

BUILDING USE AUDIT - CONDITION ASSESSMENT

Town of Hadley, Massachusetts

North Hadley Village Hall

Middle Street

Year Constructed: 1864

Construction Type: VB

Fire Sprinklers: No

Approximate Building Area per Floor:

Basement:	2,706 SF
First Floor:	3,984 SF
<u>Second Floor:</u>	<u>3,365 SF</u>
Total Area:	10,055 SF



Documents used in study:

"Historic Building Preservation Plan" (Draft). Author: Olde Mohawk Masonry & Historic Restoration, Inc. 2013

Massachusetts Historic Commission, Completed Form B dated 1985.

"Town Building Inspection Report" dated December 18, 2007 by the Town's Building Officials.

"Updated Feasibility Study" (95% Review) By Bradley Architects and Agricola Corporation. Undated but probably 2011.

"Restoration and Feasibility Study" by James Bright and Associates. Undated.

General:

The building is listed on the National register of Historic Places and is located in North Hadley Village. It is a significant contributing building to the North Hadley Historic District.

Originally constructed as a school it now serves as the Hadley Recreational Department offices and activity space including a large performance hall on the second floor. The Fire Department has a volunteer, two bay, fire station at ground level, with a kitchen and day room on the second floor.

CONDITION ASSESSMENT

Life Safety

- G

 There is a long flight of stairs (exceeds code) from the first floor up to the fire department rooms. No action required.
- 2

 All stairs have low guardrails. Extensions required to 42" height.
- 2

 Sheetrock behind range is un-taped and un-painted. Tape and paint sheetrock.
- 4

 New Fire Sprinkler System.



Health

- 2

 Change ceiling panels in FD kitchen to vinyl faced.

Universal Accessibility

- 3

 Building is not handicapped accessible. Provide ramped access into the building and a LuLa lift between the first and second floors.
- 3

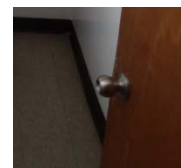
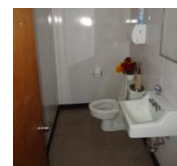
 There are no accessible restrooms. Replace two restrooms on each level with one handicapped accessible restroom.
- 3

 Interior door thresholds are typically about 3/4" high but should not exceed 1/2". Replace non-compliant thresholds.
- 3

 Doors typically have knob sets. Replace locksets with lever type.
- 3

 Sinks in office is not accessible. Change to an accessible unit.
- 3

 Stage is not accessible. Add a lift. Also add handrails to steps up to stage.



Site

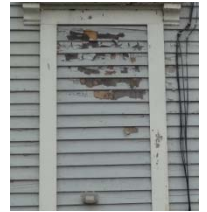
- 3

 Bituminous paving need crack sealer and new top coat.



Exterior

- 3 The exterior paint on the building is in poor condition with bare wood exposed in many areas. It will require replacement of rotted boards, then scraping, filling, sanding and re-painting.
- 3 The horizontal cornice of the south facing pediment is fully open to the elements and requires re-construction. Replace metal flashing.
- 3 The main roof is constructed with embossed metal shingles which have started to rust. There is no underlayment and daylight is visible from the attic throughout the roof. It is recommended that the roofing be removed, plywood sheathing installed with felt underlayment and new, matching metal shingles installed. A new gutter system should be installed that will better protect the building from paint/wood damage.
- 3 There is a total of approximately 250 SF of exterior brick on the lower level that has spalled at four location. Replace brick and mortar to match existing. In addition repoint a total of approximately 200 SF of brick at two locations.
- 3 Remove paint from exterior brickwork at lower level. The paint traps moisture causing the brick to spall.
- 3 Repoint approximately 30 SF of joints in granite foundation facing.
- 3 Front steps (west) have unequal risers. Reset top stone step.
- 3 Side entry steps and platform has no handrail. Add new railing.
- 3 Door from side entry platform in to firehouse is jambed shut. Replace door and frame and adjust head framing to suit new frame.
- 3 The corbeled tops of the three (3) existing chimneys appear to be in poor condition, as viewed from the ground. These conditions should be addressed. Repair mortar should be compatible with the original mortar and be of similar strength.



Interior

- 3 Former restroom in the basement (now storage) should be demolished and pipes in floor (for toilets) removed and floor patched

- 3

 Area by rear basement stair should be cleaned to remove all debris.
- 3

 Plaster on rear (east) wall of basement has buckled and should be removed.
- 4

 Steps down to rear stair in basement has unequal risers and a low cast iron pipe overhead. Replace concrete steps with new equal tread/riser steps. Remove pipe (possibly from sink on first floor) and relocate out of route to stair.
- There is some floor cracks in the basement but it was reported that the floor does not get wet. No action required.
- 3

 Stone walls in basement appear to be stable but the mortar has turned to powder. Re-point basement stone walls.
- 3

 There are two low headroom doors out of the rear of the basement each with an approximately 18 inch high step up from the floor. Brick-up one of the doors and replace the second door with an insulated steel door and frame and add steps on the interior with three risers (max 7" H) and treads of 11".
- 3

 The narrow stair to the first floor central hallway is enclosed with wood boards and open underneath in the basement. Stair to be wrapped with moisture resistant sheetrock.
- 3

 Replace missing trim to door to closet under stairs.
- 3

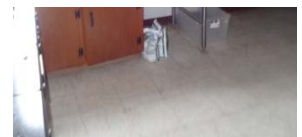
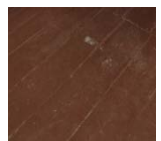
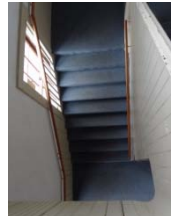
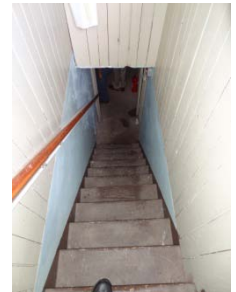
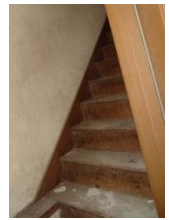
 Replace door between vestibule and meeting room.
- 3

 Refinish wood floors throughout building.
- 3

 Replace 2'x4' suspended acoustical panels in FD meeting room and prep room and in first floor meeting room.
- 3

 Add new 12"x12" vinyl composition tile floor over existing plywood in prep room and repair vinyl tile damage in kitchen (4SF).
- 3

 Remove iron pipe ceiling lighting grid in assembly space.



3

Re-paint the following spaces:

First Floor: Entrance vestibule and stair; toilet room vestibule; corridors; stairs; fire station.

Second Floor: Entrance stair; toilet room vestibule; rear vestibule and stair.



Energy & Water Conservation

3

Although a number of windows have been replaced the remaining (18) windows should be repaired and repainted. To maintain appearance interior storm panels should be added. Basement windows (5) should be replaced.



3

Attic has been insulated but it does not appear that the walls have been. If insulation has not been installed then the wall cavity should be filled with blown-in insulation.

Hazardous Materials

1

The cupola is open to the outdoors and needs to be closed off with metal insect screening to prevent birds and bats from entering the building. Removal of any guano will be required.



1

Toilet rooms and vestibule on both floors, at west end of building, and fire department meeting room possibly have vinyl asbestos floor tiles. Samples should be tested and if asbestos found they should be abated.



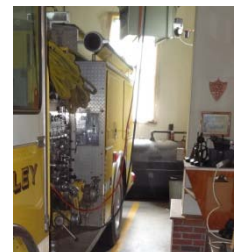
1

The bell tower was not accessed during the site visit; however, the tower is not closed to weather and allows water to get into the building. There tower also has issues related to numerous pigeons nesting inside. Reportedly, this element was restored in 2000; however, additional work and repairs need to be conducted including the removal of bird droppings.

Mechanical



The oil tank in the garage is adjacent to a semi-portable generator. If this generator is used or needs to be used in the future, either it or the oil tank should be moved to provide separation required by NFPA between two.



2 Two bollards should be provided to protect the oil tank in the garage from accidental contact by a vehicle.

1 The hood in the kitchen should be replaced by a code compliant hood. Such a replacement would also require the installation of a new outside/make-up air system for the kitchen.

Alternatively, the range could be replaced by cooking equipment which produces only heat - such as a conventional oven (without cooktop) or a microwave oven.

3 The second floor meeting room and the prep. area above the garage should be provided with an new dedicated heating system, and the supply ductwork serving this space (connected to the unit heater in the garage) should be removed.

3 The non-programmable thermostat in the office area should be replaced with a programmable thermostat. If the second floor over the garage is not provided with an independent heating system, the non-programmable thermostat in the garage should be replaced with a programmable thermostat.

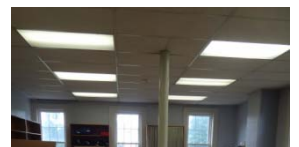
3 The ductwork in the basement should be insulated.



Electrical

2 Assuming the building use does not change, at bare minimum a new main panel should be installed and additional 20A circuit feeds should be installed throughout the building to reduce the overloading of circuits and the need for extensions cords.

4 The light fixtures should be replaced with new fluorescent or LED equivalent fixtures. While there is an up charge for LED fixtures the bulb life can very easily pay for the fixture in both reduced replacement lamps and labor required to regularly replace the bulbs. All light switches should be replaced with new occupancy sensor based switches.



2 Like the other buildings in town the fire alarm system needs to 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.

Plumbing

- 4** Where ADA compliant restrooms are required, the fixtures should be replaced with ADA compliant low flow fixtures. Where ADA compliant restrooms are not required, the fixtures should be replaced with low flow fixtures.
- 2** If the kitchen is to be used, it should be provided with a hand wash sink, a prep. sink, and a grease interceptor.



PROGRAM INFORMATION

Park and Recreation:

Spaces are appropriate for the needs of this department.

Parking is severely lacking for the activities in the building. The Fire Station in the building utilizes the majority of the off-street parking.

A storage shed is located off-site at the school and would be much better if located at the building.

Fire Station:

Bays are barely adequate to accommodate the fire equipment. In particular the oil storage tank should be relocated so that it is not directly behind the equipment. Height of bays are also barely adequate.

If relocation of the Park and Recreation to the Senior Center was to occur a new building should be constructed to house the Fire Department enabling the sale of the Village Hall. The Town would need to purchase land through a bid process the cost of which would need to be added to the construction cost .

LIST OF DRAWINGS SHOWING EXISTING AND PROPOSED PLANS:

EXV-1 Existing Basement Floor Plan

EXV-2 Existing First Floor Plan

EXV-3 Existing Second Floor Plan

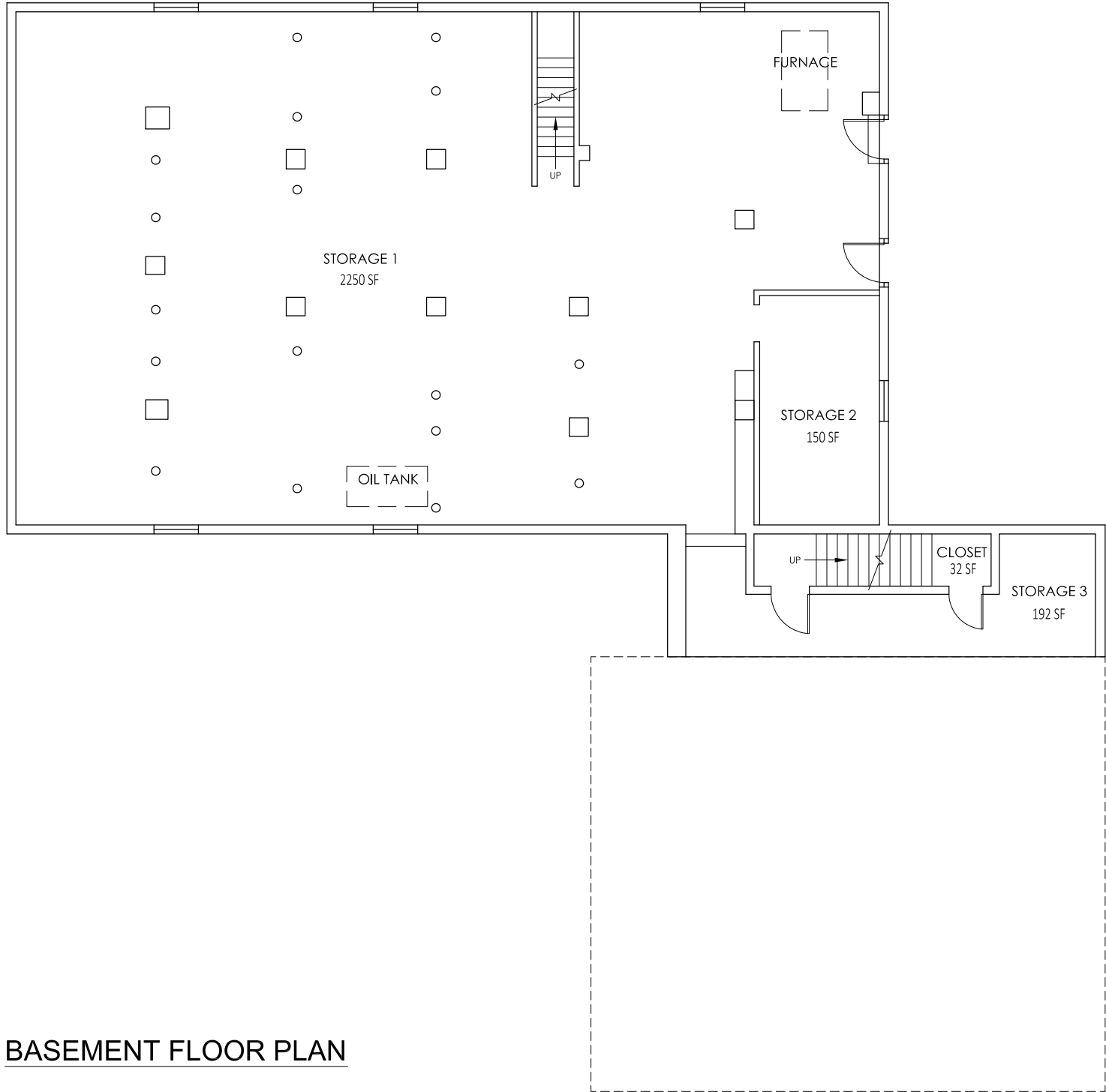
PRV-1 Proposed Basement Floor Plan

PRV-2 Proposed First Floor Plan

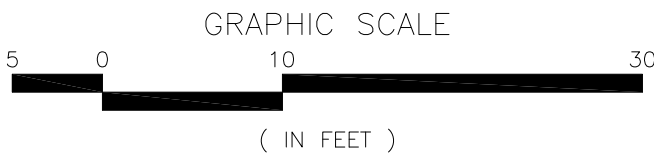
PRV-3 Proposed Second Floor Plan

PRF-1 Proposed Fire Station

See Senior Center for relocation of Park and Recreation.



BASEMENT FLOOR PLAN



Town Of Hadley Municipal Facilities Study and Planning Hadley, Massachusetts	VILLAGE HALL EXISTING BASEMENT FLOOR PLAN
Scale: 3/32"=1'-0" Drawn by: ASJ Job No. 13006.00 Date: 9/6/13	
EXV-1	



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

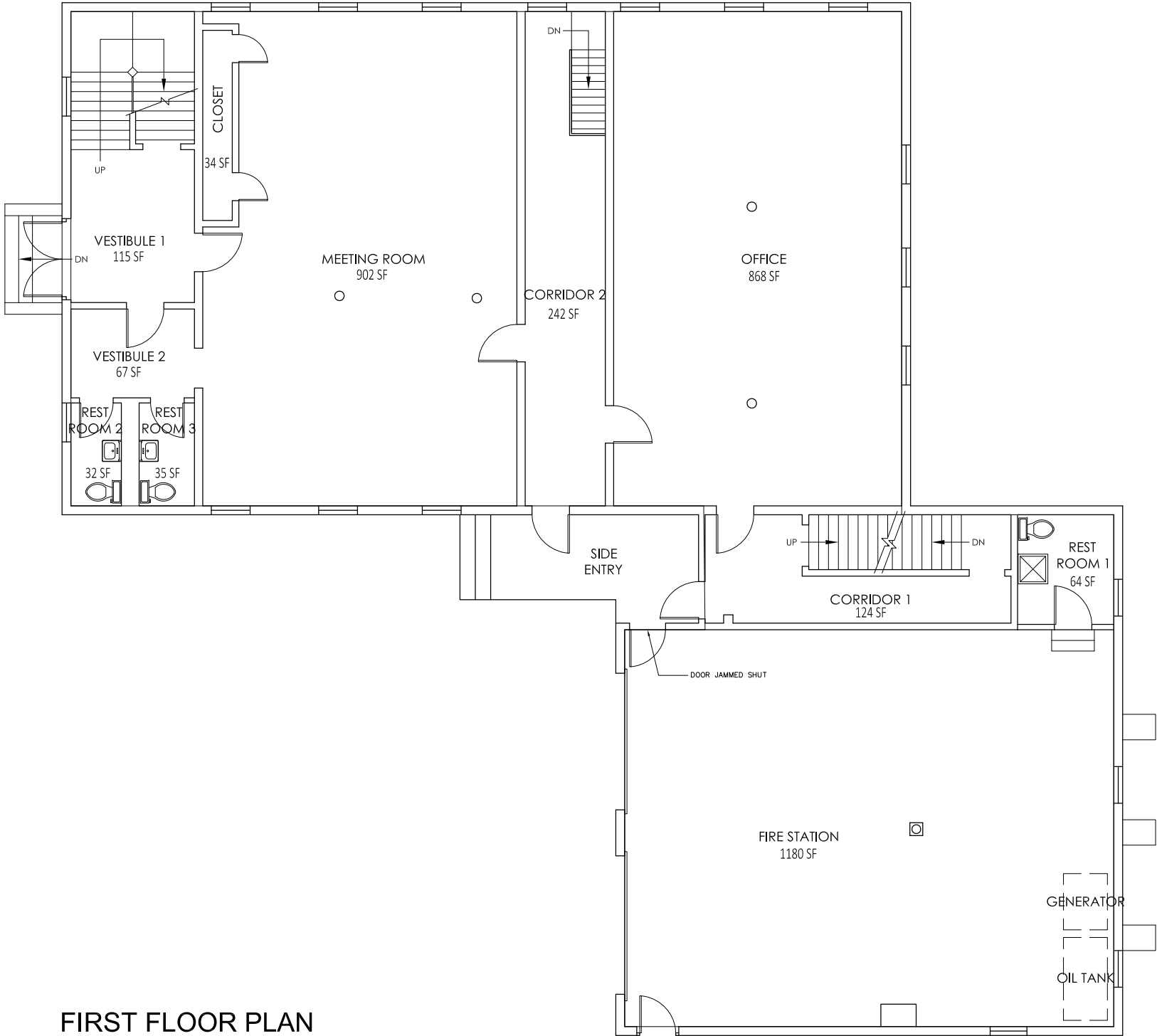
Planning	860-644-8300
Architecture	860-644-8301 fax
Interior Design	info@draws.com

Town Of Hadley
Municipal Facilities Study and Planning
Hadley, Massachusetts

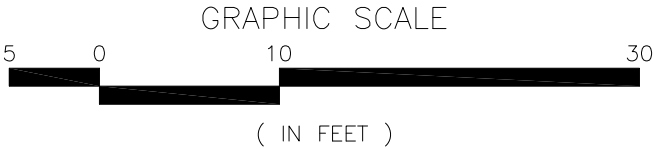
VILLAGE HALL
EXISTING FIRST FLOOR PLAN

Scale:	3/32"=1'-0"
Drawn by:	ASJ
Job No.	13006.00
Date:	9/6/13

EXV-2



FIRST FLOOR PLAN





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

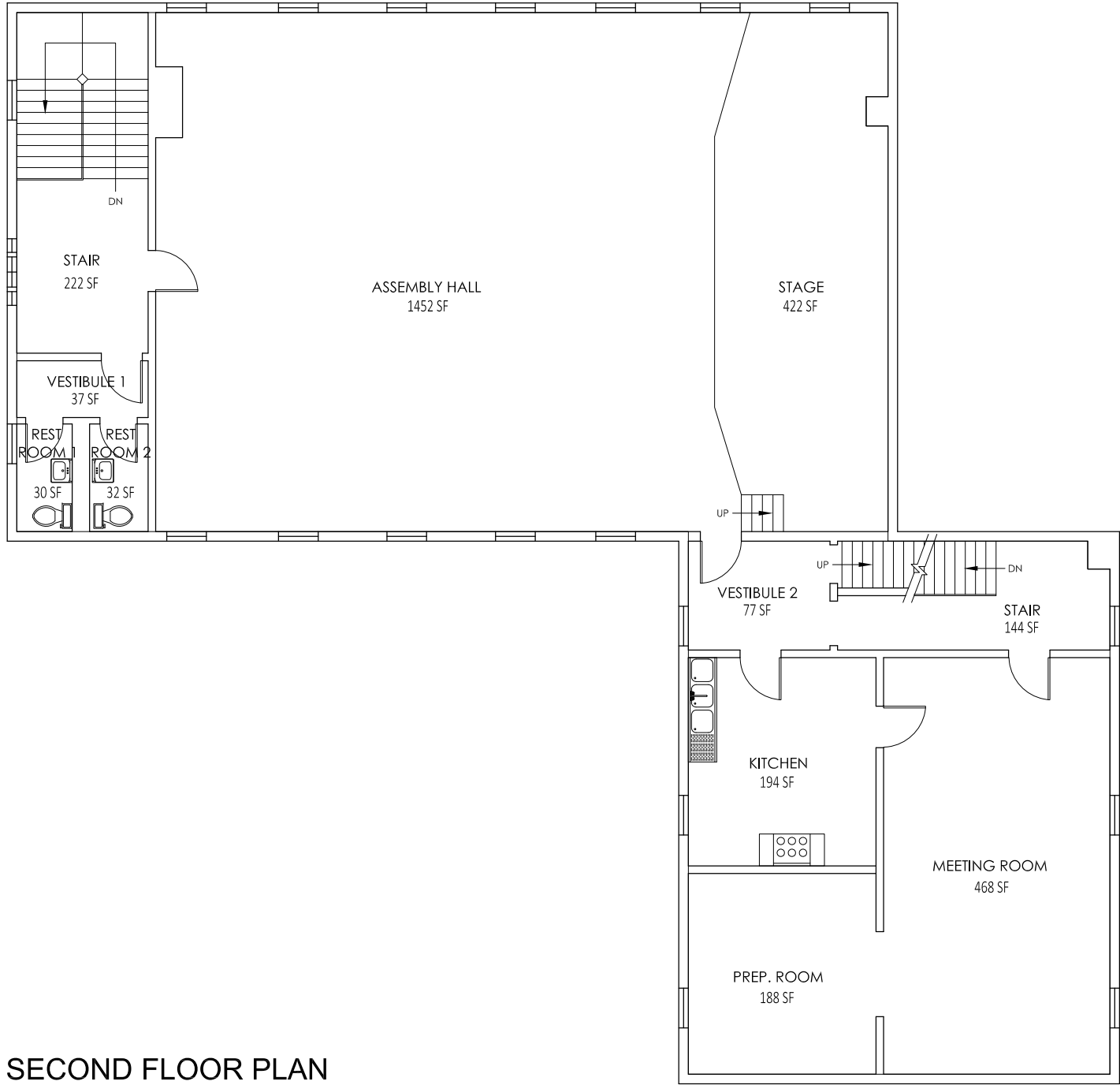
Planning	860-644-8300
Architecture	860-644-8301 fax
Interior Design	info@draws.com

Town Of Hadley
Municipal Facilities Study and Planning
Hadley, Massachusetts

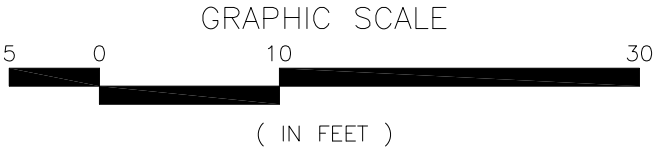
VILLAGE HALL
EXISTING SECOND FLOOR PLAN

Scale:	3/32"=1'-0"
Drawn by:	ASJ
Job No.	13006.00
Date:	9/6/13

EXV-3



SECOND FLOOR PLAN





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

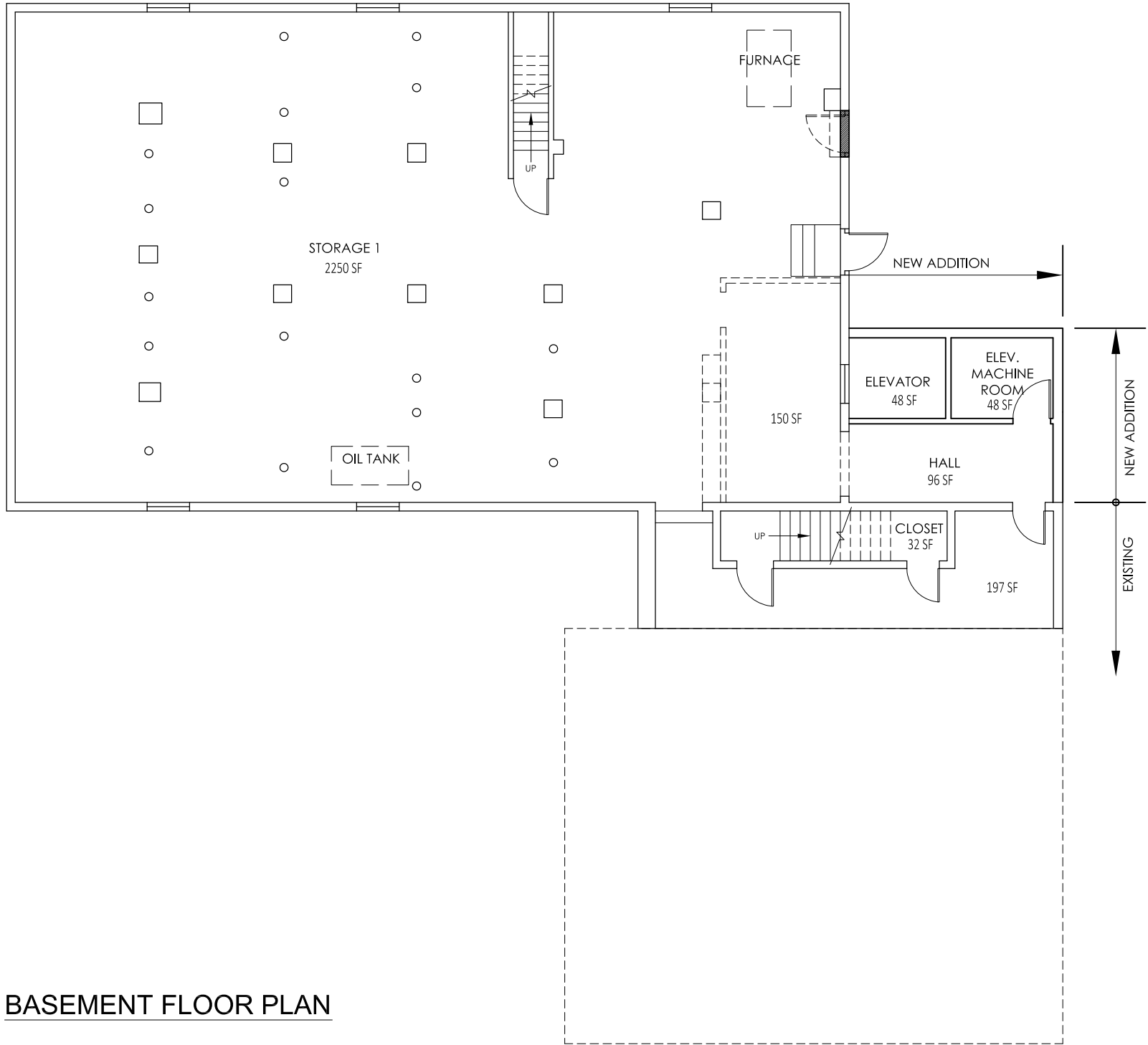
Planning	860-644-8300
Architecture	860-644-8301 fax
Interior Design	info@draws.com

Town Of Hadley
Municipal Facilities Study and Planning
Hadley, Massachusetts

**VILLAGE HALL
PROPOSED BASEMENT FLOOR PLAN**

Scale:	3/32"=1'-0"
Drawn by:	ASJ
Job No.	13006.00
Date:	9/6/13

PRV-1



BASEMENT FLOOR PLAN

GRAPHIC SCALE



(IN FEET)



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

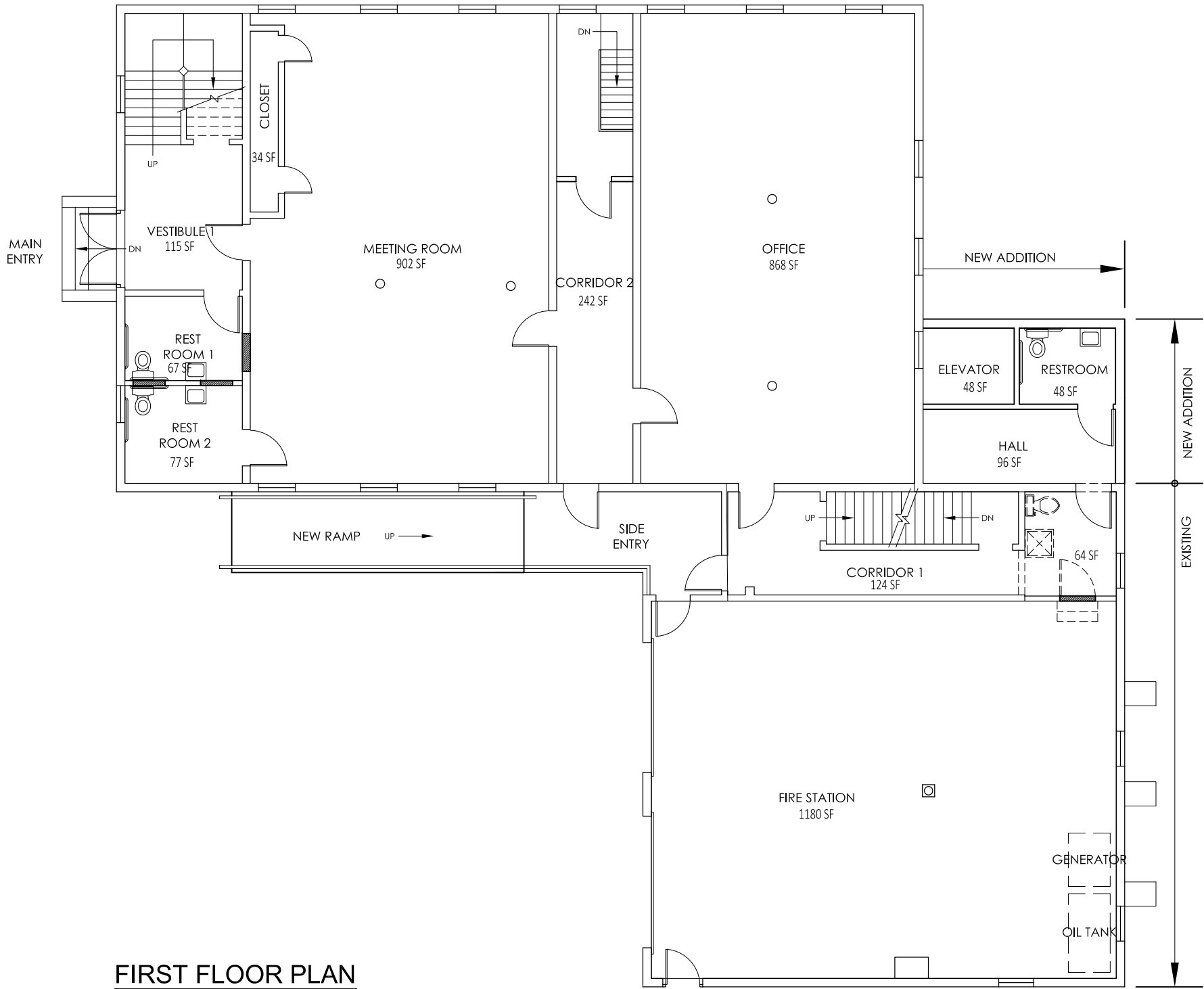
Town Of Hadley

Municipal Facilities Study and Planning
Hadley, Massachusetts

VILLAGE HALL
PROPOSED FIRST FLOOR PLAN

Scale:	3/32"=1'-0"
Drawn by:	ASJ
Job No.	13006.00
Date:	9/6/13

PRV-2

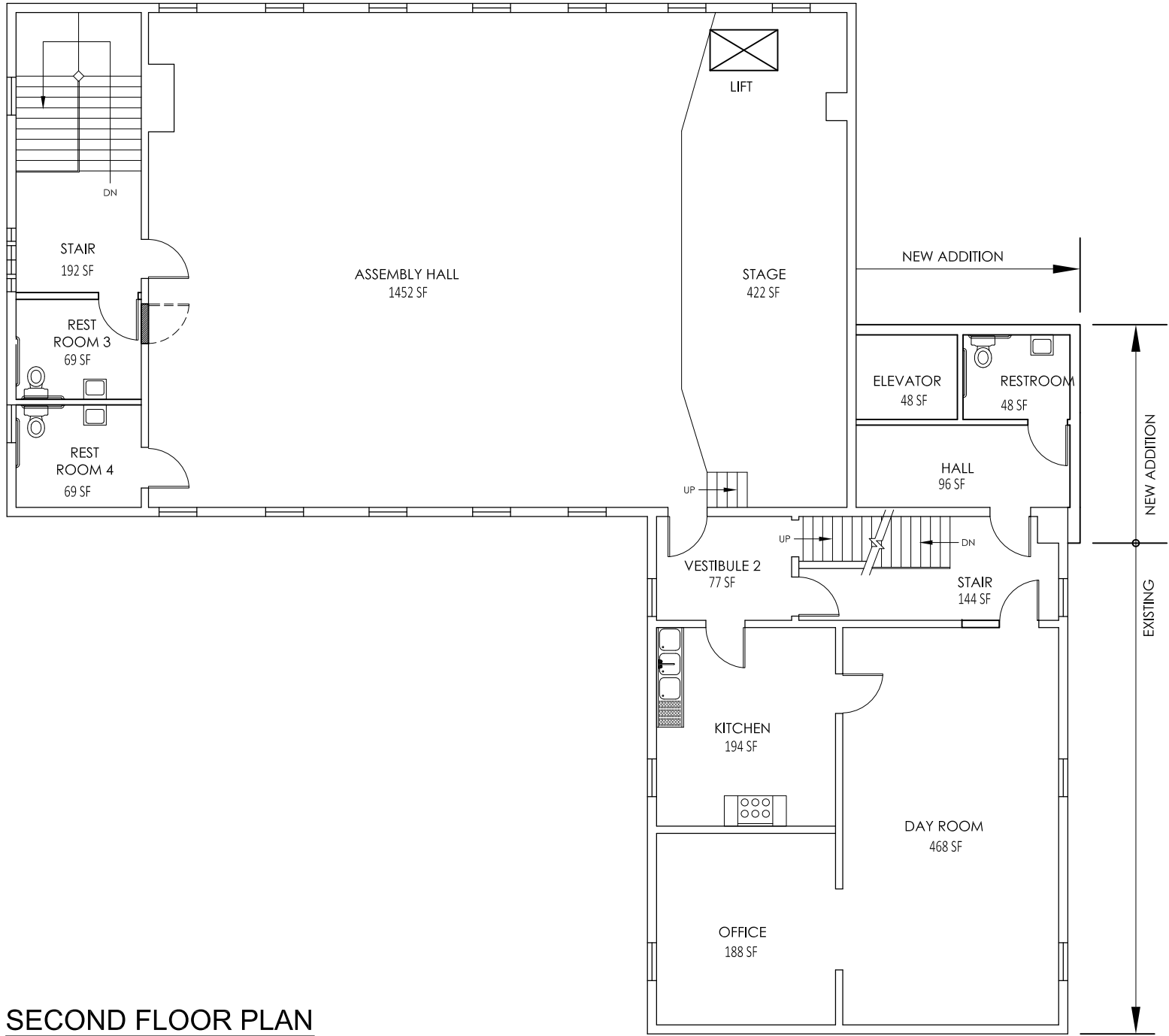


FIRST FLOOR PLAN

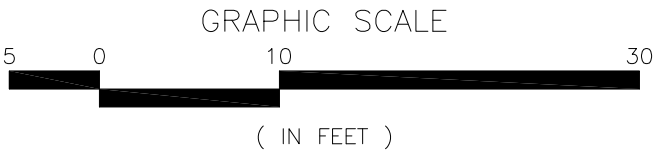
GRAPHIC SCALE



(IN FEET)



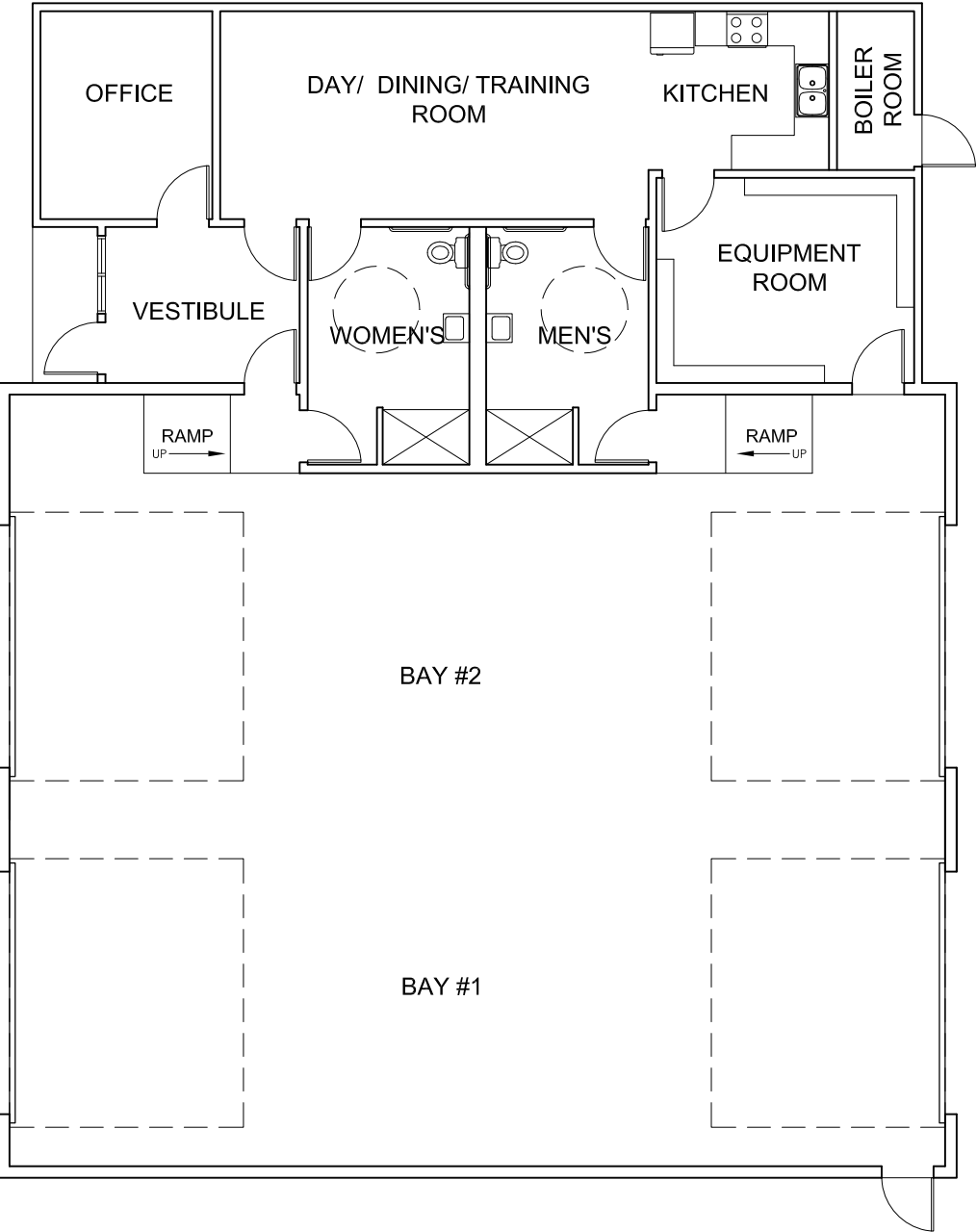
SECOND FLOOR PLAN



Town Of Hadley
 Municipal Facilities Study and Planning
 Hadley, Massachusetts

VILLAGE HALL
PROPOSED SECOND FLOOR PLAN

Scale: 3/32"=1'-0"
 Drawn by: ASJ
 Job No. 13006.00
 Date: 9/6/13



FIRST FLOOR PLAN

Town Of Hadley
Municipal Facilities Study and Planning
Hadley, Massachusetts

PROPOSED NEW FIRE STATION
FIRST FLOOR PLAN

Scale: 3/32"=1'-0"

Drawn by: ASJ

Job No. 13006.00

Date: 9/6/13

PRF-1



MUNICIPAL FACILITIES STUDY and PLANNING Town of Hadley, Massachusetts

Village Hall Structural

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 North Hadley Village Hall, located at 239 River Drive. The two-story (plus partial Basement), 6,606 square foot building was originally constructed as a schoolhouse in 1864. The building consists of a two-story (original) north wing (plus a Basement), with an attached, two-story wing to the south (added in 1871), creating an “L-shaped” building footprint. The Village Hall serves as a substation for the Hadley Fire Department as well as a home for the Hadley Parks and Recreation Commission. .



The Basement Floor is unoccupied and is used primarily for storage. The furnace and oil tank are located at this level. The Basement is accessed by a single stair, located on north side of the building. A community day care facility and offices (Parks and Recreation Commission) are located at the First Floor of the north wing. Two, fire truck bays are located at this level in the south wing (slab on grade floor – no Basement). Additional Fire Department spaces are located at the Second Floor of this wing; including a meeting room, a prep room and a kitchen. There is an unfinished Attic space above, serviced by a single stair in the link that connects the two wings. The column-free Assembly Hall (with a stage at the east end) is located at the Second Floor of the north wing. This area is serviced by two stairways; one at the west end of the wing and one in the aforementioned connecting link. There is no elevator in the building.

The site slopes downwards from the west (front) side to the east (back) side of the building.

Documents made available by the Town for review and use in the preparation of this report included the following:

- *North Hadley Village Hall Restoration and Feasibility Study*, prepared by James Bright and Associates (Northampton, MA), undated.
- *Designer Services: Update Feasibility Study at the North Hadley Village Hall*, prepared by Bradley Architects, Inc. (Pittsfield, MA), undated (recent).

- *Historic Buildings Preservation Plan*, prepared by Olde Mohawk Masonry & Historic Restoration, Inc., 2013 Draft.

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 documents, the Village Hall building is a wood framed structure, supported by perimeter wood framed bearing walls and by interior wood beams and columns resting on brick piers in the Basement.

The roof of the north wing is a simple gable form with an east-west ridge line and a centrally located bell tower at the west end. The roof of the south wing is also a gable form, with a north-south ridge line. In each case, wood rafters and purlins span to timber trusses which clear span the width of the wing (nearly 40 feet and 30 feet in the north and south wings, respectively). Rafters and purlins in the south wing are undersized (2½" x 5½" and 6"x6", respectively) and are considered to be structurally marginal (Photo). The size of roof framing members in the north wing was not determined. Roofing is metal tiles, attached to intermittent wood battens, nailed to the rafters.



Details of the Second Floor construction are unknown; however, this level is wood framed. Wood joists in the north wing likely span in the east-west direction, in a manner similar to that observed at the First Floor. Original columns are 6" diameter round wood sections; steel pipe columns have been added in other locations (e.g. in the day care center) as well. A single, centrally located cast iron column supports Second Floor construction over the double fire truck bay in the south wing. Second Floor construction in this wing is flexible under foot and likely has a relatively low live load capacity.

First Floor construction in the north wing consists of 2"x8" wood joists spaced at 20"+/- o.c. (with one row of bridging), typically spanning 11+/- feet in the east-west direction to 8"x9" timber beams. The beams span 10+/- feet in the north-south direction and are supported by 16" square brick piers. Beam to beam and joist to beam connections are mortise and tenon; a number of members have split/failed at the joint. Adjustable, temporary steel post shores have been added at numerous locations to provide additional support. At the south wing, the original cellar was backfilled and a slab on grade (thickness unknown) was



constructed. The original brick foundation walls were retrofitted with concrete “buttresses”, as shown in the photo on the preceding page. The front of the south wing was extended outwards to the west (1963 firehouse conversion) to accommodate fire trucks. A beam was provided in the ceiling above, clear spanning 32+/- feet in the north-south direction and supporting roof, Second Floor and exterior wall construction.

Basement Floor construction in the north wing is a concrete slab on grade (thickness unknown).

Foundation walls are mortared rubble stone construction below grade, with brick masonry construction above. Brick foundation walls are faced with stone on the north, south and west sides (exposed brick on the east side). Perimeter foundation drainage does not likely exist.

Exterior walls are wood framed, with wood siding (some original) and trim. There are three (3) brick chimneys.

There is no clearly defined lateral force resisting system in the building (the Village Hall was constructed before modern building codes were introduced); the building does not comply with current seismic code requirements. Lateral forces (wind and seismic) are resisted by the wood sheathed perimeter walls of the building.

Floor and roof construction does not appear to be fire protected (except to the extent afforded by the ceiling construction). The Village Hall is not sprinklered.

Structural Conditions/Issues – Comments and Recommendations:

Structural conditions at the North Hadley Village Hall 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. However, as noted below, roof construction appears to be structurally marginal. Foundations appear to be performing adequately; there are no signs of significant, total or differential settlements. Please also refer to the above-referenced, *Designer Services: Update Feasibility Study at the North Hadley Village Hall* and the *Historic Buildings Preservation Plan* for additional information and detailed assessments of existing conditions.

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

- As noted earlier in this report, mortise and tenon joints have failed in a number of locations and temporary, adjustable steel post shores have been installed (Photo). A thorough review of framing conditions should be conducted and permanent supports (with foundations) along with joist and beam hangers should be installed.



- Slab on grade construction at the First Floor of the south wing (fire truck bays) appears to be in satisfactory condition. The Basement slab on grade in the north wing is in poor condition; however, this level is unoccupied and primarily used for storage.
- The bell tower was not accessed during the site visit; however, the tower is not closed to weather and allows water to get into the building. There tower also has issues related to numerous pigeons nesting inside. Reportedly, this element was restored in 2000; however, additional work and repairs need to be conducted.
- Metal roofing reportedly leaks and improperly channels rainwater, damaging wood siding, trim and painted surfaces. The type and age of this roof make it difficult to repair; consideration should be given to the installation of a new roof with proper sheathing, gutters and downspouts. If the existing roof remains in a future renovation scheme, FBRA recommends that the attachment of the roofing to the roof structure be evaluated.
- As noted earlier in this report, the capacity of the roof framing in the south wing appears to be marginal. FBRA recommends that roof framing in each wing be investigated and evaluated in conjunction with future renovations to the building.
- Much of the mortar in the rubble stone foundation walls has been lost, due to years of water absorption (Photo). Joints in the brick sections of foundation walls above have also deteriorated, been damaged or bricks are missing. Repair mortar should be compatible with the original mortar and be of similar strength. Refer to the previously referenced reports for further information and detailed descriptions of the existing conditions.
- There are numerous areas of painted wood siding and trim elements that have rotted and are significantly damaged (Photo). Refer to the previously referenced reports for further information and detailed descriptions of the existing conditions.
- The corbeled tops of the three (3) existing chimneys appear to be in poor condition, as viewed from the ground. These conditions should be addressed. Repair mortar should be compatible with the original mortar and be of similar strength.



- Joints in the stone facing of the foundation wall are open in certain locations and/or stone sections have rotated (Photo). Repair and repointing is recommended. Refer to the previously referenced reports for further information and detailed descriptions of the existing conditions.
- The live load capacity of the First and Second Floor framing was not determined. Floor framing should be thoroughly investigated and evaluated in conjunction with potential future renovations to the building.



Building Code Requirements and Additional Comments:

Massachusetts State Building Code Requirements – General Comments:

Proposed renovations, alterations, repairs and additions to the North Hadley Village Hall 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. 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 the Village Hall 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 (perimeter wood framed walls in this case) 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, wood framed perimeter 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 (wood shear walls, etc.).

End of Structural Report

TOWN BUILDING ASSESSMENT STUDY
Town of Hadley, Massachusetts

Village Hall

239 River Drive

MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS

Prepared By:

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

July 26, 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 fire station and the meeting and prep. rooms above the fire station garage are served by a fan forced oil fired unit heater hung from the garage ceiling. The oil for the unit heater is stored in a tank in the garage. The top part of the air discharge of the unit heater has a duct connected to it, and this duct serves a register mounted in the floor of the meeting room above. The oil tank and the unit heater appear to be in fair to good condition.

Heating the remainder of the building is by two oil fired furnaces located in the basement. Both furnaces appear to be in fair condition.

Two oil tanks in the basement serve the two furnaces in the basement. The tanks appear to be in fair to good condition.

One of the furnaces serves the first floor of the village hall portion of the building, and the other furnace serves the second floor of the village hall portion of the building as well as the kitchen above the garage and vestibule between the kitchen and the village hall portion of the building.

The furnace serving the first floor has a dual control damper system with two supply duct mains, which allows for some temperature variation between the two heating zones. One of the duct mains serves the parks and recreation office area of the first floor and the other duct main serves the first floor meeting room and the remainder of the spaces on the first floor. The terminal units consist of floor mounted supply registers and floor mounted return grilles.

The furnace serving the second floor is ducted to diffusers at the ceiling of the second floor, and there is a single floor mounted return grille for the system.

None of the ductwork systems in the building are insulated.

AIR CONDITIONING

There are no central air conditioning systems. There are window mounted packaged air conditioning units serving the first floor office area, the first floor meeting room, and the village hall portion of the second floor.

VENTILATION

There are no mechanical outside air ventilation systems.

There are six ceiling/paddle fans serving the second floor of the village hall portion of the building.

The restrooms are ventilated with manual wall switch operated ceiling combination fan/light units.

There is a hood over the gas range in the kitchen, but it is not code compliant; it does not cover the range in accordance to current code and it does not have an integral automatic fire suppression system.

There is a thru-the-wall exhaust fan in the second floor prep. room (above the garage) operated by a wall mounted manual switch.

CONTROLS

The temperature controls for the furnaces in the basement consists of a non-programmable thermostat in the first floor office area and programmable thermostats in the first floor meeting room and in the second floor.

The temperature controls for the garage consist of a non-programmable thermostat.

RECOMMENDATIONS

The oil tank in the garage is adjacent to a semi-portable generator. If this generator is used or needs to be used in the future, either it or the oil tank should be moved to provide separation required by NFPA between two.

A bollard (or two) should be provided to protect the oil tank in the garage from accidental contact by a vehicle.

If the range in the kitchen is used the hood should be replaced by a code compliant hood. Such a replacement would also require the installation of a new outside/make-up air system for the kitchen. Alternatively, the range could be replaced by cooking equipment which produces only heat - such as a conventional oven (without cooktop) or a microwave oven.

The second floor meeting room and the prep. area above the garage should be provided with an new dedicated heating system, and the supply ductwork serving this space (connected to the unit heater in the garage) should be removed.

The non-programmable thermostat in the office area should be replaced with a programmable thermostat. If the second floor is over the garage is not provided with an independent heating system, the non-programmable thermostat in the garage should be replaced with a programmable thermostat.

The ductwork in the basement should be insulated.

ELECTRICAL

EXISTING SYSTEMS

The electrical service consists of an overhead, 240 volt single phase electrical service of 200 amps. The main panel is located in the basement in the north east corner of the building and the meter is located on the exterior wall above the meter. The main loads in the panel include a 40A 240 volt breaker that serves the Fire Department Siren, a 40A 240 volt breaker that serves the electrical water heater and a 100A 240 volt breaker that serves a panel on the second floor. The remaining 20A breakers serve miscellaneous receptacles and lights throughout the building as does the second floor subpanel.

While the electrical service is large enough to serve the building (based on its current use type) the electrical system itself is outdated. This building does not have any knob and tube wiring (that CES was able to see) but the circuits themselves (combination of romex and mc cable) are locally over loaded. In the office spaces extension cords were used very heavily as the number of outlets in the rooms are well below an acceptable numbers. The light fixtures throughout the space consist mainly of fluorescent tube fixtures with local wall switches. While the fixtures selection is appropriate, the fixtures are close to the end of their life and should be replaced. Also the light switches should be upgraded to incorporate occupancy sensors to meet today's energy code requirements.

The building has an 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.

RECOMMENDATIONS

Assuming the building use does not change, at bare minimum a new main panel should be installed and additional 20A circuit feeds should be installed throughout the building to reduce the overloading of circuits and the need for extensions cords.

The light fixtures should be replaced with new fluorescent or LED equivalent fixtures. While there is an up charge for LED fixtures the bulb life can very easily pay for the fixture in both reduced replacement lamps and labor required to regularly replace the bulbs. All light switches should be replaced with new occupancy sensor based switches.

Like the other buildings in town the fire alarm system needs to 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.

PLUMBING

EXISTING SYSTEMS

There are several restrooms serving the buildings. All of the restrooms include a vitreous china tank type water closet and a vitreous china lavatory with a manual faucet. The fixtures generally appear to be in fair condition, but they are not low flow fixtures and they are not ADA compliant.

There is a triple pot sink in the kitchen above the garage. It is the only sink in the kitchen, and there is no grease interceptor serving the pot sink, therefore the kitchen does not comply with current code.

There is a small tank type electric water heater in the basement which serves the restrooms in the building. There is also a large tank type electric water heater in the vestibule on the second floor adjacent to the kitchen. It serves only the triple pot sink in the kitchen. Both water heaters appear to be in fair to good condition.

There are floor drains in each of the two bays of the garage. The drain pipe for these two drains discharges at the back of the building above grade.

RECOMMENDATIONS

Where ADA compliant restrooms are required, the fixtures should be replaced with ADA compliant low flow fixtures. Where ADA compliant restrooms are not required, the fixtures should be replaced with low flow fixtures.

If the kitchen is to be used, it should be provided with a hand wash sink, a prep. sink, and a grease interceptor.

FIRE PROTECTION

The building does not have a sprinkler system.

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA 10,055



Description	Note	Quantity	Unit	Price	Total
Basic Quantities					
		GFA		Girth	
basement		2,706 sf		260 lf	
level 1		3,984 sf		340 lf	
level 2		3,365 sf		309 lf	
<u>Life Safety</u>					
G Long Flight of Stairs					\$
no action required					-
Sub Total - Direct Cost					-
General Conditions		20.00%			-
Overhead & Profit		23.00%			-
Design & Price Reserve		15.00%			-
Escalation	May-15	8.16%			-
Bond		3.00%			-
Soft Costs/Design Fees		30.00%			-
Total Project Cost					-
2 Add Guardrail Extensions					\$
add guardrail extensions to 42" height		126 lf		150.98	19,023
Sub Total - Direct Cost					19,023
General Conditions		20.00%			3,805
Overhead & Profit		23.00%			5,250
Design & Price Reserve		15.00%			4,212
Escalation	May-15	8.16%			2,635
Bond		3.00%			1,048
Soft Costs/Design Fees		30.00%			10,792
Total Project Cost					46,765
2 Sheetrock Behind Range					\$
tape drywall		32 sf		2.51	80
paint		32 sf		1.30	42
Sub Total - Direct Cost					122
General Conditions		20.00%			24
Overhead & Profit		23.00%			34
Design & Price Reserve		15.00%			27
Escalation	May-15	8.16%			17
Bond		3.00%			7
Soft Costs/Design Fees		30.00%			69
Total Project Cost					300

Description	Note	Quantity	Unit	Price	Total
-------------	------	----------	------	-------	-------

Health

3	Kitchen Ceiling Tile Replacement				\$
	demo 12x12 ceiling tiles	194	sf	0.80	155
	disposal	1	ea	46.50	47
	new non-absorbent ceiling tiles	194	sf	5.23	1,015
	allowance for ACM abatement	194	sf	5.16	1,001
	Sub Total - Direct Cost				2,218
	General Conditions	20.00%			444
	Overhead & Profit	23.00%			612
	Design & Price Reserve	15.00%			491
	Escalation	May-15	8.16%		307
	Bond		3.00%		122
	Soft Costs/Design Fees		30.00%		1,258
	Total Project Cost				5,452

Universal Accessibility

3	Building is not Accessible				\$
	stair/elevator addition				
	see attached cost plan	672	sf	393.96	264,744
	handicapped accessible ramp	1	ea	16,314.97	16,315
	Sub Total - Direct Cost				281,059
	General Conditions	16.00%			44,969
	Overhead & Profit	18.00%			58,685
	Design & Price Reserve	15.00%			57,707
	Escalation	May-15	8.16%		36,101
	Bond		2.40%		11,485
	Soft Costs/Design Fees		30.00%		147,002
	Total Project Cost				637,008

3	Accessible Restrooms				\$
	demolish restrooms	193	sf	10.32	1,992
	disposal	1	ea	597.60	598
	new accessible restrooms	4	ea	26,000.00	104,000
	Sub Total - Direct Cost				106,590
	General Conditions	20.00%			21,318
	Overhead & Profit	23.00%			29,419
	Design & Price Reserve	15.00%			23,599
	Escalation	May-15	8.16%		14,764
	Bond		2.40%		4,697
	Soft Costs/Design Fees		30.00%		60,116
	Total Project Cost				260,503

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA

10,055



Description	Note	Quantity	Unit	Price	Total
3 Thresholds					\$
remove thresholds		18	ea	18.83	339
disposal		1	ea	101.70	102
replace thresholds		18	ea	43.44	782
Sub Total - Direct Cost					1,223
General Conditions		20.00%			245
Overhead & Profit		23.00%			338
Design & Price Reserve		15.00%			271
Escalation	May-15	8.16%			169
Bond		3.00%			67
Soft Costs/Design Fees		30.00%			694
Total Project Cost					3,007
3 Replace Knobset					\$
replace knobset with lever set		18	ea	861.46	15,506
disposal		1	ea	175.00	175
Sub Total - Direct Cost					15,681
General Conditions		20.00%			3,136
Overhead & Profit		23.00%			4,328
Design & Price Reserve		15.00%			3,472
Escalation	May-15	8.16%			2,172
Bond		3.00%			864
Soft Costs/Design Fees		30.00%			8,896
Total Project Cost					38,549
3 Inaccessible Sink at Office					\$
modify counters to provide knee space at sinks		1	ea	2,473.02	2,473
replace sink with accessible sink		1	ea	1,793.01	1,793
disposal		1	ea	75.00	75
Sub Total - Direct Cost					4,341
General Conditions		20.00%			868
Overhead & Profit		23.00%			1,198
Design & Price Reserve		15.00%			961
Escalation	May-15	8.16%			601
Bond		3.00%			239
Soft Costs/Design Fees		30.00%			2,462
Total Project Cost					10,670

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA 10,055



Description	Note	Quantity	Unit	Price	Total
3 Add Lift To Stage					\$
lift at stage		1	ea	16,171.88	16,172
guardrail		10	lf	177.63	1,776
wire and conduit		100	lf	12.68	1,268
cut and patch		1	ea	938.40	938
Sub Total - Direct Cost					20,154
General Conditions		20.00%			4,031
Overhead & Profit		23.00%			5,563
Design & Price Reserve		15.00%			4,462
Escalation	May-15	8.16%			2,792
Bond		3.00%			1,110
Soft Costs/Design Fees		30.00%			11,434
Total Project Cost					49,546

Site

3 Seal & Top Coat to Parking Lot					\$
seal cracks in parking lot		2,822	sf	1.18	3,330
Sub Total - Direct Cost					3,330
General Conditions		20.00%			666
Overhead & Profit		23.00%			919
Design & Price Reserve		15.00%			737
Escalation	May-15	8.16%			461
Bond		3.00%			183
Soft Costs/Design Fees		30.00%			1,889
Total Project Cost					8,185

Exterior

3 Clapboard Repair & Painting					\$
replace boards as necessary		735	sf	12.80	9,408
replace water table as necessary		54	lf	78.00	4,212
prepare, prime & paint		9,500	sf	15.75	149,625
Sub Total - Direct Cost					163,245
General Conditions		20.00%			32,649
Overhead & Profit		23.00%			45,056
Design & Price Reserve		15.00%			36,143
Escalation	May-15	8.16%			22,611
Bond		2.40%			7,193
Soft Costs/Design Fees		30.00%			92,069
Total Project Cost					398,966

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA

10,055



Description	Note	Quantity	Unit	Price	Total
3 Cornice Repair					\$
replace fascia boards as necessary		74	lf	86.00	6,364
replace soffit as necessary		94	lf	88.00	8,272
replace cornice moldings as necessary		34	lf	112.00	3,808
replace cornice flashings as necessary		1	ea	12,800.00	12,800
Sub Total - Direct Cost					31,244
General Conditions		20.00%			6,249
Overhead & Profit		23.00%			8,623
Design & Price Reserve		15.00%			6,917
Escalation	May-15	8.16%			4,327
Bond		3.00%			1,721
Soft Costs/Design Fees		30.00%			17,724
Total Project Cost					76,805
4 Replace Metal Roof					\$
demo existing roof coverings		4,928	sf	1.03	5,076
disposal		1	ea	1,522.80	1,523
new roof, flashings & trim		4,928	sf	27.91	137,540
Sub Total - Direct Cost					144,139
General Conditions		20.00%			28,828
Overhead & Profit		23.00%			39,782
Design & Price Reserve		15.00%			31,912
Escalation	May-15	8.16%			19,964
Bond		2.40%			6,351
Soft Costs/Design Fees		30.00%			81,293
Total Project Cost					352,269
3 Brick Replacement & Repointing					\$
replace spalled brick		250	sf	65.00	16,250
repoint brick		200	sf	42.00	8,400
Sub Total - Direct Cost					24,650
General Conditions		20.00%			4,930
Overhead & Profit		23.00%			6,803
Design & Price Reserve		15.00%			5,457
Escalation	May-15	8.16%			3,414
Bond		3.00%			1,358
Soft Costs/Design Fees		30.00%			13,984
Total Project Cost					60,596

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA 10,055



Description	Note	Quantity	Unit	Price	Total
3 Remove paint from brick					\$
strip paint from brick		2,080	sf	5.02	10,442
Sub Total - Direct Cost					10,442
General Conditions		20.00%			2,088
Overhead & Profit		23.00%			2,882
Design & Price Reserve		15.00%			2,312
Escalation	May-15	8.16%			1,446
Bond		3.00%			575
Soft Costs/Design Fees		30.00%			5,924
Total Project Cost					25,669
3 Repointing Granite					\$
repoint foundation joints		30	lf	32.73	982
Sub Total - Direct Cost					982
General Conditions		20.00%			196
Overhead & Profit		23.00%			271
Design & Price Reserve		15.00%			217
Escalation	May-15	8.16%			136
Bond		3.00%			54
Soft Costs/Design Fees		30.00%			557
Total Project Cost					2,413
3 Reset Top Step					\$
reset stone step		1	ea	771.53	772
Sub Total - Direct Cost					772
General Conditions		20.00%			154
Overhead & Profit		23.00%			213
Design & Price Reserve		15.00%			171
Escalation	May-15	8.16%			107
Bond		3.00%			43
Soft Costs/Design Fees		30.00%			438
Total Project Cost					1,898
3 Side Entry Steps/Platform					\$
guardrail		48	lf	177.63	8,526
Sub Total - Direct Cost					8,526
General Conditions		20.00%			1,705
Overhead & Profit		23.00%			2,353
Design & Price Reserve		15.00%			1,888
Escalation	May-15	8.16%			1,181
Bond		3.00%			470
Soft Costs/Design Fees		30.00%			4,837
Total Project Cost					20,960

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA 10,055



Description	Note	Quantity	Unit	Price	Total
3 Side Entry Firehouse Door					
					\$
demo exterior door and frame		1	leaf	123.84	124
disposal		1	ea	37.20	37
modify opening		1	ea	1,585.50	1,586
insulated hm door, frame, hardware, paint		1	leaf	2,642.50	2,643
cut and patch		1	ls	540.50	541
Sub Total - Direct Cost					4,931
General Conditions		20.00%			986
Overhead & Profit		23.00%			1,361
Design & Price Reserve		15.00%			1,092
Escalation	May-15	8.16%			683
Bond		3.00%			272
Soft Costs/Design Fees		30.00%			2,798
Total Project Cost					\$12,123
Interior					
3 Demolish Basement Restroom					
					\$
demolish restrooms		150	sf	10.32	1,548
disposal		1	ea	464.40	464
patch floor		150	sf	5.20	780
Sub Total - Direct Cost					2,792
General Conditions		20.00%			558
Overhead & Profit		23.00%			771
Design & Price Reserve		15.00%			618
Escalation	May-15	8.16%			387
Bond		3.00%			154
Soft Costs/Design Fees		30.00%			1,584
Total Project Cost					6,864
3 Clean Up & Remove Basement Stair Debris					
					\$
by Town - no construction required		-	sf	-	-
Sub Total - Direct Cost					-
General Conditions		20.00%			-
Overhead & Profit		23.00%			-
Design & Price Reserve		15.00%			-
Escalation	May-15	8.16%			-
Bond		3.00%			-
Soft Costs/Design Fees		30.00%			-
Total Project Cost					-

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA

10,055



Description	Note	Quantity	Unit	Price	Total
3 Plaster Removal					\$
remove damaged plaster		300	sf	3.10	930
disposal		1	ea	279.00	279
Sub Total - Direct Cost					1,209
General Conditions		20.00%			242
Overhead & Profit		23.00%			334
Design & Price Reserve		15.00%			268
Escalation	May-15	8.16%			168
Bond		3.00%			67
Soft Costs/Design Fees		30.00%			686
Total Project Cost					2,974
4 Replace Rear Basement Steps					\$
demo existing steps		33	lfr	18.06	596
disposal		1	ea	178.80	179
reroute plumbing pipe		30	lfr	75.98	2,279
new concrete steps		39	lfr	49.01	1,911
Sub Total - Direct Cost					4,965
General Conditions		20.00%			993
Overhead & Profit		23.00%			1,370
Design & Price Reserve		15.00%			1,099
Escalation	May-15	8.16%			688
Bond		3.00%			273
Soft Costs/Design Fees		30.00%			2,816
Total Project Cost					12,204
G Basement Floor Cracks					\$
no action required					-
Sub Total - Direct Cost					-
General Conditions		20.00%			-
Overhead & Profit		23.00%			-
Design & Price Reserve		15.00%			-
Escalation	May-15	8.16%			-
Bond		3.00%			-
Soft Costs/Design Fees		30.00%			-
Total Project Cost					-

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA 10,055



Description	Note	Quantity	Unit	Price	Total
3 Repointing Stone					\$
repoint basement walls		300	sf	22.00	6,600
Sub Total - Direct Cost					6,600
General Conditions		20.00%			1,320
Overhead & Profit		23.00%			1,822
Design & Price Reserve		15.00%			1,461
Escalation	May-15	8.16%			914
Bond		3.00%			364
Soft Costs/Design Fees		30.00%			3,744
Total Project Cost					16,225
3 Low Headroom Doors					\$
demo exterior door and frame		2	leaf	123.84	248
demo steps		2	ea	77.40	155
disposal		1	ea	120.90	121
infill opening		1	ea	2,108.72	2,109
modify opening		1	ea	1,585.50	1,586
insulated hm door, frame, hardware, paint		1	leaf	2,642.50	2,643
new concrete steps		9	lfr	49.01	441
guardrail		8	lf	177.63	1,421
cut and patch		1	ls	540.50	541
Sub Total - Direct Cost					9,265
General Conditions		20.00%			1,853
Overhead & Profit		23.00%			2,557
Design & Price Reserve		15.00%			2,051
Escalation	May-15	8.16%			1,283
Bond		3.00%			510
Soft Costs/Design Fees		30.00%			5,256
Total Project Cost					\$22,775
3 Drywall Narrow Central Stair					\$
demo existing wallboard assembly		286	sf	1.01	289
disposal		1	ea	86.70	87
drywall		321	sf	2.02	648
paint walls & ceiling		321	sf	1.00	321
Sub Total - Direct Cost					1,345
General Conditions		20.00%			269
Overhead & Profit		23.00%			371
Design & Price Reserve		15.00%			298
Escalation	May-15	8.16%			186
Bond		3.00%			74
Soft Costs/Design Fees		30.00%			763
Total Project Cost					3,306

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA

10,055



Description	Note	Quantity	Unit	Price	Total
3 Replace Missing Door Trim					\$
closet door trim set		1	leaf	264.25	264
Sub Total - Direct Cost					264
General Conditions		20.00%			53
Overhead & Profit		23.00%			73
Design & Price Reserve		15.00%			59
Escalation	May-15	8.16%			37
Bond		3.00%			15
Soft Costs/Design Fees		30.00%			150
Total Project Cost					\$651
3 Meeting Room Door					\$
demo door		1	leaf	77.40	77
disposal		1	ea	23.10	23
wood door, hardware		1	leaf	1,426.95	1,427
Sub Total - Direct Cost					1,527
General Conditions		20.00%			305
Overhead & Profit		23.00%			421
Design & Price Reserve		15.00%			338
Escalation	May-15	8.16%			211
Bond		3.00%			84
Soft Costs/Design Fees		30.00%			866
Total Project Cost					\$3,752
3 Wood Floors					\$
refinish wood floors		6,071	sf	6.81	41,344
Sub Total - Direct Cost					41,344
General Conditions		20.00%			8,269
Overhead & Profit		23.00%			11,411
Design & Price Reserve		15.00%			9,154
Escalation	May-15	8.16%			5,727
Bond		3.00%			2,277
Soft Costs/Design Fees		30.00%			23,455
Total Project Cost					101,637

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA 10,055



Description	Note	Quantity	Unit	Price	Total
3 Ceiling Tile Replacement					\$
demo 2x4 ceiling tiles		1,558	sf	0.80	1,246
disposal		1	ea	373.80	374
new 2x4 ceiling tiles		1,558	sf	3.64	5,671
Sub Total - Direct Cost					7,291
General Conditions		20.00%			1,458
Overhead & Profit		23.00%			2,012
Design & Price Reserve		15.00%			1,614
Escalation	May-15	8.16%			1,010
Bond		3.00%			402
Soft Costs/Design Fees		30.00%			4,136
Total Project Cost					17,923
3 VCT Floors					\$
demo existing floor tiles		45	sf	0.96	43
disposal		1	ea	12.90	13
vct tile		233	sf	3.31	771
vinyl base		55	lf	4.15	228
Sub Total - Direct Cost					1,055
General Conditions		20.00%			211
Overhead & Profit		23.00%			291
Design & Price Reserve		15.00%			234
Escalation	May-15	8.16%			146
Bond		3.00%			58
Soft Costs/Design Fees		30.00%			599
Total Project Cost					2,594
3 Lighting Grid					\$
remove grid		1,452	sf	0.74	1,074
disposal		1	ea	322.20	322
repair ceiling		1,452	sf	1.04	1,510
Sub Total - Direct Cost					2,906
General Conditions		20.00%			581
Overhead & Profit		23.00%			802
Design & Price Reserve		15.00%			643
Escalation	May-15	8.16%			402
Bond		3.00%			160
Soft Costs/Design Fees		30.00%			1,648
Total Project Cost					7,142

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA 10,055



Description	Note	Quantity	Unit	Price	Total
3 Painting					\$
paint/stain selected interior spaces		2,208	sf	2.08	4,593
Sub Total - Direct Cost					4,593
General Conditions		20.00%			919
Overhead & Profit		23.00%			1,268
Design & Price Reserve		15.00%			1,017
Escalation	May-15	8.16%			636
Bond		3.00%			253
Soft Costs/Design Fees		30.00%			2,606
Total Project Cost					11,292

Energy & Water Conservation

3 Windows					\$
repair & repaint windows		18	ea	1,500.00	27,000
replace basement windows		5	ea	614.00	3,070
add interior storm panels	double hung	21	ea	343.53	7,214
add interior storm panels	basement	5	ea	171.76	859
Sub Total - Direct Cost					38,143
General Conditions		20.00%			7,629
Overhead & Profit		23.00%			10,528
Design & Price Reserve		15.00%			8,445
Escalation	May-15	8.16%			5,283
Bond		3.00%			2,101
Soft Costs/Design Fees		30.00%			21,639
Total Project Cost					93,768

3 Insulation					\$
insulate wall cavity		9,500	sf	8.49	80,655
Sub Total - Direct Cost					80,655
General Conditions		20.00%			16,131
Overhead & Profit		23.00%			22,261
Design & Price Reserve		15.00%			17,857
Escalation	May-15	8.16%			11,171
Bond		2.40%			3,554
Soft Costs/Design Fees		30.00%			45,489
Total Project Cost					197,118

Description	Note	Quantity	Unit	Price	Total
-------------	------	----------	------	-------	-------

Hazardous Materials

1	Cupola				\$
	remove guano	allow	1 ea	10,000.00	10,000
	screen off cupola		128 sf	84.00	10,752
	Sub Total - Direct Cost				20,752
	General Conditions		20.00%		4,150
	Overhead & Profit		23.00%		5,727
	Design & Price Reserve		15.00%		4,594
	Escalation	May-15	8.16%		2,874
	Bond		3.00%		1,143
	Soft Costs/Design Fees		30.00%		11,772
	Total Project Cost				51,012

1	Floors				\$
	demo existing floor tiles	asbestos	698 sf	5.16	3,602
	disposal		1 ea	1,080.60	1,081
	vct tile & base		698 sf	3.31	2,310
	Sub Total - Direct Cost				6,993
	General Conditions		20.00%		1,399
	Overhead & Profit		23.00%		1,930
	Design & Price Reserve		15.00%		1,548
	Escalation	May-15	8.16%		969
	Bond		3.00%		385
	Soft Costs/Design Fees		30.00%		3,967
	Total Project Cost				17,191

Mechanical

G	Separate Generator From Oil Tank				\$
	relocate semi-portable generator		1 ea	490.00	490
	Sub Total - Direct Cost				490
	General Conditions		20.00%		98
	Overhead & Profit		23.00%		135
	Design & Price Reserve		15.00%		108
	Escalation	May-15	8.16%		68
	Bond		3.00%		27
	Soft Costs/Design Fees		30.00%		278
	Total Project Cost				1,204

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA

10,055



Description	Note	Quantity	Unit	Price	Total
2 Protect Oil Tank					\$
add bollards		2	ea	1,825.20	3,650
Sub Total - Direct Cost					3,650
General Conditions		20.00%			730
Overhead & Profit		23.00%			1,007
Design & Price Reserve		15.00%			808
Escalation	May-15	8.16%			506
Bond		3.00%			201
Soft Costs/Design Fees		30.00%			2,071
Total Project Cost					8,973
1 Replace Kitchen Hood					\$
remove hood		8	lf	77.40	619
disposal		1	ea	185.70	186
new hood		8	lf	1,519.50	12,156
outside air ventilation system with heat recovery		1	ea	15,195.00	15,195
ductwork		1	ea	5,774.10	5,774
new hood fire protection system		1	ea	3,545.50	3,546
electrical feeders & wiring		1	ea	1,764.00	1,764
cutting & patching		1	ea	847.95	848
Sub Total - Direct Cost					40,088
General Conditions		20.00%			8,018
Overhead & Profit		23.00%			11,064
Design & Price Reserve		15.00%			8,876
Escalation	May-15	8.16%			5,553
Bond		3.00%			2,208
Soft Costs/Design Fees		30.00%			22,742
Total Project Cost					98,549
1 Replace Kitchen Hood (Alternate)					\$
remove hood		8	lf	77.40	619
remove range		1	ea	154.80	155
disposal		1	ea	232.20	232
new cooking equipment (heat only)		1	ea	5,065.00	5,065
Sub Total - Direct Cost					6,071
General Conditions		20.00%			1,214
Overhead & Profit		23.00%			1,676
Design & Price Reserve		15.00%			1,344
Escalation	May-15	8.16%			841
Bond		3.00%			334
Soft Costs/Design Fees		30.00%			3,444
Total Project Cost					14,924

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA 10,055



Description	Note	Quantity	Unit	Price	Total
3 Dedicated Heat Above Garage					\$
remove ductwork		656	sf	0.77	505
disposal		1	ea	151.50	152
new heating system		656	sf	14.18	9,302
Sub Total - Direct Cost					9,959
General Conditions		20.00%			1,992
Overhead & Profit		23.00%			2,749
Design & Price Reserve		15.00%			2,205
Escalation	May-15	8.16%			1,379
Bond		3.00%			549
Soft Costs/Design Fees		30.00%			5,650
Total Project Cost					24,483
3 Replace Thermostat					\$
remove thermostat		1	ea	25.80	26
disposal		1	ea	7.80	8
new programmable thermostat		1	ea	506.50	507
Sub Total - Direct Cost					541
General Conditions		20.00%			108
Overhead & Profit		23.00%			149
Design & Price Reserve		15.00%			120
Escalation	May-15	8.16%			75
Bond		3.00%			30
Soft Costs/Design Fees		30.00%			307
Total Project Cost					1,330
3 Insulate Basement Ductwork					\$
insulate ductwork		2,706	sf	4.56	12,339
Sub Total - Direct Cost					12,339
General Conditions		20.00%			2,468
Overhead & Profit		23.00%			3,406
Design & Price Reserve		15.00%			2,732
Escalation	May-15	8.16%			1,709
Bond		3.00%			680
Soft Costs/Design Fees		30.00%			7,000
Total Project Cost					30,334

TOWN OF HADLEY FACILITIES AUDIT
NORTH HADLEY VILLAGE HALL
HADLEY, MA 01778

GFA 10,055



Description	Note	Quantity	Unit	Price	Total
Electrical					
2 All Systems					\$
demo existing main panel		1	ea	258.00	258
disposal		1	ea	77.40	77
new upsized main panel		1	ea	4,900.00	4,900
new feeders		10,055	sf	1.47	14,781
cutting & patching		1	ea	984.05	984
Sub Total - Direct Cost					21,000
General Conditions		20.00%			4,200
Overhead & Profit		23.00%			5,796
Design & Price Reserve		15.00%			4,649
Escalation	May-15	8.16%			2,909
Bond		3.00%			1,157
Soft Costs/Design Fees		30.00%			11,913
Total Project Cost					51,624
4 Lighting					\$
demo existing lighting		10,055	sf	0.52	5,229
disposal		1	ea	1,568.70	1,569
replace lighting		10,055	sf	9.80	98,539
Sub Total - Direct Cost					105,337
General Conditions		20.00%			21,067
Overhead & Profit		23.00%			29,073
Design & Price Reserve		15.00%			23,322
Escalation	May-15	8.16%			14,590
Bond		2.40%			4,641
Soft Costs/Design Fees		30.00%			59,409
Total Project Cost					257,439
2 Fire Alarm					\$
demo existing alarm systems		10,055	sf	0.15	1,508
disposal		1	ea	452.40	452
new fire alarm system		10,055	sf	2.94	29,562
Sub Total - Direct Cost					31,522
General Conditions		20.00%			6,304
Overhead & Profit		23.00%			8,700
Design & Price Reserve		15.00%			6,979
Escalation	May-15	8.16%			4,366
Bond		3.00%			1,736
Soft Costs/Design Fees		30.00%			17,882
Total Project Cost					77,489

Description	Note	Quantity	Unit	Price	Total
-------------	------	----------	------	-------	-------

Plumbing

3	Plumbing Fixtures				\$
	demo plumbing fixtures	10	ea	77.40	774
	disposal	1	ea	232.20	232
	new plumbing fixtures and trim	10	ea	2,026.00	20,260
	Sub Total - Direct Cost				21,266
	General Conditions	20.00%			4,253
	Overhead & Profit	23.00%			5,869
	Design & Price Reserve	15.00%			4,708
	Escalation	May-15	8.16%		2,945
	Bond		3.00%		1,171
	Soft Costs/Design Fees		30.00%		12,064
	Total Project Cost				52,276

2	Kitchen Plumbing				\$
	hand wash sink	1	ea	2,532.50	2,533
	prep sink	1	ea	3,039.00	3,039
	grease interceptor	1	ea	5,065.00	5,065
	rough in and piping	3	ea	1,519.50	4,559
	Sub Total - Direct Cost				15,196
	General Conditions	20.00%			3,039
	Overhead & Profit	23.00%			4,194
	Design & Price Reserve	15.00%			3,364
	Escalation	May-15	8.16%		2,105
	Bond		3.00%		837
	Soft Costs/Design Fees		30.00%		8,621
	Total Project Cost				37,356

Fire Protection

3	Sprinkler System				\$
	new water service & backflow preventer	1	ea	15,195.00	15,195
	sprinkler system	10,055	sf	5.07	50,979
	cutting & patching	1	ea	2,548.95	2,549
	Sub Total - Direct Cost				68,723
	General Conditions	20.00%			13,745
	Overhead & Profit	23.00%			18,968
	Design & Price Reserve	15.00%			15,215
	Escalation	May-15	8.16%		9,519
	Bond		2.40%		3,028
	Soft Costs/Design Fees		30.00%		38,759
	Total Project Cost				167,957

COSTPRO INC.
CAPITAL IMPROVEMENTS TO TOWN BUILDINGS
NORTH HADLEY VILLAGE HALL ELEVATOR ADDITION
TOWN OF HADLEY, MA



Project Cost Plan (Uniformat II Level 3) COSTPRO, INC.

Project: New Addition Component		GFA(SF):		672 Date: Aug-13		Sheet No: 1 OF 2		
Uniformat Element (Levels 2&3)		Amount \$	Total Cost \$	Rate \$/SF Floor Area	%	Element Quantities	Unit	Element Unit Rate
A SUBSTRUCTURE	A10 Foundations	5,461	10,687	8.13	4.0%	224	SF	24.38
	A20 Basement Construction	5,226		7.78		224	SF	23.33
	B SHELL		80,313	119.51	30.3%			
B10 Superstructure	B20 Exterior Closure	16,168		24.06		672	SF	24.06
	B30 Roofing	58,545		87.12		1,301	SF	45.00
		5,600		8.33		224	SF	25.00
C INTERIORS			14,549	21.65	5.5%			
C10 Interior Construction	C20 Stairs	8,662		12.89		672	SF	12.89
	C30 Interior Finishes	0		0.00		0	FLT	30000.00
		5,887		8.76		672	SF	8.76
D SERVICES			145,386	216.35	54.9%			
D10 Conveying Systems	D20 Plumbing	97,500		145.09		3	STOP	32500.00
	D30 HVAC	16,800		25.00		672	SF	25.00
	D40 Fire Protection	15,516		23.09		672	SF	23.09
	D50 Electrical Systems	3,696		5.50		672	SF	5.50
		11,874		17.67		672	SF	17.67
E EQUIPMENT & FURNISHINGS			0	0.00	0.0%			
E10 Equipment	E20 Furnishings	0		0.00		0	SF	2.00
		0		0.00		0	SF	1.50

COSTPRO INC.



Project Cost Plan (Uniformat II Level 3)

COSTPRO, INC.

Project: New Addition Component			Date: Aug-13		Sheet No: 2 OF 2		
Uniformat Element (Levels 2&3)			Amount	Total Cost	Rate \$/SF	%	Element
			\$	\$	Floor Area		Quantities
							Unit
							Element
							Unit Rate
F	SPECIAL CONSTRUCTION & DEMOLITION			1,982	2.95	0.7%	
F10	Special Construction	0			0.00		0 SF
F20	Selective Demolition	1,982			2.95		672 SF
G	BUILDING SITEWORK			11,827	17.60	4.5%	
G10	Site Preparation	0			0.00		672 SF
G20	Site Improvements	7,459			11.10		672 SF
G30	Site Civil/Mechanical Utilities	3,360			5.00		672 SF
G40	Site Electrical Utilities	1,008			1.50		672 SF
G90	Other Site Construction	0			0.00		672 SF
SUBTOTAL				264,744	393.96	100.0%	
Z10	GENERAL REQUIREMENTS	0.0%	0	0	0.00		
Z20	CONTINGENCIES	0.0%	0	0	0.00		
Z30	CM AT RISK PREMIUM	0.0%	0	0	0.00		
Z90	PROJECT COST ESTIMATE		\$	264,744 \$	393.96		

Facilities Plan for Town Buildings
Hadley, Massachusetts

North Hadley Village Hall Functions

	Existing Area	
Basement		
Closet	32	
Storage 1	2250	
Storage 2	150	
Storage 3	192	
Unassigned	82	
Total		2706
First Floor		
Fire Station	1180	
Restroom 1	64	
Corridor 1	124	
Vestibule 1	115	
Vestibule 2	67	
Restroom 2	32	
Restroom 3	35	
Closet	34	
Corridor 2	242	
Office	868	
Unassigned	1223	
Total		3984
Second Floor		
Vestibule 1	37	
Restroom 1	30	
Restroom 2	32	
Assembly Hall	1452	
Stage	422	
Vestibule 2	77	
Kitchen	194	
Meeting Room	468	
Prep. Room	188	
Unassigned	465	
Total		3365
Building Area		10055