

# Facilities Plan for Town Buildings Town of Hadley, Massachusetts

## Introduction

Buildings or functions included in this study are as follows:

- Town Hall
- Goodwin Memorial Library
- Senior Center
- North Hadley Village Hall
- Russell School
- Public Safety Building
- Highway Department

In 2013 DRA Architects with its team of engineers performed visits to each of the buildings and evaluated them to determine the types of improvements that will be necessary. Conversations were held with department heads and those in charge of maintenance. These improvements included such topics as:

- Life Safety
- Health
- American's with Disabilities Compliance
- Site Issues
- Exterior Envelop Issues
- Building Interiors
- Energy and Water Conservation
- Hazardous Materials
- New Construction

With any renovation project it is necessary that International Existing Building Code be reviewed in light of the items of renovation work that are selected. In doing so it may be determined that other items of work will be necessary to achieve compliance.

Each of the improvements was then prioritized into the following categories:

- Current Critical
- Potentially Critical
- Necessary – Not yet Critical
- Recommended

A detailed description of criteria used for each of the categories is included in the report.

For each of the improvements an independent cost estimate was obtained. The estimates are a projection of the costs and include soft costs associated with each item. (Soft costs are the miscellaneous costs associated with professional fees, contingency, bonding costs, bidding expense,

testing etc.). The estimator does not have the advantage of detailed drawings for each of the items so the intent is to provide an order of magnitude that, should the improvement move ahead, will be refined up to the bid date. For many of the like items it will be possible to group them together and save on the soft costs. Similarly, there may be items that can be bid without professional drawings and specifications and, again, the soft costs can be reduced. The cost should be used as an overall budget for each item. A more detailed explanation of the use of the estimates is included later in this report.

This report is organized with the recommendations presented first followed by the reports for each of the buildings from the various engineers each with the cost estimate for the work.

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