

BUILDING USE AUDIT - CONDITION ASSESSMENT
Town of Hadley, Massachusetts

Hadley Senior / Community Center

46 Middle Street

Year Constructed:

Original Building	1921
Addition	1950
Conversion to Senior Center	1998

Construction Type: IIIB and IIB

Fire Sprinklers: No

Approximate Building Area per Floor:

Basement:	8,167 SF
First Floor:	8,170 SF
<u>Second Floor:</u>	<u>2,467 SF</u>
Total Area:	18,804 SF



Documents used in study:

Hooker School Conversion Study, 1996 by Architects Inc.
Rehabilitation of Former Hooker School to Senior Center, 1998 by Leon
Pernice & Associates, Inc.

General:

The building was originally constructed as a The Hooker School and later expanded to provide additional classrooms, a cafeteria and a multi-purpose space. In 1998 the building was renovated to become The Hadley Senior / Community Center at Hooker School. Currently the building serves as the Senior Center and provides spaces for the following:

- Highland Valley Elder Services
- Town Nurse
- Cable Television Access Coordinator
- Planning Board
- Historic Commission

In addition the building accommodates a wide range of groups and services. Examples include:

- Western Massachusetts Food Bank
- Alcoholics Anonymous
- Psychologist and Social Worker
- Alpine Garden Club and other community groups
- Community Parties

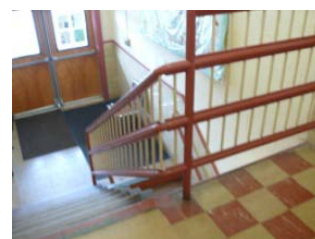
With the diversity of uses, the building would serve the community better if it had air-conditioning that could provide a cool environment for active use and for seniors during heat waves. We also noticed that the locations of the senior functions did not create a welcoming environment and was very difficult for the staff to monitor the spaces and to respond should an emergency situation arise.

The building is no longer fully utilized and consideration should be given to locate other compatible uses within the building.

CONDITION ASSESSMENT

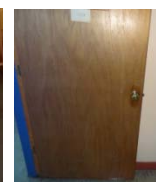
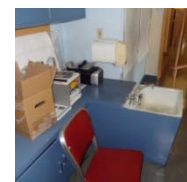
Life Safety

- ☐ The front entrance steps have been removed and we understand that the reconstruction bidding process is under way. When complete they will eliminate a dead end corridor.
- ☒ 2 Egress stairs from the basement, at the front of the building, have headroom less than 6'-8". In particular the south stair has only 6'-0" of headroom and is the only stair that connects all three levels. Also there is insufficient jamb clearance at the doors to this flight. It is recommended that the south stair between the basement and first floor be closed off from use. The north stair will provide an exit route from this end of the building.
- ☒ 2 Guardrails on stairs in are too low. Add extensions to increase height to 42".
- ☒ 2 Space under railing of stair in addition is too great. Add additional members to reduce opening size to less than 4 inches.
- ☒ 4 New Fire Sprinkler System.



Universal Accessibility

- ☒ 3 A Lula lift serves the basement, ground level and first floor but no access is provided to the second floor. Under this situation the second floor can be used but it may be necessary to relocate the activity to the first or basement floor should a participant require the use of a lift.
- ☒ 3 There is a low pipe (approx. 6'-2" above the floor) in the basement women's restroom HC stall. Pipe should be raised to 6'-8".
- ☒ 3 Closet doors in classrooms are approximately 6'-1" high but should be 6'-8" high. Closets should be re-designed to prevent entrance into the closet space.
- ☒ 3 Sinks and bubblers in classrooms are not accessible and should be removed.



- 3 Knobsets on doors on the second floor need to be replaced with lever hardware.
- 3 Stairs in original building have projecting nosings. Add painted tapered wood boards under nosings.
- 3 Exit doors from south stair are too narrow. Replace with one 3'-0" wide door with fixed panels.

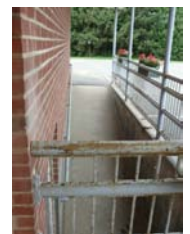


Site

- 3 There appears to be a sink hole on the north east side of the building. This should be excavated to find the source and repaired accordingly.
- 3 There are a number of cracks in the paving of the parking lot. These should be sealed.

Exterior

- 3 Exterior door and frame from Cable TV needs to be replaced due to rusting.
- 3 Areaway from Cable TV has no handrails and guardrail is too open. Add handrails and replace guardrail.
- 3 Wood windows, cornices and trim, on the original building, need to be re-painted.
- 3 Exterior railings on the west end of the building are rusting and need to be re-painted.
- 3 Canopy columns are rusted and stoop, on south side exit, is badly deteriorated. replace stoop and re-paint columns.
- 3 The chimney (viewed from the ground) appears to be in relatively poor condition, Repoint.



Interior

- 3

 12"x12" ceiling tile in kitchen needs to be replaced with a non-absorbent suspended ceiling system.
- 4

 12"x12" ceiling tile throughout the 1950's addition needs to be replaced with a suspended acoustical panel system. It is advised that samples be tested, prior to removal, for the possible presence of asbestos in the adhesive.
- 3

 Replace missing vinyl floor tile in a portion of the kitchen.
- 4

 Pizza ovens are disconnected for the gas piping and need to be removed.
- 3

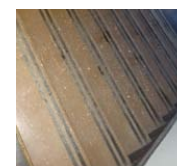
 Damaged mosaic floor tiles in the first floor men's room should be replaced to match.
- 2

 The north stair between the first and second floor is in the process of renovation. Replastering of two walls, complete painting, installation of handrails with extensions, extension of existing guardrail to 42 inch height and refinishing of floors needs to be done.
- 3

 Wood floors throughout the first and second floors of the original building need to be re-finished. Carpet in the office areas is buckling and should be removed. The wood floors can then be exposed.
- 3

 There are various plaster cracks throughout the first and second floors of the original buildings plus some areas of water damage. These should be cut out and replastered. Wall will need to be re-painted.
- 3

 Vinyl stair treads at the east stair are badly worn and require replacement.



Energy & Water Conservation

- 3

 Original building windows are single glazed. Interior storm panels should be added to retain the exterior appearance of the building



Hazardous Materials

- 1

 Pipe insulation in the boiler room may contain asbestos. All pipe insulation should be sampled and tested and an abatement plan implemented if necessary.



1

A portion of the ceiling in the boiler room and adjacent storage room needs to be replaced. Current material should be tested for asbestos and an abatement plan implemented if necessary.

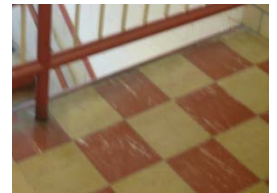
1

Mold is present on the north wall of the basement Exercise room and the Pool room. The dampness appears to be coming through the exterior below grade wall. Further investigation is necessary but may require exterior excavation and solutions that may involve the application of damp proofing or waterproofing on the wall or adding perimeter drainage. Upon corrective measures the wall will need to be refinished.



1

9"x9" Vinyl floor tiles throughout the building may contain asbestos and should be sampled and tested and an abatement plan implemented if necessary. In some areas it appears that carpet may have been installed over the tiles. Areas that do not have these tiles include the basement kitchen, restrooms and boiler room; the first floor restrooms and original building; and the second floor spaces.



3

12"x12" ceiling tiles throughout the 1950's addition needs to be replaced with a suspended acoustical panel system. It is advised that samples be tested, prior to removal, for the possible presence of asbestos in the adhesive.

Structural



The live load capacity of the existing floor framing in the original school and in the 1950 addition is not likely adequate to support public assembly or library use. Loading in the Library should be further assessed; the layout of book shelving should be carefully controlled at all times. In the event that public assembly spaces are proposed in a future renovation, reinforcing of the floor structure would be required.

Mechanical

3

The unit ventilators serving any spaces which will be partitioned off in the future will need to be replaced with some other type of heating and ventilating systems; floor mounted unit ventilators can serve only the spaces where they are located. One option for replacement would be ducted horizontal unit ventilators located at the ceiling; ducted unit ventilators can serve multiple spaces.

- 3 A fan forced outside air ventilation system should be provided for all of the spaces not served by unit ventilators, including the entire basement and the corridors on the upper floors.
- 3 Provide a make-up air system for the kitchen hood in the basement.
- 3 Replace the existing control system with a digital control system. Replace all of the controls within the existing unit ventilators with new digital controls.



Electrical

- 3 Replace the lighting with fluorescent and/or LED equivalent fixtures. Replace the light switches with switches with integral occupancy sensors.
- 2 Provide a new fire alarm system, similar to the system installed in the Public Safety Building.



Plumbing

- 4 Replace all of the vitreous china plumbing fixtures on the main and second floors. Provide accessible fixtures where required. Provide low flow water closets and flow restrictors on the lavatory faucets.
- 2 Provide a hand sink in the kitchen.



PROGRAM INFORMATION

The main occupant of the building, the Senior Community Center, has adequate space occupying the Basement and the corners rooms of the First Floor but lacks a presence within the building. Staff offices are remote from most activities and lack supervision of the various activities within the spaces.

The Senior Center revisions proposed will provide the opportunity to correct these concerns.

Option #1 concentrates the Senior Center to the east end of the building. A new reception area will provide an awareness of who is entering and leaving the spaces, but, more importantly act as a greeting location to welcome and direct patrons to the various activities within the building. Senior activity spaces should be grouped together and be in close proximity to the staff areas. On the lower level opening up the walls will improve visibility and flow in the large area. Unfortunately, the lift is located outside of this area.

This approach will still have available rooms that can be occupied by the Planning Board (although this function is included in other building options) and the Public Access TV that requires more space.

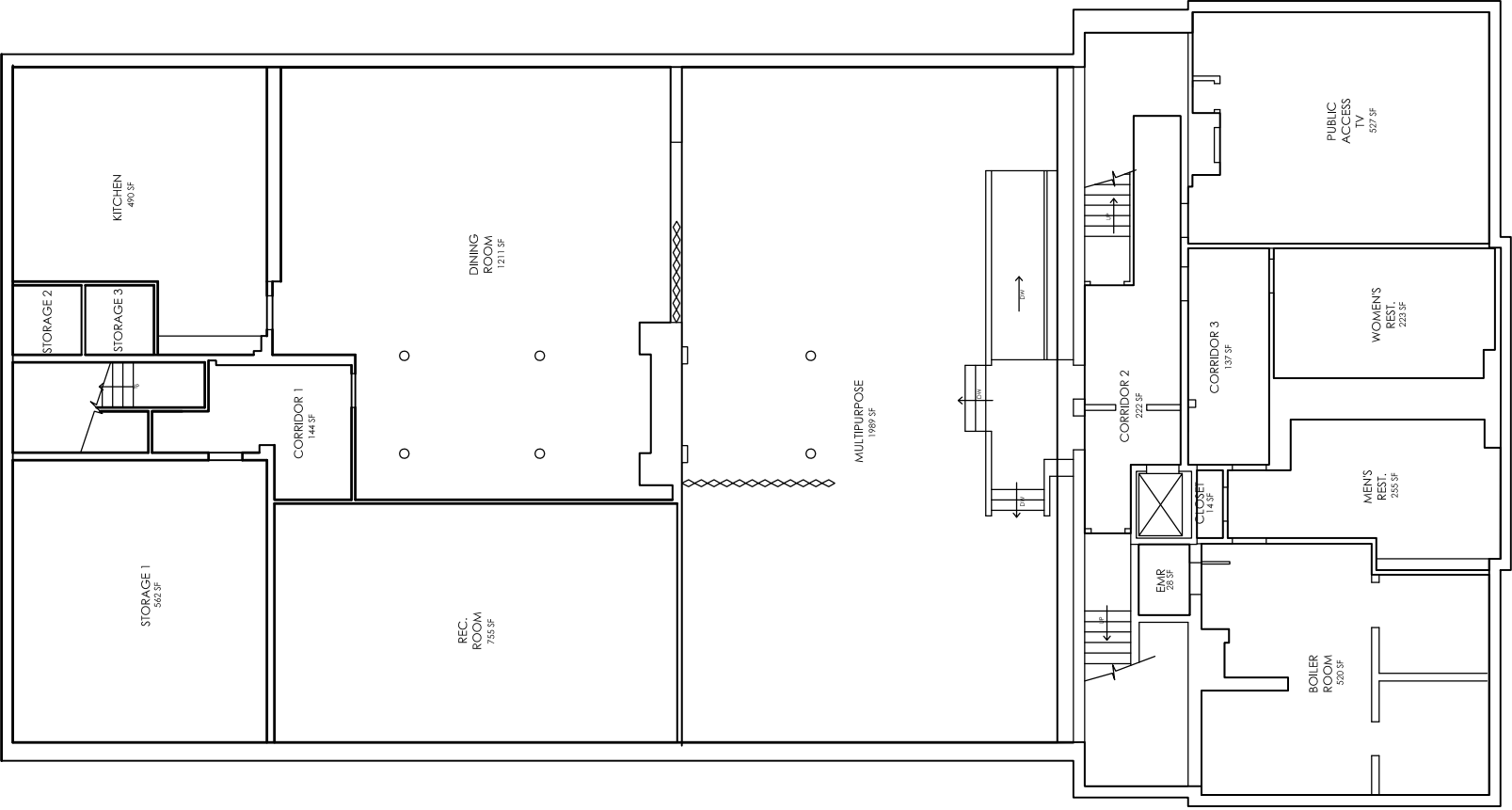
The second floor is not part of an accessible route but could be used provided the activity could be relocated to the first or lower levels should accessibility be required.

Option #2 is very similar to Option #1 but with the integration of Parks and Recreation. Uses are compatible and the large open space to the east of the center will be support activities of Parks and Rec. A new addition to the building is proposed that will provide a large activity space for Parks and Recreation with a new entrance lobby with elevator serving the first and lower levels. The activity space will have a floor suitable for high activity programs. Spaces on the west end of the building currently used by the senior center would become the office area and an activity area for Parks and Recreation. This activity area is most suitable for use as a space for pre-school children. A children's restroom has been added to avoid children having to use the multi-fixture adult toilet rooms. The lower level area currently used by Public Access TV will become a Parks and Recreation activity space.

The addition to the building will require the elimination of the steep ramp and an expansion of the parking lot.


List of Drawings showing Existing Plans and Proposed Options:

EXS-1	Existing Lower Level Plan
EXS-2	Existing First Floor Plan
EXS-3	Existing Second Floor Plan
1PRS-1	Option #1 Proposed Lower Level Plan
1PRS-2	Option #1 Proposed First Floor Plan
1PRS-3	Option #1 Proposed Second Floor Plan
2PRS-1	Option #2 Proposed Lower Level Plan
2PRS-2	Option #2 Proposed First Floor Plan
2PRS-3	Option #2 Proposed Second Floor Plan



LOWER LEVEL PLAN





Drummey Rosane Anderson, Inc.
225 Oakland Road, Studio 205
South Windsor, Ct 06074

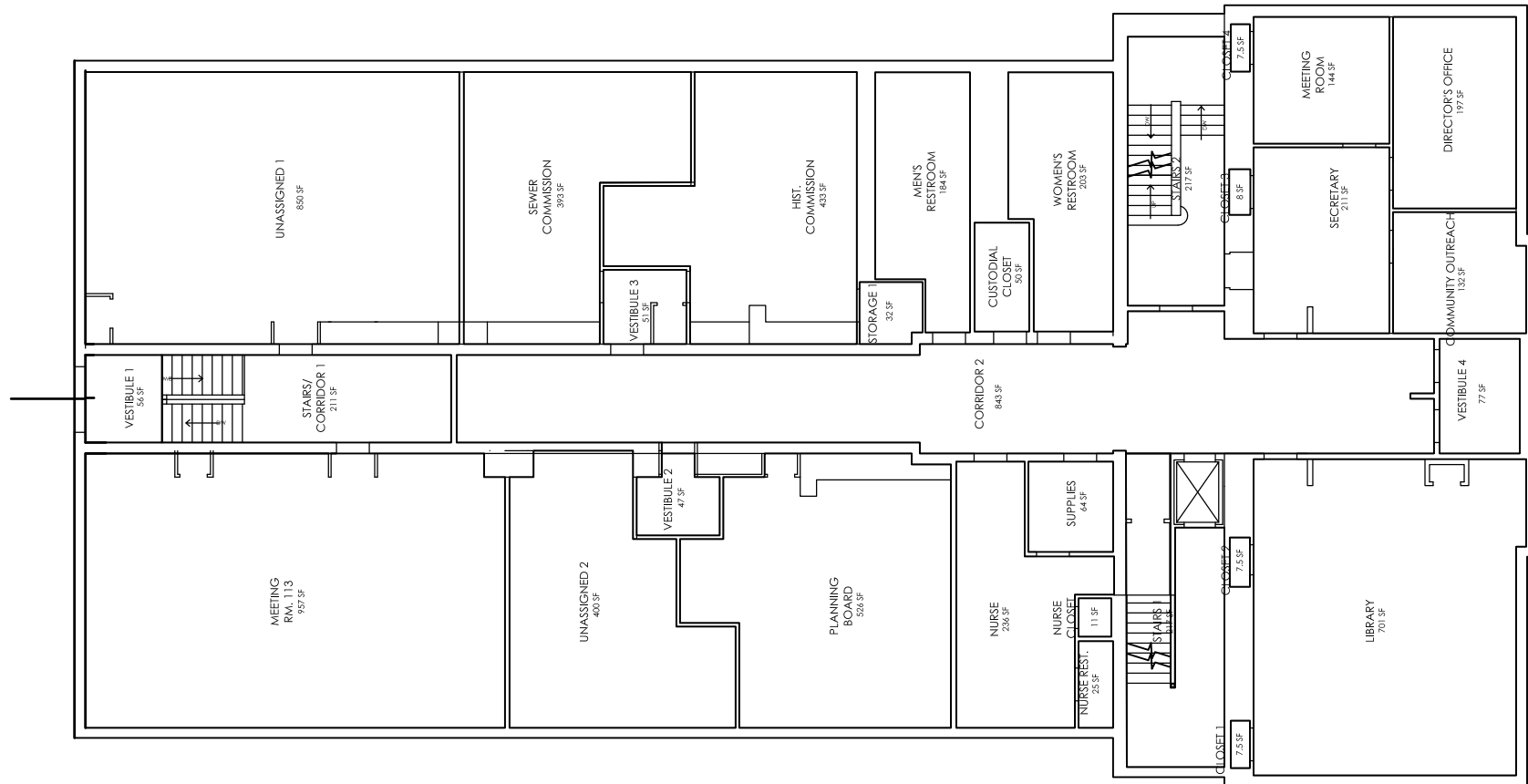
Planning 860-644-8300
Architecture 860-644-8301 fax
Interior Design info@draws.com

Town Of Hadley
Municipal Facilities Study and Planning
Hadley, Massachusetts

SENIOR CENTER
EXISTING LOWER LEVEL PLAN


Scale: 1/16"=1'-0"
Drawn by: MC
Job No. 13006.00
Date: 9-6-13

EXS-1



FIRST FLOOR PLAN





Drummey Rosane Anderson, Inc.
225 Oakland Road, Studio 205
South Windsor, Ct 06074

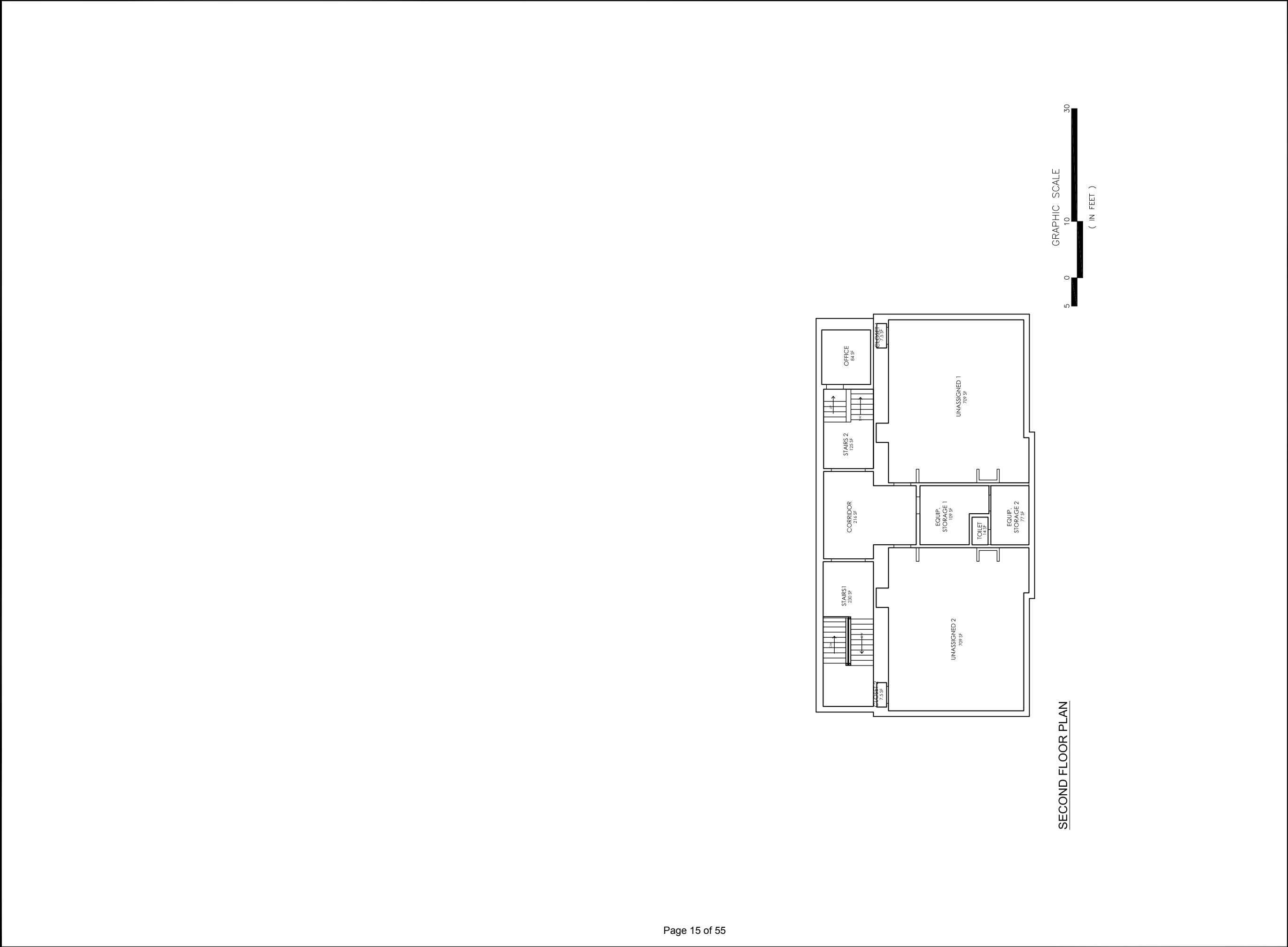
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Hadley, Massachusetts

**SENIOR CENTER
EXISTING FIRST FLOOR PLAN**

Scale: 1/16"=1'-0"
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EXS-2



SECOND FLOOR PLAN

D·R·A

Drummey Rosane Anderson, Inc.

225 Oakland Road, Studio 205

South Windsor, Ct 06074

Planning

Architecture

Interior Design

860-644-8300

860-644-8301 fax

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Town Of Hadley

Municipal Facilities Study and Planning

Hadley, Massachusetts

SENIOR CENTER

EXISTING SECOND FLOOR PLAN

Scale: 1/16"=1'-0"

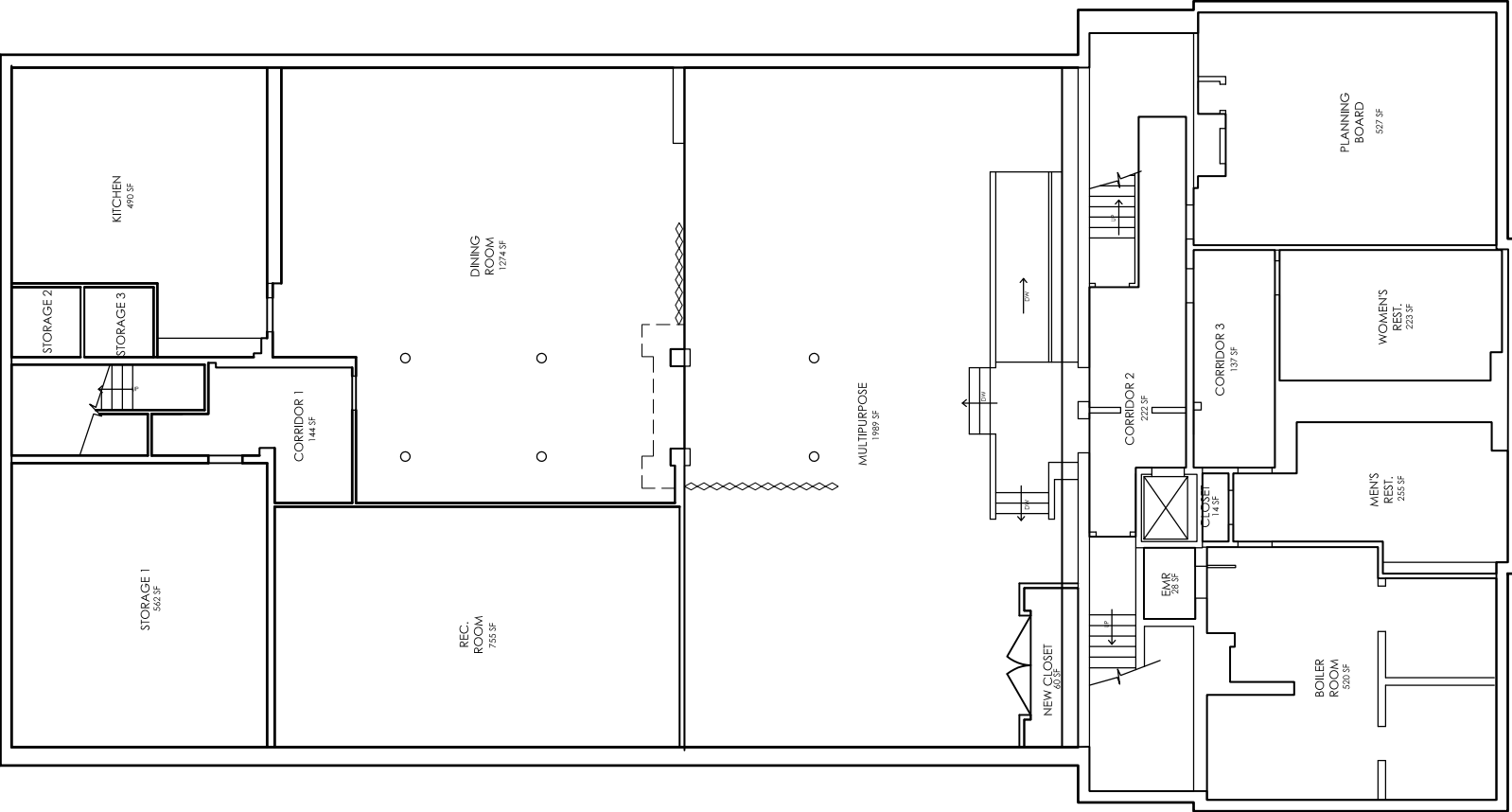
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Job No. 13006.00

Date: 9-6-13

EXS-3

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LOWER LEVEL PLAN



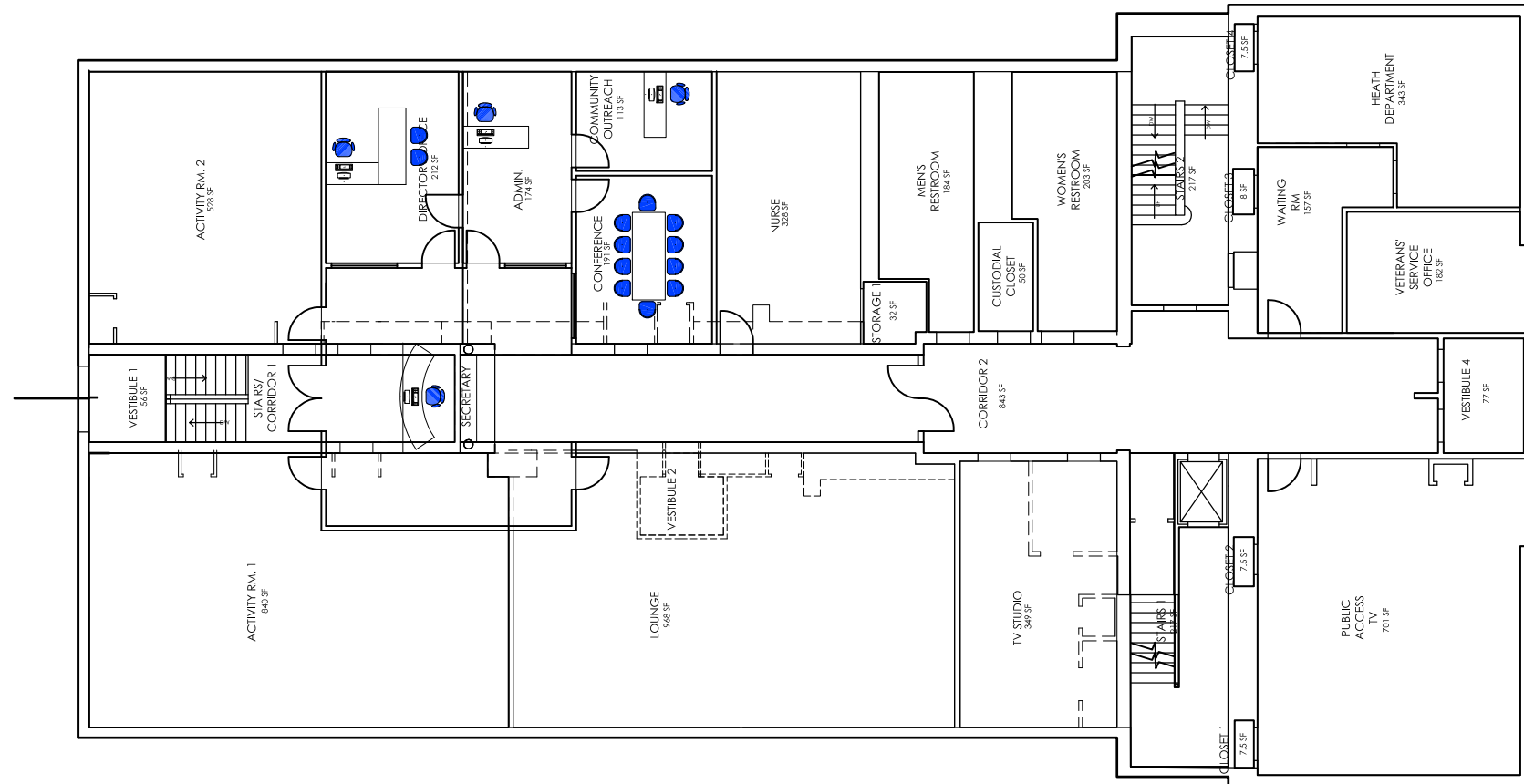
Drummey Rosane Anderson, Inc.
 225 Oakland Road, Studio 205
 South Windsor, Ct 06074
 Planning 860-644-8300
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 Interior Design info@draws.com

Town Of Hadley
Municipal Facilities Study and Planning
Hadley, Massachusetts

SENIOR CENTER
OPTION #1 PROPOSED LOWER LEVEL PLAN


Scale: 1/16"=1'-0"
Drawn by: MC
Job No. 13006.00
Date: 9-6-13

1PRS-1



FIRST FLOOR PLAN





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225 Oakland Road, Studio 205
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SENIOR CENTER
OPTION #1 PROPOSED FIRST FLOOR PLAN

Scale: 1/16"=1'-0"

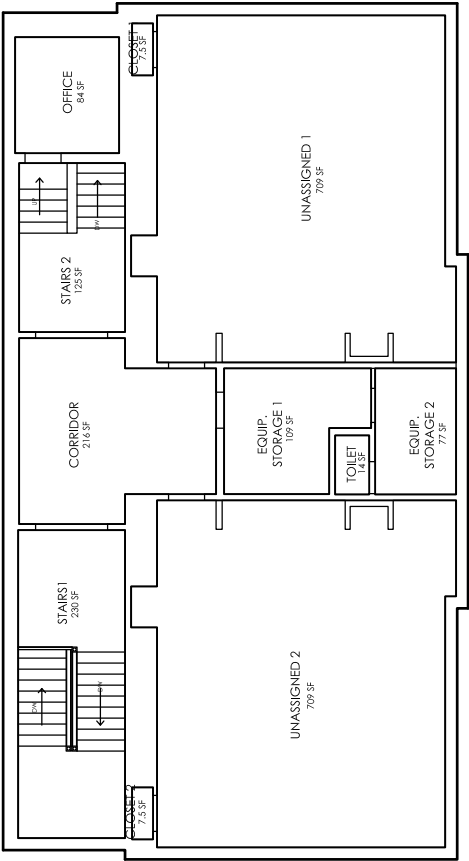
Drawn by: MC

Job No. 13006.00

Date: 9/6/13


1PRS-2

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SECOND FLOOR PLAN





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Town Of Hadley

Municipal Facilities Study and Planning

Hadley, Massachusetts

SENIOR CENTER

OPTION #1 PROPOSED SECOND FLOOR PLAN

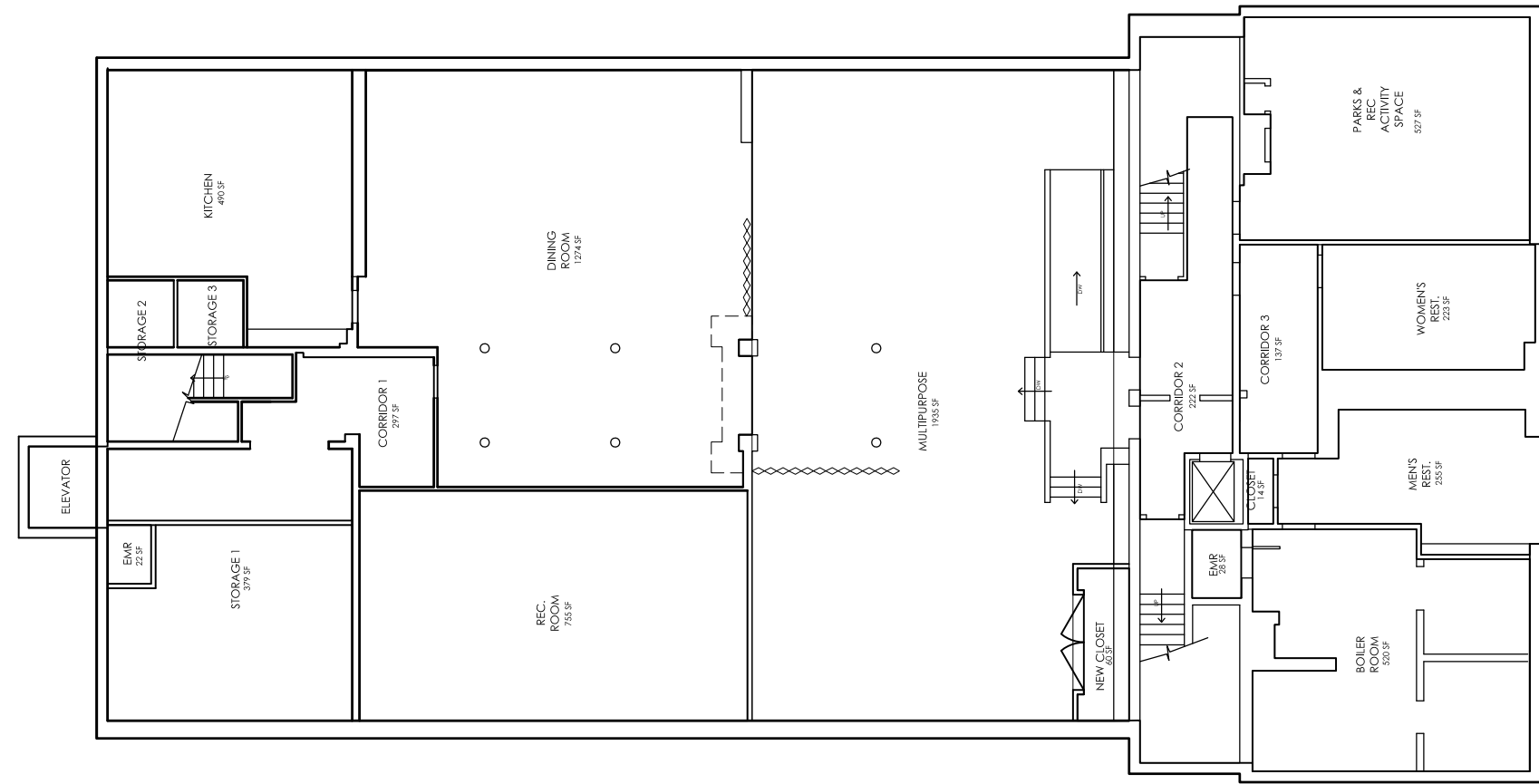
Scale: 1/16"=1'-0"

Drawn by: MC

Job No. 13006.00

Date: 9/6/13

1PRS-3



LOWER LEVEL PLAN



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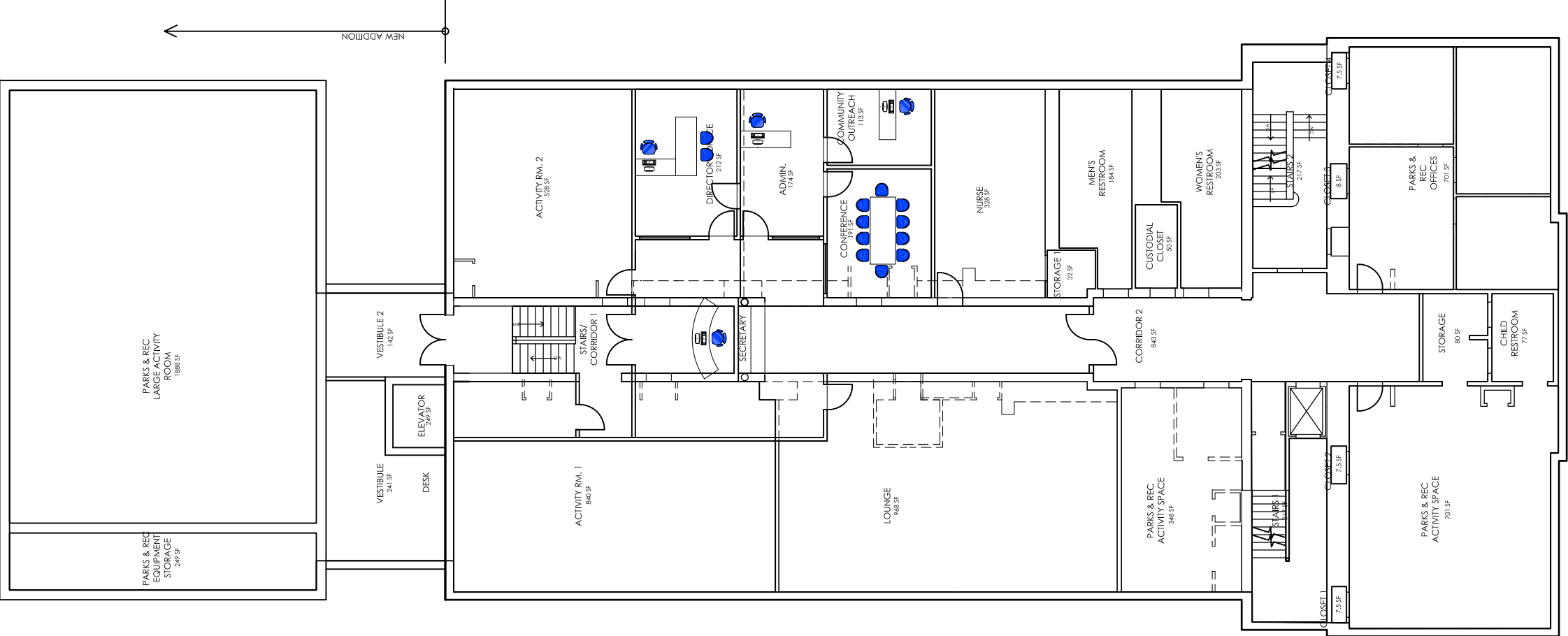
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Municipal Facilities Study and Planning
Hadley, Massachusetts

SENIOR CENTER
OPTION #2 PROPOSED LOWER LEVEL PLAN

Scale: 1/16"=1'-0"
Drawn by: MC
Job No. 13006.00
Date: 9-6-13

2PRS-1



FIRST FLOOR PLAN

Drummey Rosane Anderson, Inc.
225 Oakland Road, Studio 205
South Windsor, Ct 06074

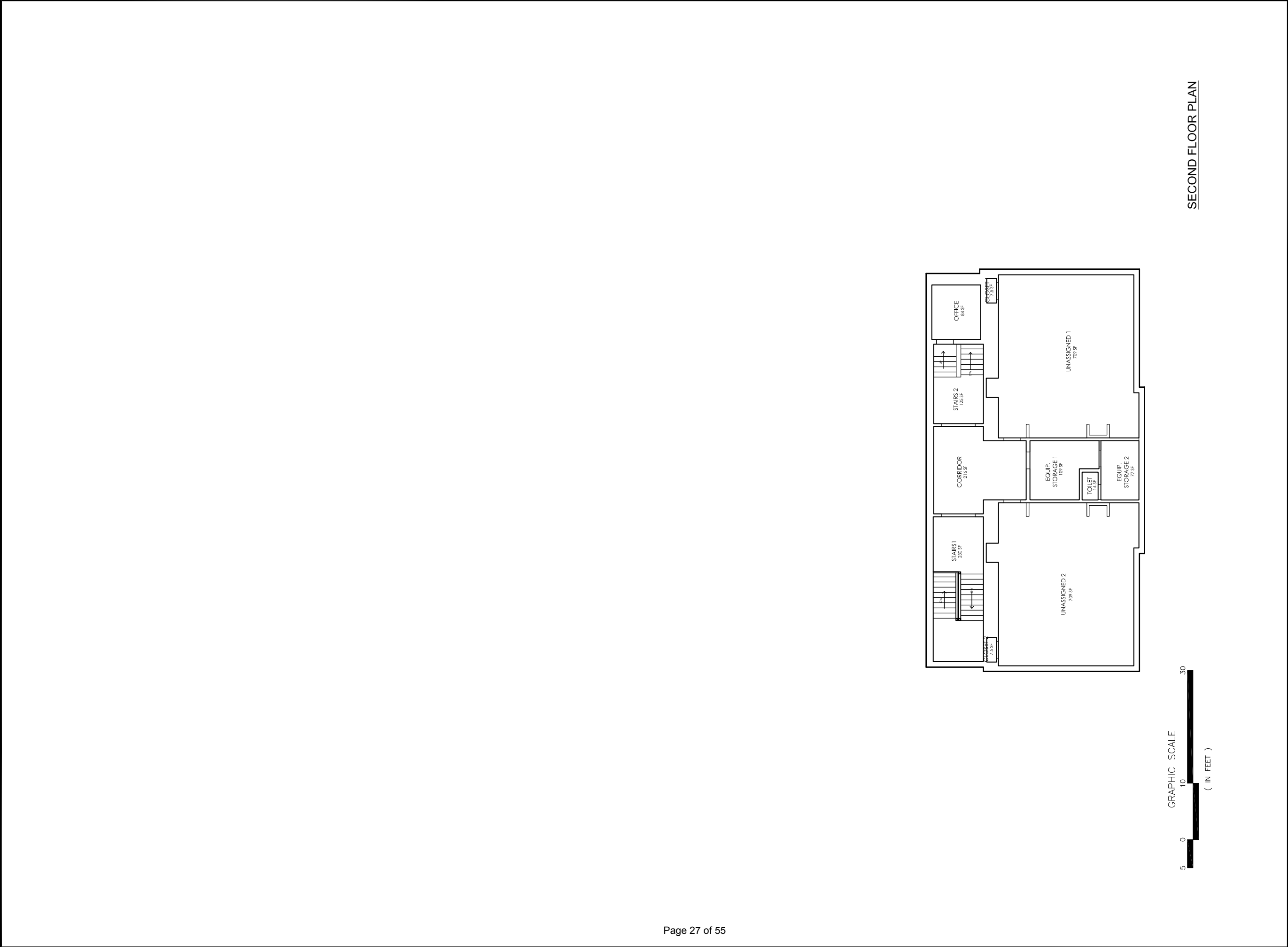
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Town Of Hadley
Municipal Facilities Study and Planning
Hadley, Massachusetts


SENIOR CENTER
OPTION #2 PROPOSED FIRST FLOOR PLAN

Scale: 1/16"=1'-0"
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Job No. 13006.00
Date: 9-6-13

2PRS-2



SECOND FLOOR PLAN



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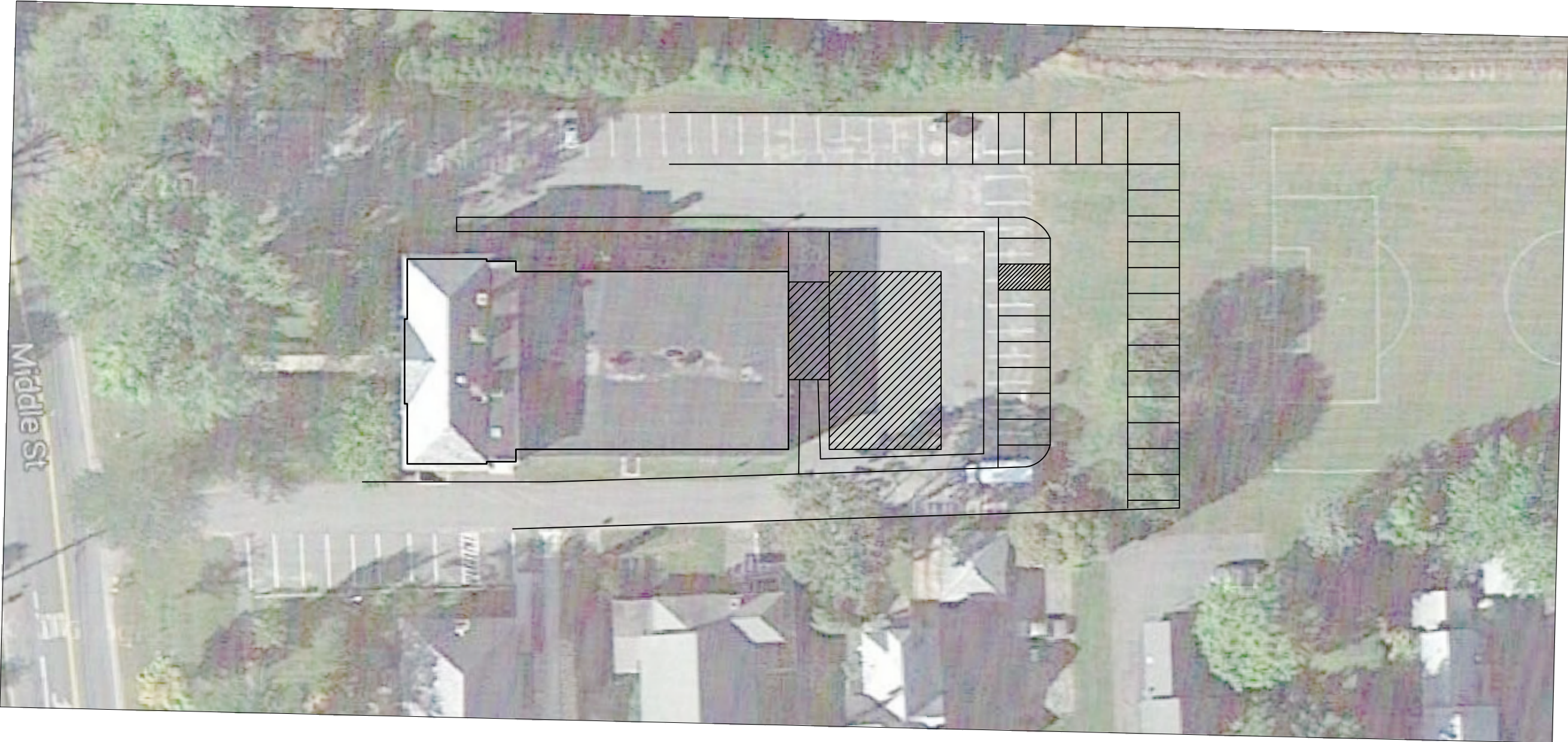
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Municipal Facilities Study and Planning
Hadley, Massachusetts

SENIOR CENTER
OPTION #1 PROPOSED SECOND FLOOR PLAN

Scale: 1/16"=1'-0"
Drawn by: MC
Job No. 13006.00
Date: 9-6-13

2PRS-3



Drummey Rosane Anderson, Inc.
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Town Of Hadley
Municipal Facilities Study and Planning
Hadley, Massachusetts

**SENIOR CENTER
OPTION #2 SITE PLAN**

Scale: 1"=40'
Drawn by: KB
Job No. 13006.00
Date: 9-6-13

2PRS-4

MUNICIPAL FACILITIES STUDY and PLANNING Town of Hadley, Massachusetts

Senior Center

Structural

Introduction:

Foley Buhl Roberts & Associates, Inc. (FBRA) is collaborating with Drummey Rosane Anderson, Inc. (DRA) in the study of existing conditions and planning options for the present Senior Center, located at 46 Middle Street in Hadley. The Senior Center was originally constructed as a school building (Hooker Elementary School) in 1921. A two-story, steel framed addition was constructed to the east of the original, 2½ story building in 1950. The total area of the facility is approximately 7,900 square feet.



Program elements at the Basement Floor include Senior Center spaces (Dining Room, Kitchen, Recreation Room, Multipurpose Room, Men's and Women's Restrooms, etc.), a Boiler Room and the Public Access Television station. Various Town Offices (Planning Board, Sewer Commission, Community Outreach, Historical Commission, etc.) and additional Senior Center spaces (e.g. Library, Nurse, Directors Office) are located at the First Floor. There are two, large unassigned spaces at the Second Floor of the original school building (former Classrooms). A lift was installed during the Senior Center renovation, servicing the Basement and First Floors of the original school building. The Basement Floor of the 1950 addition is nearly two feet lower than that of the original building; a wood framed stair/ramp structure transitions the change in floor level.

The site slopes downwards (approximately ½ story) from the front (west) side to the back (east) side of the facility. The Basement Floor of the 1950 addition is approximately 5 feet below the average exterior grade.

The school was converted to the present Senior Center in the late 1990's. Drawings for that project were briefly reviewed at the site; however, no structural information was included. An earlier (1996) Structural Report, prepared by Architects, Inc. (Northampton, MA) was reviewed by FBRA in the preparation of this narrative. A previous structural study, conducted by Brennan and Partners, Inc. in December 1990, is cited in the Architects, Inc. report. No other structural or subsurface soils information was available. No exploratory demolition or geotechnical investigations were conducted in conjunction with this study.

Structural Description:

Based on FBRA site observations and the above-referenced previous reports, the original school building is a wood framed structure with a sloped roof supported by perimeter and interior (brick) masonry bearing walls and by interior steel pipe columns (3½" O.D.). The roof is a hipped form with a gabled dormer on the west side; the roof over the stairwells on the east side is flat. The size and spacing of wood rafters, floor joists and supporting beams could not be determined at the site (obscured by finishes); however, it appears that First Floor joist spans are typically 12+/- feet. Second Floor classroom joists clear span the spaces below, approximately 24 feet. There is no clearly defined lateral force resisting system in the building; this wing does not comply with current seismic code requirements. Lateral forces (wind and seismic) are resisted by unreinforced masonry walls (both interior and exterior). Foundations are assumed to be conventional spread footings, with a concrete slab on grade at the Basement Level (thickness unknown). Foundation walls are stone (below grade) and brick masonry construction. It is unlikely that a perimeter foundation drainage system exists. Exterior walls are solid brick masonry (no cavity) with stone lintels.

The 1950 addition is steel framed, with masonry bearing walls. Flat roof construction consists of a metal roof deck, spanning 4+/- feet to open web steel bar joists. Steel joists are supported by exterior, concrete masonry (CMU) bearing walls along the north and south sides of the addition and by interior CMU bearing walls along each side of the centrally located corridor (25+/- feet span). Per the previous structural reports, the live load capacity of the roof is minimal; below that required by the current, 8th Edition of the Massachusetts State Building Code. A drifting snow load condition also exists, adjacent to the original school building (at the higher stairwell roofs). Apparently, this was not accounted for in the design of the addition roof (snow drift loading was not a code requirement in the 1950's). Floor construction in the addition consists of a concrete slab (thickness unknown; likely 2½" to 3") on reinforced paper forms, supported by 12" deep open web steel bar joists, spaced at 18" to 20" on centers. Steel joists are supported at the building perimeter on CMU bearing walls (similar to the roof framing). Two lines of steel beams and columns (aligning with the CMU corridor bearing walls above) support floor joists at the building interior. Per the previous structural reports, the live load capacity of the First Floor construction is approximately 50 psf, which is appropriate for classroom or office use, but not for public assembly or library spaces. Corridor framing has a live load capacity of 80 psf to 100 psf, which is at or near that required by the current code. There is no clearly defined lateral force resisting system in the addition; this wing does not comply with current seismic code requirements. Lateral forces (wind and seismic) are resisted by unreinforced masonry walls (both interior and exterior). Foundations are assumed to be conventional spread footings, with a concrete slab on grade at the Basement Level (thickness unknown). Foundation walls are cast-in-place concrete construction (below grade). The presence of a perimeter drainage system is unknown. Exterior walls are brick veneer with a CMU backup or glass block.

Floor and roof construction in the original school building and the additions does not appear to be fire protected (except to the extent afforded by the ceiling construction in certain areas). The facility is not sprinklered.

Structural Conditions/Issues – Comments and Recommendations:

Structural conditions at the Senior Center were observed during a brief tour of the building on July 23, 2013. Generally speaking, floor and roof construction appears to be performing satisfactorily; there is no evidence of structural distress that would indicate significantly overstressed, deteriorated or failed structural members. Foundations appear to be performing adequately; there are no signs of significant, total or differential settlements.

Structural/structurally related conditions observed during site visit are noted below:

- The condition of the exterior brick is generally satisfactory, particularly considering the age of the facility. Repointing is required in some areas. Relieving angles appear to be in satisfactory condition; cleaning and inspection is recommended, in conjunction with potential, future renovations. The chimney (viewed from the ground) appears to be in relatively poor condition; further review is recommended.
- As noted earlier in this narrative, the live load capacity of the existing floor framing in the original school and in the 1950 addition is not likely adequate to support public assembly or library use. Loading in the Library should be further assessed; the layout of book shelving should be carefully controlled at all times. In the event that public assembly spaces are proposed in a future renovation, reinforcing of the floor structure would be required.
- Column bases of the south entry canopy have rusted; cleaning/coating is recommended (Left Photo). Drainage in the areaway to the west of this entry does not appear to be functioning properly; this condition should be addressed (Right Photo).



- The roof of the addition was not designed as a future floor; accordingly, framing and foundations do not have adequate capacity to support a Second Floor. In addition, the building does not meet current seismic requirements; a vertical expansion would require that the existing building be brought into full compliance (cost prohibitive).

Building Code Requirements and Additional Comments:

Massachusetts State Building Code Requirements – General Comments:

Proposed renovations, alterations, repairs and additions to the Senior Center would be governed by the provisions of the Massachusetts State Building Code (MSBC – 780 CMR 8th Edition) and the Massachusetts Existing Building Code (MEBC). These documents are based on amended versions of the 2009 International Building Code (IBC) and the 2009 International Existing Building Code (IEBC), respectively.

The MEBC allows the Design Team to choose one of three (3) compliance methods. Structurally, the Prescriptive Compliance Method is preferred. Regardless of the compliance method chosen, the MEBC may require that the unreinforced masonry walls of the building be evaluated with respect to the provisions of Appendix A1 of the IEBC (depending on the extent of the renovation/alteration work and/or proposed change(s) in use). In addition, Section 101.5.4.0 of the Massachusetts Amendments (Chapter 34) requires that the existing building be investigated in sufficient detail to ascertain the effects of the proposed work (or change in use) on the area under consideration, and the entire building or structure and its foundations, if impacted by the proposed work or change in use.

Additions – General Comments:

The design and construction of any proposed additions would be conducted in accordance with the Code for new construction. Significant additions should be structurally separated from the existing building by an expansion (seismic) joint to avoid an increase in gravity loads and/or lateral loads to existing structural elements. Smaller additions can be structurally attached to the existing building, provided they do not increase the demand - capacity ratio of the existing lateral force resisting elements in the building by more than 10%. Presently, no additions to this building are proposed.

Renovations/Alterations – General Comments:

Where proposed alterations to existing structural elements carrying gravity loads results in a stress increase of over 5%, the affected element will need to be reinforced or replaced to comply with the Code for new construction. Proposed alterations to existing structural elements carrying lateral load (masonry walls in this case; both the original building and the 1950 addition) which result in an increase in the demand - capacity ratio of over 10% should be

avoided, if possible. Essentially, this means that removal of, or major alterations to the existing, unreinforced masonry walls in the building should be minimized. If this is not avoidable, more significant seismic upgrades/reinforcing will be required; potentially including the addition of lateral force resisting elements (braces, shear walls, etc.).

End of Structural Report

TOWN BUILDING ASSESSMENT STUDY
Town of Hadley, Massachusetts

Senior Center

46 Middle Street

MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS

Prepared By:

Consulting Engineering Services
510 Chapman Street, Suite 201
Canton, MA 02021

July 29, 2013

GENERAL

The mechanical, electrical, plumbing, and fire protection systems were reviewed in conformance with the requirements of the following State and National codes and regulations, as applicable:

- Massachusetts State Building Code 8th Edition
- Massachusetts State Fire Prevention Regulations
- NFPA Latest Editions
- Massachusetts Plumbing Code
- Massachusetts Mechanical Code
- Massachusetts Electrical code (NEC 2011 Edition)
- Illuminating Engineering Society of North America (IESNA) Lighting Handbook
- ASHRAE 90.1 Latest Edition

The scope of this study does not include operational assessment of the fixtures and equipment reviewed; it includes only a brief visual review of the fixtures and equipment. Therefore notes regarding the condition of the fixtures and equipment may or may not be indicative of the actual condition of the systems and equipment and/or the expected life of the fixtures and equipment. Therefore it is recommended that services of a qualified technician be retained to evaluate the actual condition of fixtures and equipment prior to replacement.

MECHANICAL

HEATING

The building is served by an oil fired cast iron sectional steam boiler located on the lowest floor. The boiler and trim appear to be in fair to good condition, and the piping in the boiler room appears to be in fair condition.

The condensate pump set is in a pit adjacent to the boiler, and it appears to be in fair to poor condition.

The oil tank is buried outside of the building, and its condition was not verified during the site visit.

Some of the steam piping insulation appears to hazardous. Testing of such insulation should be provided and hazardous insulation should be removed and replaced.

Heating for many of the spaces in the building on the main and second floors is provided by floor mounted console type unit ventilators. Heating for the remainder of the spaces, except for the air conditioned office, is provided by steam baseboard fin tube convectors, steam unit heaters, steam cabinet unit heaters, and steam radiators. Heating for the air conditioned office space was not verified during the site visit. The heating terminal units in general appear to be in fair condition.

AIR CONDITIONING

The only air conditioning in the building is provided at the office space on the main floor near the (old) front entrance. This system generally consists of a split system air handler (location not verified) and a roof mounted condensing unit. The roof was not visited during the site visit, therefore the condition of the condensing unit was not checked.

VENTILATION

For spaces with unit ventilators, outside air ventilation is provided via the unit ventilators. There are no outside air ventilation systems for spaces other than those served by unit ventilators.

In order to be efficient with respect to energy usage while also providing proper ventilation, the controls internal and external to unit ventilators must be in good working order and, particularly for a building such as this, a building with varying usage and varying occupancy, must be relatively complex; the existing controls do not provide such complex functionality, and therefore they should be replaced.

The exhaust hood serving the kitchen appears to be in condition and appears to be code compliant, however there is no make-up air system for the hood, and make-up air systems are required by Code for kitchen hoods.

CONTROLS

The temperature control system for all of the spaces other than the air conditioned office generally consist of local non-programmable thermostats, and judging by the condition of several of several of them, it is likely that some of the controls are not operating properly.

The thermostat for the air conditioned office is a programmable thermostat.

RECOMMENDATIONS

Remove steam piping insulation that is hazardous and replace with new insulation.

The unit ventilators serving any spaces which will be partitioned off in the future will need to be replaced with some other type of heating and ventilating systems; console type unit ventilators can serve only the spaces where they are located. One option for replacement would be ducted horizontal unit ventilators located at the ceiling; ducted unit ventilators can serve multiple spaces.

A fan forced outside air ventilation system should be provided for all of the spaces not served by unit ventilators, including the entire basement and the corridors on the upper floors.

Provide a make-up air system for the kitchen hood in the basement.

Replace the existing control system with a digital control system. Replace all of the controls within the existing unit ventilators with new digital controls.

ELECTRICAL

EXISTING SYSTEMS

The electrical service consists of an overhead, 240 volt single phase electrical service of 400 amps. The main panel is located in the basement in the north west corner of the building and consists of a CT cabinet and low voltage meter which are located adjacent to the main disconnect. The main switchgear serves (6) distribution panels through the building located: next to the service, in the basement boiler room, in the basement kitchen, basement dining room, first floor hall, and second floor back room. The panels are of different ages. The panel is sufficient for the current use of the building. However, it would be insufficient for change of use to offices or similar. See the recommendations for further information.

Light fixtures throughout the building consist mainly of florescent tube fixtures. While the fixtures selection is appropriate, the fixtures are close to the end of their life and therefore should be replaced with fluorescent and/or LED equivalent fixtures. The lights

are controlled by simple wall switches. The switches should be replaced with switches with integral occupancy sensors.

The building has interconnected fire and smoke alarms but it is a very simple system that does not have the ability to direct firefighters to a location of a problem. Therefore the fire alarm system should be upgraded with a central station at the front of the building. For ease of service and future building interconnection, the system should be based on the new system that is installed in the Public Safety Complex.

RECOMMENDATIONS

It is our understanding that an option for this facility is to renovate and expand the second floor in order to consolidate many of the town's departments in a single facility. To accommodate this option the single phase service would likely need to be replaced with a 3 phase service - both because of the additional overall power needs but also because the air conditioning systems that would be provided would likely require 3 phase power. Additional panels will need to be added to the new spaces for the additional loads. The feeds to the existing panels can remain if verified to be in good condition, and new local wiring circuits and panels can be replaced throughout the existing spaces.

Replace the lighting with fluorescent and/or LED equivalent fixtures. Replace the light switches with switches with integral occupancy sensors.

Provide a new fire alarm system, similar to the system installed in the Public Safety Building.

PLUMBING

EXISTING SYSTEMS

Potable water is provided to the building from the municipal water system. A tank type oil fired water heater located in the basement adjacent to the boiler provides hot water to the building. The water heater appears to be in good condition, and a mark on it indicates that it is approximately 7 years old.

The plumbing fixtures in the basement restrooms are vitreous china and are in good condition, and there is one accessible water closet in each of the restrooms. The water closets in the basement are floor mounted flush valve activated and they are low flow. The lavatories in the basement restrooms are accessible and are provided with metering faucets.

The plumbing fixtures in the two main floor restrooms are vitreous china and are in fair to poor condition. The water closets are the floor mount flush valve type; they are not

low flow and none of them are accessible. The lavatories are wall mounted and they are not accessible. The lavatory faucets are the non-mixing metering type.

The plumbing fixtures in the single water closet restroom at the nurses space are vitreous china and are in fair condition. The water closet is the floor mount flush valve type; it is not low flow and it is not accessible. The lavatory is counter mount and it is not accessible.

The plumbing systems serving the kitchen, including the grease interceptor recessed into the floor, are generally code compliant and appear to be in good condition. However there is no hand sink, and hand sinks are required by Code in kitchens.

The general purpose stainless steel sinks with bubblers in the corridors on the main and upper floors appear to be in fair to poor condition. The art sink in one of the rooms on the main floor appears to be in fair to poor condition.

The toilet on the second floor is a vitreous china floor mount tank type unit, and it appears to be in fair to poor condition, and it also appears that it may not be functional. It is not accessible and it is not low flow. The lavatory on the second floor is a wall mount vitreous china unit that appears to be in good condition, and it is accessible.

A propane tank is located outside of the kitchen for the cooking appliances in the kitchen. It appears to be piped in accordance to Code to the cooking appliances.

RECOMMENDATIONS

Replace all of the vitreous china plumbing fixtures on the main and second floors. Provide accessible fixtures where required. Provide low flow water closets and flow restrictors on the lavatory faucets.

Provide a hand sink in the kitchen.

FIRE PROTECTION

The building does not have a sprinkler system.

TOWN OF HADLEY FACILITIES AUDIT
HADLEY SENIOR/COMMUNITY CENTER
HADLEY, MA 01778

GFA 18,804



Description	Note	Quantity	Unit	Price	Total
Basic Quantities					
		GFA		Girth	
basement		8,167 sf		409 lf	
level 1		8,170 sf		410 lf	
level 2		2,467 sf		220 lf	
Life Safety					
2 Basement Egress Stair					\$
close off south stair at basement		1	ea	972.90	973
close off south stair at first floor		1	ea	972.90	973
Sub Total - Direct Cost					1,946
General Conditions		20.00%			389
Overhead & Profit		23.00%			537
Design & Price Reserve		15.00%			431
Escalation	May-15	8.16%			270
Bond		3.00%			107
Soft Costs/Design Fees		30.00%			1,104
Total Project Cost					4,784
2 Stair Guardrails Are Too Low					\$
demo guardrail		85	lf	5.16	439
disposal		1	ea	131.70	132
replace guardrail on stair		85	lf	177.63	15,099
Sub Total - Direct Cost					15,670
General Conditions		20.00%			3,134
Overhead & Profit		23.00%			4,325
Design & Price Reserve		15.00%			3,469
Escalation	May-15	8.16%			2,170
Bond		3.00%			863
Soft Costs/Design Fees		30.00%			8,889
Total Project Cost					38,520
2 Space Under Stair Railing					\$
additional members to reduce opening size		20	lf	126.88	2,538
Sub Total - Direct Cost					2,538
General Conditions		20.00%			508
Overhead & Profit		23.00%			701
Design & Price Reserve		15.00%			562
Escalation	May-15	8.16%			352
Bond		3.00%			140
Soft Costs/Design Fees		30.00%			1,440
Total Project Cost					6,241

Health

2 No work identified

Description	Note	Quantity	Unit	Price	Total
Universal Accessibility					
3 Lula Lift Does Not Serve 2nd Floor				\$	
relocate 2nd floor activities as necessary (no construction required)					0
3 Relocate Low Pipe in Basement Restroom				\$	
demo pipe		12	lf	5.07	61
disposal		1	ea	18.30	18
replace with rerouted pipe at higher level		12	lf	75.98	912
Sub Total - Direct Cost					991
General Conditions		20.00%			198
Overhead & Profit		23.00%			273
Design & Price Reserve		15.00%			219
Escalation	May-15	8.16%			137
Bond		3.00%			55
Soft Costs/Design Fees		30.00%			562
Total Project Cost					2,435
3 Classroom Closets				\$	
demolish closet spaces		9	ea	520.13	4,681
disposal		1	ea	1,404.30	1,404
redesign closet spaces		9	ea	3,221.34	28,992
Sub Total - Direct Cost					35,077
General Conditions		20.00%			7,015
Overhead & Profit		23.00%			9,681
Design & Price Reserve		15.00%			7,766
Escalation	May-15	8.16%			4,858
Bond		3.00%			1,932
Soft Costs/Design Fees		30.00%			19,899
Total Project Cost					86,228
3 Classroom Sinks				\$	
demo sink, bubbler & local piping		4	ea	253.25	1,013
disposal		1	ea	303.90	304
Sub Total - Direct Cost					1,317
General Conditions		20.00%			263
Overhead & Profit		23.00%			363
Design & Price Reserve		15.00%			291
Escalation	May-15	8.16%			182
Bond		3.00%			72
Soft Costs/Design Fees		30.00%			746
Total Project Cost					3,234

TOWN OF HADLEY FACILITIES AUDIT
HADLEY SENIOR/COMMUNITY CENTER
HADLEY, MA 01778

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Description	Note	Quantity	Unit	Price	Total
3 Replace Knobsets on 2nd Floor					\$
replace knobset with lever set		10	ea	861.46	8,615
disposal		1	ea	125.00	125
Sub Total - Direct Cost					8,740
General Conditions		20.00%			1,748
Overhead & Profit		23.00%			2,412
Design & Price Reserve		15.00%			1,935
Escalation	May-15	8.16%			1,211
Bond		3.00%			481
Soft Costs/Design Fees		30.00%			4,958
Total Project Cost					21,485
3 Stair Nosings in Original Building					\$
add filler piece to riser under nosings		296	lfr	21.24	6,287
Sub Total - Direct Cost					6,287
General Conditions		20.00%			1,257
Overhead & Profit		23.00%			1,735
Design & Price Reserve		15.00%			1,392
Escalation	May-15	8.16%			871
Bond		3.00%			346
Soft Costs/Design Fees		30.00%			3,566
Total Project Cost					15,454
3 Replace South Stair Exit Doors					\$
demo doors		2	leaf	77.40	155
disposal		1	ea	46.50	47
hm door, frame, hardware, paint		1	leaf	1,899.43	1,899
hm fixed panel, paint		1	leaf	687.05	687
cut and patch		1	ls	216.20	216
Sub Total - Direct Cost					3,004
General Conditions		20.00%			601
Overhead & Profit		23.00%			829
Design & Price Reserve		15.00%			665
Escalation	May-15	8.16%			416
Bond		3.00%			165
Soft Costs/Design Fees		30.00%			1,704
Total Project Cost					\$7,384

Description	Note	Quantity	Unit	Price	Total
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Site

3	Sink Hole				\$
	excavate and repair sink hole	allowance	1 ea	2,500.00	2,500
	Sub Total - Direct Cost				2,500
	General Conditions		20.00%		500
	Overhead & Profit		23.00%		690
	Design & Price Reserve		15.00%		554
	Escalation	May-15	8.16%		346
	Bond		3.00%		138
	Soft Costs/Design Fees		30.00%		1,418
	Total Project Cost				6,146

3	Seal Parking Lot				\$
	seal cracks in parking lot		26,550 sf	0.17	4,514
	Sub Total - Direct Cost				4,514
	General Conditions		20.00%		903
	Overhead & Profit		23.00%		1,246
	Design & Price Reserve		15.00%		999
	Escalation	May-15	8.16%		625
	Bond		3.00%		249
	Soft Costs/Design Fees		30.00%		2,561
	Total Project Cost				11,097

Exterior

3	Cable TV Entrance & Areaway				\$
	demo exterior door and frame		1 leaf	123.84	124
	disposal		1 ea	37.20	37
	insulated hm door, frame, hardware, paint		1 leaf	2,642.50	2,643
	demo guardrail		14 lf	5.16	72
	disposal		1 ea	21.60	22
	replace guardrail at areaway		14 lf	177.63	2,487
	add handrails at areaway		10 lf	126.88	1,269
	cut and patch		1 ls	540.50	541
	Sub Total - Direct Cost				7,195
	General Conditions		20.00%		1,439
	Overhead & Profit		23.00%		1,986
	Design & Price Reserve		15.00%		1,593
	Escalation	May-15	8.16%		997
	Bond		3.00%		396
	Soft Costs/Design Fees		30.00%		4,082
	Total Project Cost				\$17,688

TOWN OF HADLEY FACILITIES AUDIT
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Description	Note	Quantity	Unit	Price	Total
3 Repainting & Stoop Replacement					\$
painter	ladder work	320	hrs	67.10	21,472
materials		1	ls	5,233.80	5,234
replace stoop		1	ls	4,900.50	4,901
Sub Total - Direct Cost					31,607
General Conditions		20.00%			6,321
Overhead & Profit		23.00%			8,723
Design & Price Reserve		15.00%			6,998
Escalation	May-15	8.16%			4,378
Bond		3.00%			1,741
Soft Costs/Design Fees		30.00%			17,930
Total Project Cost					\$77,698

Interior

3 Kitchen Ceiling Tile Replacement					\$
demo 12x12 ceiling tiles		572	sf	0.80	458
disposal		1	ea	137.40	137
new non-absorbent ceiling tiles		572	sf	5.23	2,992
allowance for ACM abatement		572	sf	5.16	2,952
Sub Total - Direct Cost					6,539
General Conditions		20.00%			1,308
Overhead & Profit		23.00%			1,805
Design & Price Reserve		15.00%			1,448
Escalation	May-15	8.16%			906
Bond		3.00%			360
Soft Costs/Design Fees		30.00%			3,710
Total Project Cost					16,076

4 Ceiling Tile Replacement					\$
demo 12x12 ceiling tiles		10,666	sf	0.80	8,533
disposal		1	ea	2,559.90	2,560
new 2x4 ceiling tiles		10,666	sf	3.64	38,824
allowance for ACM abatement		10,666	sf	5.16	55,037
Sub Total - Direct Cost					104,954
General Conditions		20.00%			20,991
Overhead & Profit		23.00%			28,967
Design & Price Reserve		15.00%			23,237
Escalation	May-15	8.16%			14,537
Bond		2.40%			4,624
Soft Costs/Design Fees		30.00%			59,193
Total Project Cost					256,503

TOWN OF HADLEY FACILITIES AUDIT
HADLEY SENIOR/COMMUNITY CENTER
HADLEY, MA 01778

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Description	Note	Quantity	Unit	Price	Total
3 Kitchen Floor					\$
vct tile patched to existing		572	sf	1.65	944
Sub Total - Direct Cost					944
General Conditions		20.00%			189
Overhead & Profit		23.00%			261
Design & Price Reserve		15.00%			209
Escalation	May-15	8.16%			131
Bond		3.00%			52
Soft Costs/Design Fees		30.00%			536
Total Project Cost					2,322
4 Remove Pizza Ovens					\$
demo pizza ovens		2	ea	154.80	310
disposal		1	ea	93.00	93
Sub Total - Direct Cost					403
General Conditions		20.00%			81
Overhead & Profit		23.00%			111
Design & Price Reserve		15.00%			89
Escalation	May-15	8.16%			56
Bond		3.00%			22
Soft Costs/Design Fees		30.00%			229
Total Project Cost					991
3 Mens Room Floor					\$
mosaic tile patched to existing		184	sf	16.55	3,045
Sub Total - Direct Cost					3,045
General Conditions		20.00%			609
Overhead & Profit		23.00%			840
Design & Price Reserve		15.00%			674
Escalation	May-15	8.16%			422
Bond		3.00%			168
Soft Costs/Design Fees		30.00%			1,727
Total Project Cost					7,485

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Description	Note	Quantity	Unit	Price	Total
2 North Stair Renovation					\$
plaster		828	sf	11.12	9,207
paint		1,656	sf	1.30	2,153
replace guardrail on stair		25	lf	177.63	4,441
add handrails		43	lf	126.88	5,456
refinish floors		230	sf	22.06	5,074
Sub Total - Direct Cost					26,331
General Conditions		20.00%			5,266
Overhead & Profit		23.00%			7,267
Design & Price Reserve		15.00%			5,830
Escalation	May-15	8.16%			3,647
Bond		3.00%			1,450
Soft Costs/Design Fees		30.00%			14,937
Total Project Cost					64,728
3 Wood Floors					\$
remove carpet		785	sf	0.49	385
disposal		1	ea	115.50	116
refinish wood floors		4,110	sf	6.81	27,989
Sub Total - Direct Cost					28,490
General Conditions		20.00%			5,698
Overhead & Profit		23.00%			7,863
Design & Price Reserve		15.00%			6,308
Escalation	May-15	8.16%			3,946
Bond		3.00%			1,569
Soft Costs/Design Fees		30.00%			16,162
Total Project Cost					70,036
3 Plaster Cracks & Water Damage					\$
remove damaged plaster		1,000	sf	3.10	3,100
disposal		1	ea	930.00	930
replaster		1,000	sf	11.12	11,120
paint		1,000	sf	1.30	1,300
Sub Total - Direct Cost					16,450
General Conditions		20.00%			3,290
Overhead & Profit		23.00%			4,540
Design & Price Reserve		15.00%			3,642
Escalation	May-15	8.16%			2,278
Bond		3.00%			906
Soft Costs/Design Fees		30.00%			9,332
Total Project Cost					40,438

TOWN OF HADLEY FACILITIES AUDIT
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Description	Note	Quantity	Unit	Price	Total
3 East Stair					\$
remove worn vinyl treads		148	lfr	1.03	152
disposal		1	ea	45.60	46
new vinyl treads and risers		148	lfr	18.36	2,717
Sub Total - Direct Cost					2,915
General Conditions		20.00%			583
Overhead & Profit		23.00%			805
Design & Price Reserve		15.00%			645
Escalation	May-15	8.16%			404
Bond		3.00%			161
Soft Costs/Design Fees		30.00%			1,654
Total Project Cost					7,167

Energy & Water Conservation

3 Windows					\$
add interior storm panels	double hung	32	ea	343.53	10,993
add interior storm panels	arched	2	ea	515.29	1,031
add interior storm panels	basement	7	ea	171.76	1,202
Sub Total - Direct Cost					13,226
General Conditions		20.00%			2,645
Overhead & Profit		23.00%			3,650
Design & Price Reserve		15.00%			2,928
Escalation	May-15	8.16%			1,832
Bond		3.00%			728
Soft Costs/Design Fees		30.00%			7,503
Total Project Cost					32,512

Hazardous Materials

1 Pipe Insulation in Boiler Room					\$
abate ACM pipe insulation	allow	520	sf	15.48	8,050
Sub Total - Direct Cost					8,050
General Conditions		20.00%			1,610
Overhead & Profit		23.00%			2,222
Design & Price Reserve		15.00%			1,782
Escalation	May-15	8.16%			1,115
Bond		3.00%			443
Soft Costs/Design Fees		30.00%			4,567
Total Project Cost					19,789

TOWN OF HADLEY FACILITIES AUDIT
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HADLEY, MA 01778

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Description	Note	Quantity	Unit	Price	Total
1 Ceiling Tile Replacement at Boiler Room & Storage					\$
demo 12x12 ceiling tiles		548	sf	0.80	438
disposal		1	ea	131.40	131
new 2x4 ceiling tiles		548	sf	3.64	1,995
allowance for ACM abatement		548	sf	5.16	2,828
Sub Total - Direct Cost					5,392
General Conditions		20.00%			1,078
Overhead & Profit		23.00%			1,488
Design & Price Reserve		15.00%			1,194
Escalation	May-15	8.16%			747
Bond		3.00%			297
Soft Costs/Design Fees		30.00%			3,059
Total Project Cost					13,255
1 Mold					\$
dampproof wall & remediate mold	allow	40	lf	536.34	21,454
Sub Total - Direct Cost					21,454
General Conditions		20.00%			4,291
Overhead & Profit		23.00%			5,921
Design & Price Reserve		15.00%			4,750
Escalation	May-15	8.16%			2,972
Bond		3.00%			1,182
Soft Costs/Design Fees		30.00%			12,171
Total Project Cost					52,741
1 Floors					\$
demo existing floor tiles	asbestos	12,987	sf	5.16	67,013
dumpster rental		1	weeks	762.80	763
load & truck	10 mile round trip	20	cy	57.39	1,148
dump charges		8	ton	90.45	724
vct tile & base		12,987	sf	3.31	42,987
Sub Total - Direct Cost					112,635
General Conditions		20.00%			22,527
Overhead & Profit		23.00%			31,087
Design & Price Reserve		15.00%			24,937
Escalation	May-15	8.16%			15,601
Bond		2.40%			4,963
Soft Costs/Design Fees		30.00%			63,525
Total Project Cost					275,275

Description	Note	Quantity	Unit	Price	Total
<u>Mechanical</u>					
3 Unit Ventilators					\$
demo existing unit ventilators		8,445	sf	0.52	4,391
disposal		1	ea	1,317.30	1,317
ducted horizontal unit ventilators		8,445	sf	16.97	143,312
electrical feeders & wiring		8,445	sf	1.34	11,316
cutting & patching		1	ea	3,865.70	3,866
Sub Total - Direct Cost					164,202
General Conditions		20.00%			32,840
Overhead & Profit		23.00%			45,320
Design & Price Reserve		15.00%			36,354
Escalation	May-15	8.16%			22,743
Bond		2.40%			7,235
Soft Costs/Design Fees		30.00%			92,608
Total Project Cost					401,302
3 Outside Air Ventilation					\$
fan forced outside air ventilation system		10,359	sf	12.16	125,965
electrical feeders & wiring		10,359	sf	0.49	5,076
cutting & patching		1	ea	3,276.03	3,276
Sub Total - Direct Cost					134,317
General Conditions		20.00%			26,863
Overhead & Profit		23.00%			37,071
Design & Price Reserve		15.00%			29,738
Escalation	May-15	8.16%			18,604
Bond		2.40%			5,918
Soft Costs/Design Fees		30.00%			75,753
Total Project Cost					328,264
3 Kitchen Hood					\$
make-up air system		1	hood	10,130.00	10,130
electrical feeders & wiring		1	ea	1,470.00	1,470
cutting & patching		1	ea	290.00	290
Sub Total - Direct Cost					11,890
General Conditions		20.00%			2,378
Overhead & Profit		23.00%			3,282
Design & Price Reserve		15.00%			2,633
Escalation	May-15	8.16%			1,647
Bond		3.00%			655
Soft Costs/Design Fees		30.00%			6,746
Total Project Cost					29,231

TOWN OF HADLEY FACILITIES AUDIT
HADLEY SENIOR/COMMUNITY CENTER
HADLEY, MA 01778

GFA

18,804



Description	Note	Quantity	Unit	Price	Total
3 DDC Controls					\$
demo existing controls		18,804	sf	0.15	2,821
disposal		1	ea	846.30	846
new DDC control system		18,804	sf	3.04	57,164
Sub Total - Direct Cost					60,831
General Conditions		20.00%			12,166
Overhead & Profit		23.00%			16,789
Design & Price Reserve		15.00%			13,468
Escalation	May-15	8.16%			8,426
Bond		2.40%			2,680
Soft Costs/Design Fees		30.00%			34,308
Total Project Cost					148,668

Electrical

3 Lighting					\$
demo existing lighting		18,804	sf	0.52	9,778
disposal		1	ea	2,933.40	2,933
replace lighting		18,804	sf	9.80	184,279
Sub Total - Direct Cost					196,990
General Conditions		20.00%			39,398
Overhead & Profit		18.00%			42,550
Design & Price Reserve		15.00%			41,841
Escalation	May-15	8.16%			26,176
Bond		2.40%			8,327
Soft Costs/Design Fees		30.00%			106,585
Total Project Cost					461,867

3 Fire Alarm					\$
demo existing alarm systems		18,804	sf	0.15	2,821
disposal		1	ea	846.30	846
new fire alarm system		18,804	sf	2.94	55,284
Sub Total - Direct Cost					58,951
General Conditions		20.00%			11,790
Overhead & Profit		23.00%			16,270
Design & Price Reserve		15.00%			13,052
Escalation	May-15	8.16%			8,165
Bond		2.40%			2,597
Soft Costs/Design Fees		30.00%			33,248
Total Project Cost					144,073

Description	Note	Quantity	Unit	Price	Total
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Plumbing

4	Plumbing Fixtures				\$
	demo plumbing fixtures	28	ea	77.40	2,167
	disposal	1	ea	650.10	650
	new plumbing fixtures and trim	28	ea	2,026.00	56,728
	Sub Total - Direct Cost				59,545
	General Conditions	20.00%			11,909
	Overhead & Profit	23.00%			16,434
	Design & Price Reserve	15.00%			13,183
	Escalation	May-15	8.16%		8,247
	Bond		2.40%		2,624
	Soft Costs/Design Fees		30.00%		33,583
	Total Project Cost				145,525

2	Kitchen Sink				\$
	add hand sink in kitchen w/rough-in	1	ea	3,545.50	3,546
	Sub Total - Direct Cost				3,546
	General Conditions	20.00%			709
	Overhead & Profit	23.00%			979
	Design & Price Reserve	15.00%			785
	Escalation	May-15	8.16%		491
	Bond		3.00%		195
	Soft Costs/Design Fees		30.00%		2,012
	Total Project Cost				8,717

Fire Protection

3	Sprinkler System				\$
	new water service & backflow preventer	1	ea	15,195.00	15,195
	sprinkler system	18,804	sf	5.07	95,336
	cutting & patching	1	ea	4,766.80	4,767
	Sub Total - Direct Cost				115,298
	General Conditions	20.00%			23,060
	Overhead & Profit	23.00%			31,822
	Design & Price Reserve	15.00%			25,527
	Escalation	May-15	8.16%		15,970
	Bond		2.40%		5,080
	Soft Costs/Design Fees		30.00%		65,027
	Total Project Cost				281,784

Facilities Plan for Town Buildings
Hadley, Massachusetts

SENIOR CENTER FUNCTIONS

Existing Area	Senior Ctr. Option #1	Senior Ctr. Option #2
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Basement

Storage 1	562			562		379	
EMR						22	
Storage 2	38			38		38	
Storage 3	38			38		38	
Kitchen	490			490		490	
Corridor 1	144			144		297	
Rec. Room	755			755		755	
Dining Room	1189			1274		1274	
Multipurpose	1989			1989		1935	
New Closet						60	
Corridor 2	222			222		222	
Corridor 3	137			137		137	
EMR	28			28		28	
Boiler Room	520			520		520	
Men's Rest.	255			255		255	
Women's Rest.	223			223		223	
Planning Board				527			
Public Access TV	527						
Parks & Rec. Activity						527	
Unassigned	1050			965		1021	
Total		8167			8167		8221

First Floor

Meeting Room 113	957						
Activity Room 1				840		840	
Unassigned 1	850						
Activity Room 2				528		528	
Unassigned 2	400						
Lounge				968		968	
Sewer Commission	393						
Planning Board	526						
Hist. Commission	433						
Storage 1	32						
Nurse	236			234		234	
Supplies	64			40		40	
Nurse Restroom	25			54		54	
Nurse Closet	11			32		32	
Library	701						
Public Access TV				701			
TV Studio				349			
Parks & Rec. Activity						1050	
Parks & Rec. Lrg. Activity Room						1888	
Parks & Rec. Storage						249	
Secretary	211			84		84	
Meeting Room	144						
Conference Room				191		191	
Community Outreach	132			113		113	
Director's Office	197			212		212	
Administration				174		174	
Veterans' Service Office				182			
Health Department				343			
Waiting Room				157			
Unassigned	2858			2968		4215	
Total		8170			8170		10872

Second Floor

Stairs 1	230			230		230	
Stairs 2	125			125		125	
Corridor	216			216		216	
Equip. Storage 1	109			109		109	
Toilet	14			14		14	
Equip. Storage 2	77			77		77	
Unassigned 1	709			709		709	
Closet 1	7.5			7.5		7.5	
Unassigned 2	709			709		709	
Closet 2	7.5			7.5		7.5	
Unassigned	263			263		263	
Total		2467			2467		2467