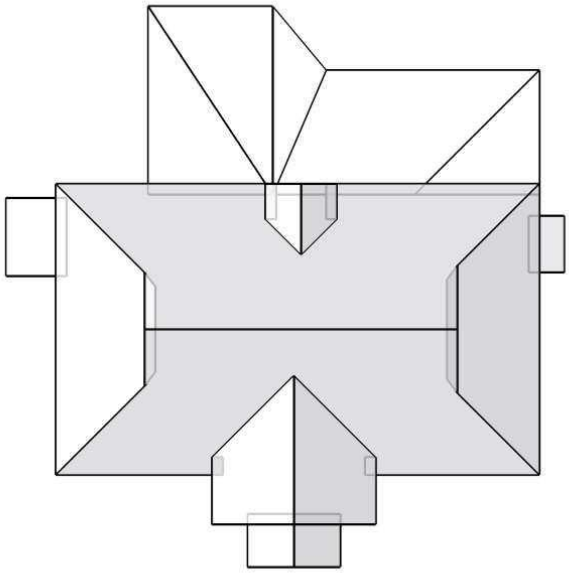
Hopkinton, MA 01748-2249

Chris Paszko
tel. 508-544-2600
email: rgutmann@grlarchitects.com
www.grlarchitects.com

67 N Main St, South Deerfield, MA 01373-1012



In this 3D model, facets appear as semi-transparent to reveal overhangs.

Report Details

Report: 32484333

Roof Details

Total Roof Area = 5,774 sq ft
Total Roof Facets = 17
Predominant Pitch = 12/12
Number of Stories >1
Total Ridges/Hips = 252 ft
Total Valleys = 78 ft
Total Rakes = 146 ft
Total Eaves = 358 ft
Total Penetrations = 3
Total Penetrations Perimeter = 34 ft
Total Penetrations Area = 28 sq ft

Report Contents

Contact: Chris Paszko
Company: Gorman Richardson Lewis Architects
Address: 239 South St
Hopkinton MA 01748-2249
Phone: 508-544-2600

Measurements provided by www.eagleview.com

eagleview

Certified Accurate

www.eagleview.com/Guarantee.aspx

Images

The following aerial images show different angles of this structure for your reference.

North Side

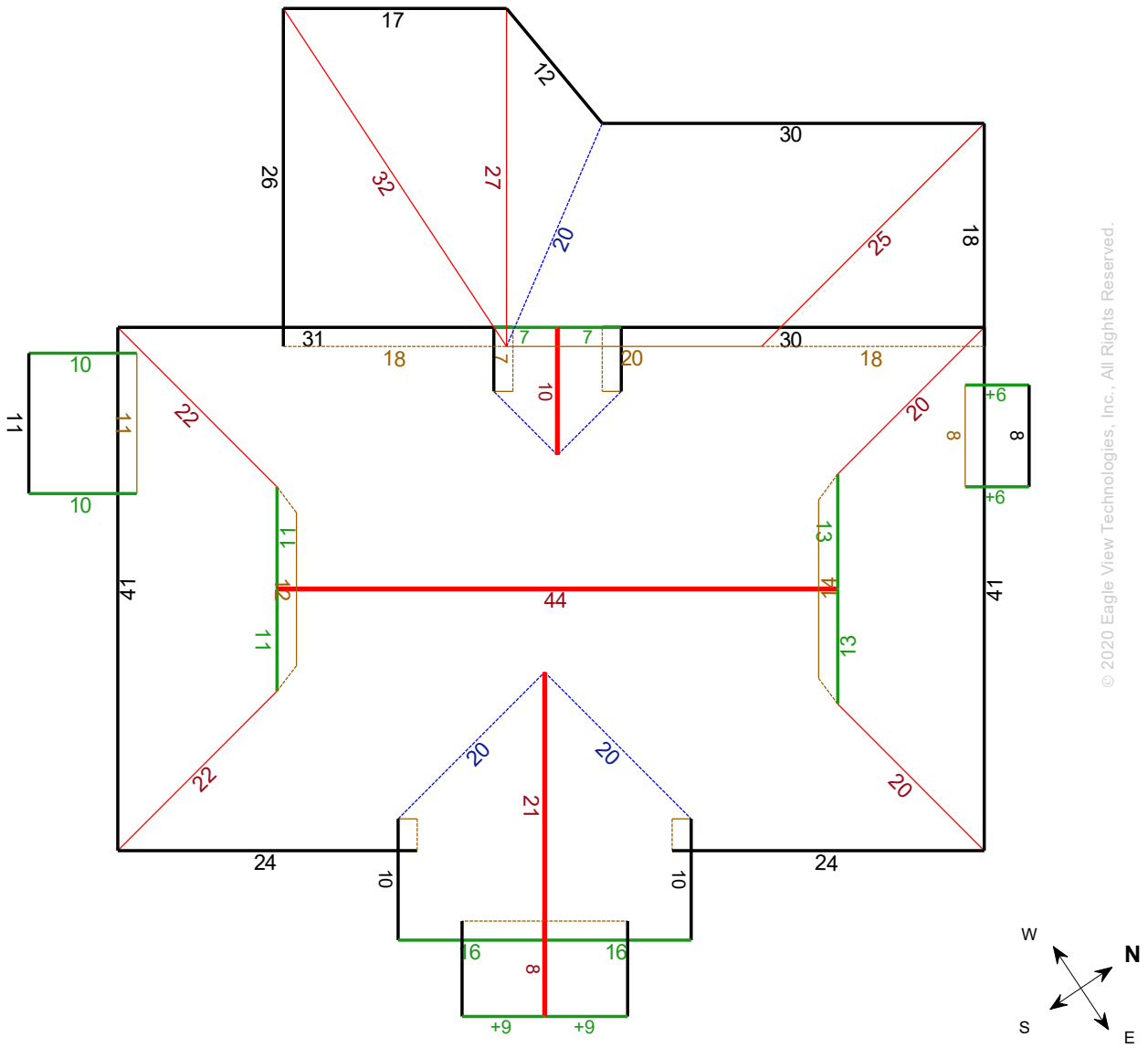
South Side

East Side

West Side

Length Diagram

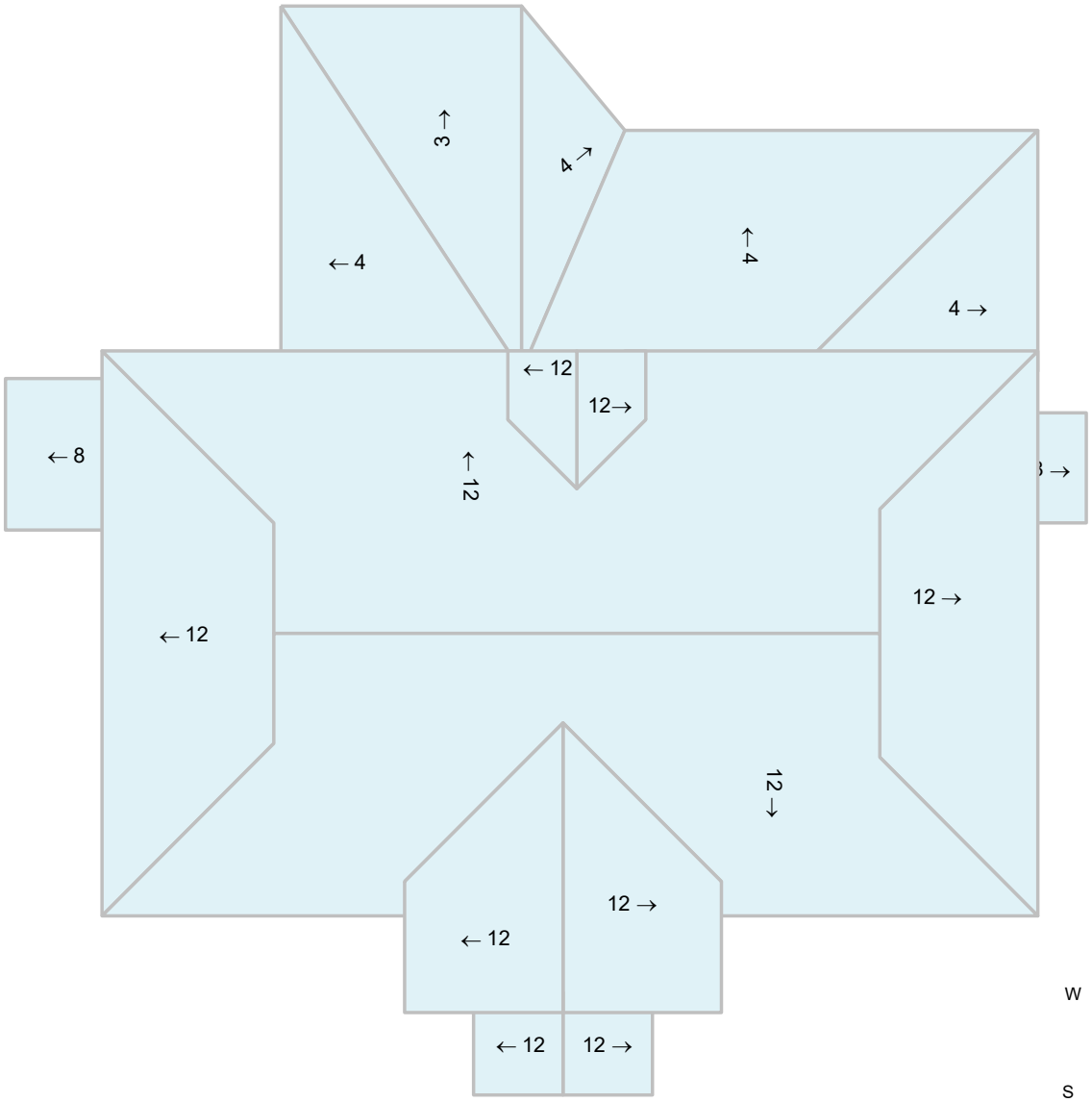
Total Line Lengths:
Ridges = 83 ft
Hips = 169 ft
Valleys = 78 ft
Rakes = 146 ft
Eaves = 358 ft
Flashing = 71 ft
Step flashing = 88 ft
Parapets = 0 ft



Note: This diagram contains segment lengths (rounded to the nearest whole number) over 5 feet. In some cases, segment labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9).

Pitch Diagram

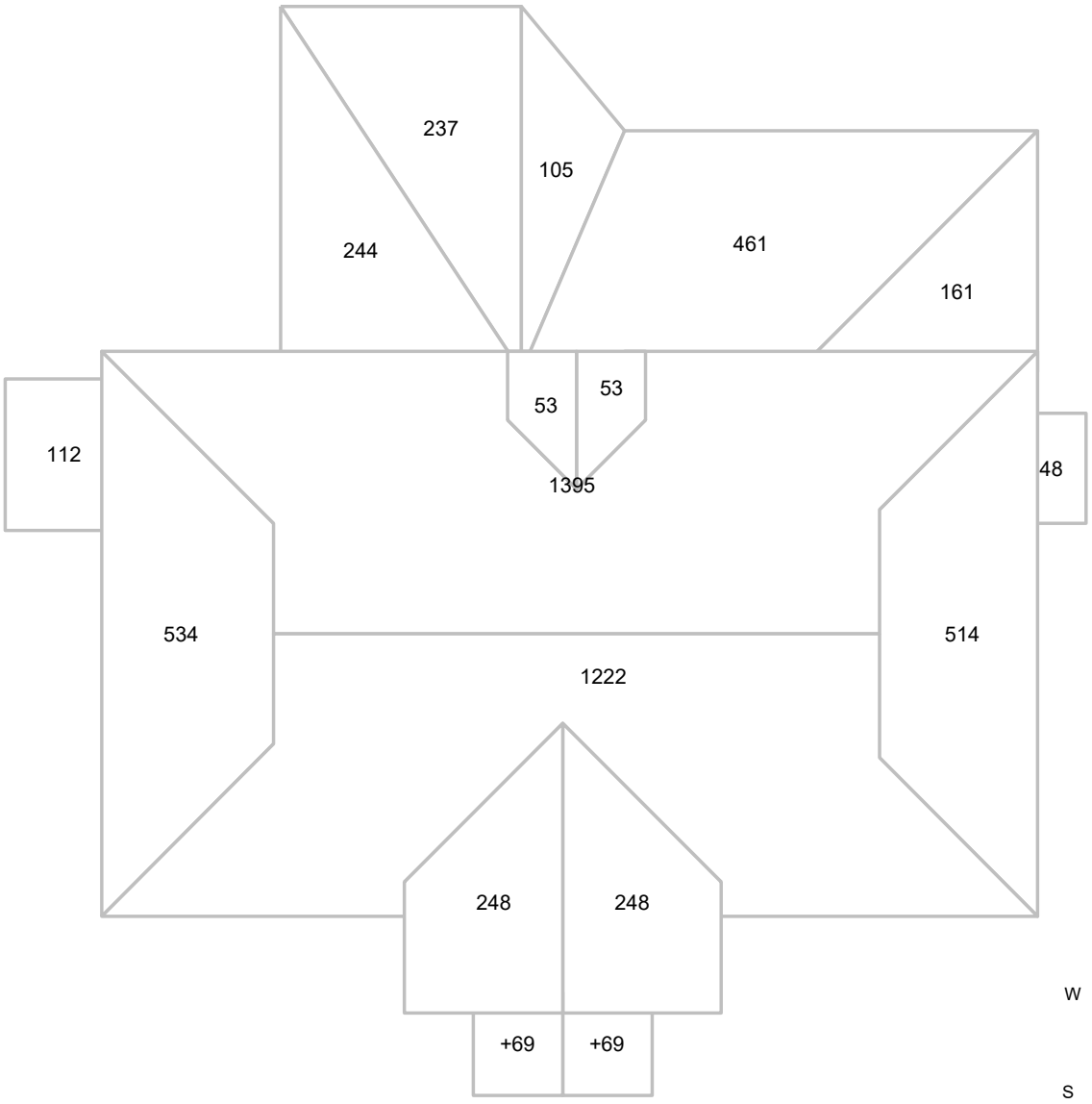
Pitch values are shown in inches per foot, and arrows indicate slope direction. The predominant pitch on this roof is 12/12.



Note: This diagram contains labeled pitches for facet areas larger than 20 square feet. In some cases, pitch labels have been removed for readability. Plus signs preface some numbers to avoid confusion when rotated (e.g. +6 and +9). Blue shading indicates a pitch of 3/12 and greater.

Area Diagram

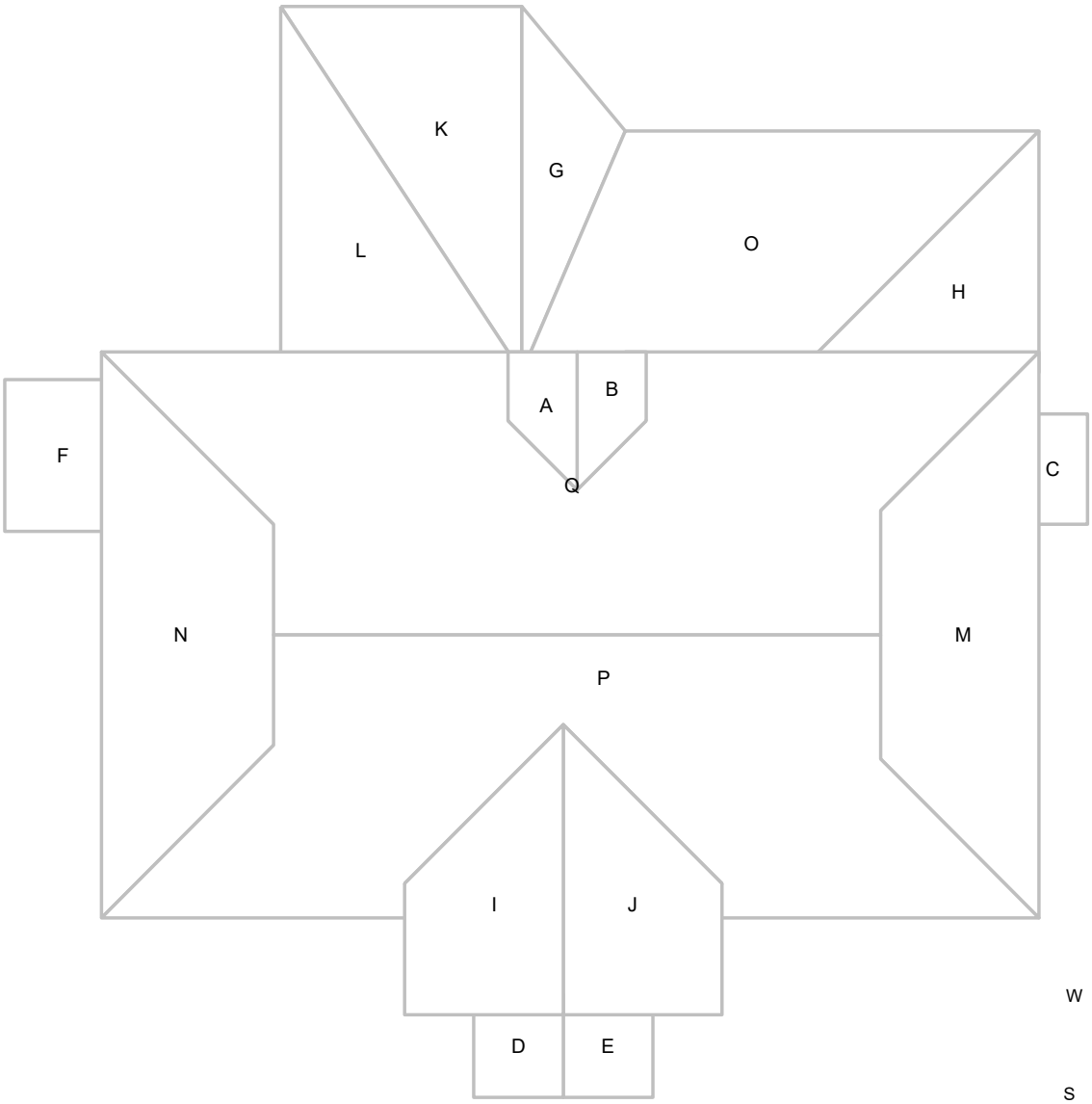
Total Area = 5,774 sq ft, with 17 facets.



Note: This diagram shows the square feet of each roof facet (rounded to the nearest foot). The total area in square feet, at the top of this page, is based on the non-rounded values of each roof facet (rounded to the nearest square foot after being totaled).

Notes Diagram

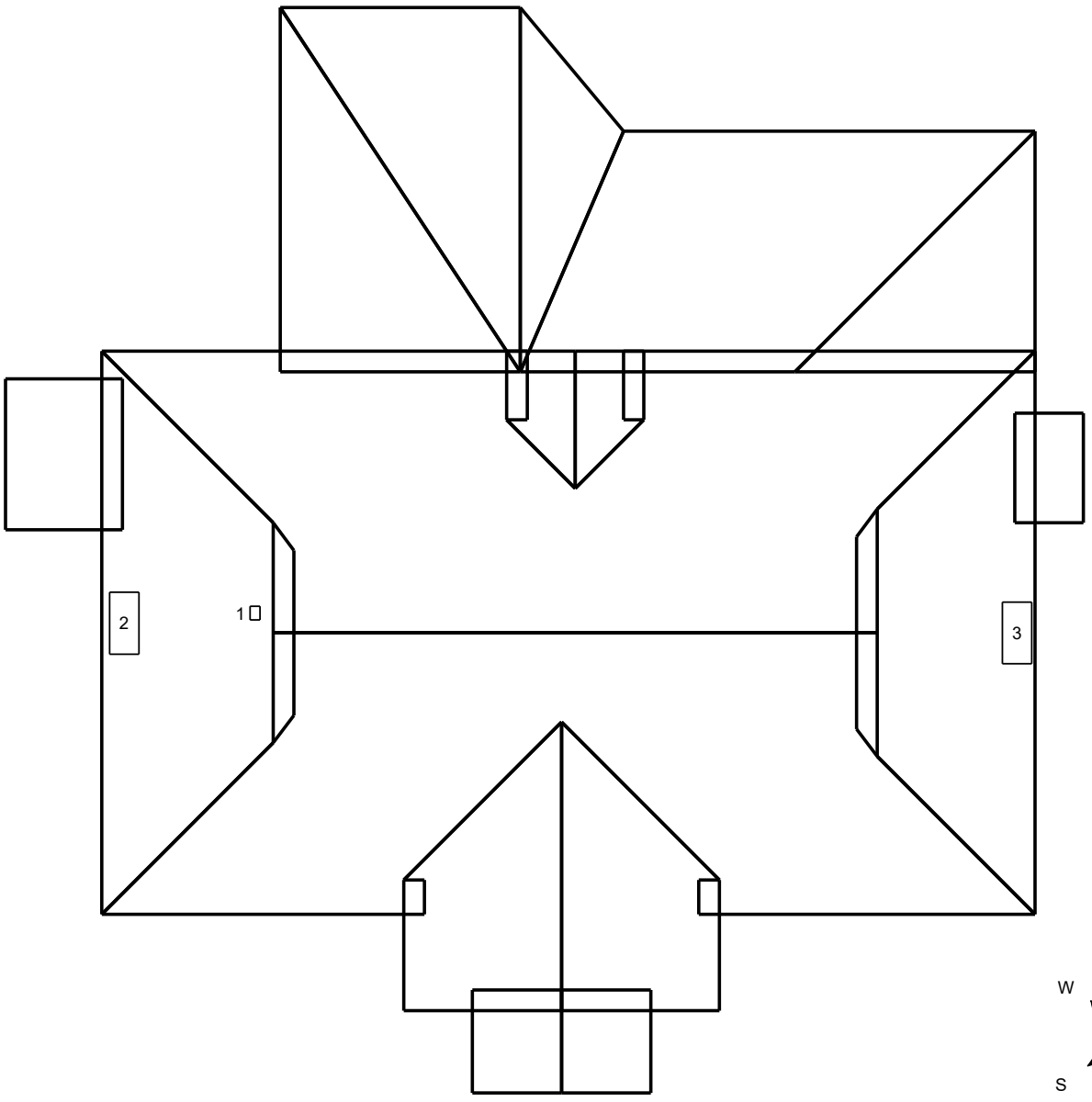
Roof facets are labeled from smallest to largest (A to Z) for easy reference.



Penetrations Notes Diagram

Penetrations are labeled from smallest to largest for easy reference.

Total Penetrations = 3
Total Penetrations Area = 28 sq ft
Total Penetrations Perimeter = 34 ft
Total Roof Area Less Penetrations = 5,746 sq ft



Report Summary

Below is a measurement summary using the values presented in this report.

All Structures

Areas per Pitch				
Roof Pitches	3/12	4/12	8/12	12/12
Area (sq ft)	237.4	972.1	160.5	4403.7
% of Roof	4.1%	16.8%	2.8%	76.3%

The table above lists each pitch on this roof and the total area and percent (both rounded) of the roof with that pitch.

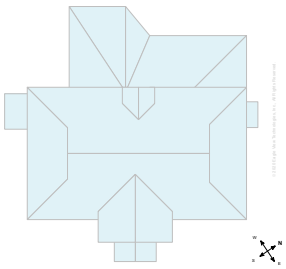
Waste Calculation Table			
Waste %	**0%**	**10%**	**15%**
Area (sq ft)	5,774	6,351	6,640
Squares	57.7	63.5	66.4

This table shows the total roof area and squares (rounded up to the nearest decimal) based upon different waste percentages. The waste factor is subject to the complexity of the roof, individual roofing techniques and your experience. Please consider this when calculating appropriate waste percentages. Note that only roof area is included in these waste calculations. Additional materials needed for ridge, hip, valley, and starter lengths are not included.

Penetrations	1	2-3								
Area (sq ft)	1	13.5								
Perimeter (ft)	4	15								

Any measured penetration smaller than 3x3 feet may need field verification. Accuracy is not guaranteed. The total penetration area is not subtracted from the total roof area.

All Structures Totals



Total Roof Facets = 17
Total Penetrations = 3

Lengths, Areas and Pitches
Ridges = 83 ft (4 Ridges)
Hips = 169 ft (7 Hips).
Valleys = 78 ft (5 Valleys)
Rakes † = 146 ft (14 Rakes)
Eaves/Starter ‡ = 358 ft (19 Eaves)
Drip Edge (Eaves + Rakes) = 504 ft (33 Lengths)
Parapet Walls = 0 (0 Lengths).
Flashing = 71 ft (9 Lengths)
Step flashing = 88 ft (12 Lengths)
Total Penetrations Area = 28 sq ft
Total Roof Area Less Penetrations = 5,746 sq ft
Total Penetrations Perimeter = 34 ft
Predominant Pitch = 12/12
Total Area (All Pitches) = 5,774 sq ft

Property Location
Longitude = -72.6074072
Latitude = 42.4788241

Notes
This was ordered as a commercial property. There were no changes to the structure in the past four years.

† Rakes are defined as roof edges that are sloped (not level).
‡ Eaves are defined as roof edges that are not sloped and level.

Online Maps

Online map of property
http://maps.google.com/maps?f=g&source=s_q&hl=en&geocode=&q=67+N+Main+St,South+Deerfield,MA,01373-1012
Directions from Gorman Richardson Lewis Architects to this property
http://maps.google.com/maps?f=d&source=s_d&saddr=239+South+St,Hopkinton,MA,01748-2249&daddr=67+N+Main+St,South+Deerfield,MA,01373-1012