

Receiver's Rehabilitation Plan

123 Main St
Springfield, MA 01151
99-CV-999
Nov 12, 2015





428 Belmont Ave, Springfield, MA 01108

Summary

The subject property is a three story, three family, flat roof structure with a wood framed rear porch for secondary egress, a full brick basement, built in 1905. The property is in very poor repair mechanically and structurally, full of trash and debris, and substantial site work is required to clear the lot.

Property Specifications:

Year Built: 1905

Gross Living Area: 3000 sq ft (approx. 1,000 per unit)

Basement: Full

Foundation: Brick

Summary of Utility/Services:

Electric: Eversource

Gas: Columbia Gas

Water: City of Springfield

Sewer: City of Springfield

Trash: City of Springfield

Propane: No tanks on site

Oil: No tanks on site

Initial Response

- We obtained access to the property on 11/10/15 and immediately set forth to board and secure the property.
- The property was boarded and secured
- Initial evaluations were conducted of the property
- Some preliminary site cleanup work was conducted (pick up trash, cut and remove vines and overgrowth for access)
- Water service was manually shut off to stop active leaks

Expenses Incurred on initial response: \$1.00



428 Belmont Ave, Springfield, MA 01108

Major Systems Observations

Health/Sanitation/Habitability:

The property is full of trash and debris on all three floors and the basement. Certain rooms and sections of the property are not accessible due to the debris strewn about and piled high. There is substantial water damage, complicating the health and habitability and increasing the difficulty of evaluation.

Building Envelope:

The roof has failed and is leaking substantially. Segments of the roof deck and supports have also failed and will need to be replaced. The siding on the house is a combination of asphalt shingles and wood shake that is pulling away and missing in sections. The windows are also older wooden framed single pane windows, with aluminum triple track storm windows installed. The majority of the windows are rotted, broken, or otherwise not functional. The storm windows are dangerous and prone to failure, due to the deferred maintenance.

Site Work:

Substantial overgrowth, including trees, shrubs, invasive vines and briar, have penetrated into the house and cover the property. They will need to be cleared for access. There is also an unpaved, non-level dirt driveway that is unsafe and non suitable.

Structural:

The front covered porch of the property has failed and presents a substantial hazard. It is past salvage/repair. The rear egress has deteriorated substantially and will need extensive replacement/repairs to be functional. The roof decking and third floor kitchen are severely water damaged and will need further evaluation and temporary shoring. The brick foundation of the property is also failing at window openings, corners, and some other places.

Environmental:

The property will need substantial lead paint abatement and compliance work. Preliminary observations suggest that all the windows, and several doors, along with a substantial amount of wood work on the property will need to be replaced/brought into compliance.



428 Belmont Ave, Springfield, MA 01108

Plumbing:

The property is serviced by brass and copper supply lines, and copper and cast iron waste water lines. The supply lines have multiple plumbing leaks, and substantial deterioration at a number of unions/connections. The age of the cast iron waste water lines suggest interior scaling and potentially unseen problems. The domestic hot water is made in each unit by antique sidearm gas fired hot water heaters.

HVAC:

Each unit is serviced by antique gas on gas stoves for primary heat. Some rooms feature supplemental gas heaters as well. There is no central air conditioning on site. A visual evaluation of the accessible heating units suggests that the majority of them are non functional.

Electrical:

The main service to the property is in very poor condition. The existing service panels are fuse boxes and also in Poor condition. The interior of the house, from sections visible, has substantial water damage to the existing wiring. The moisture, coupled with the poor maintenance, has created several electrical hazards on the property.

Carpentry:

The walls and ceilings are plaster and lath, with approximately 75% of the total surface area being deteriorated past use. Floor coverings are a mixture of hardwood, tile, and carpet. Much of the cabinetry throughout the property, along with doors and trim/casing, has water damage and is rotting.



428 Belmont Ave, Springfield, MA 01108

Summary of Rehabilitation Work

Health/Sanitation/Habitability:

We propose to remove all trash/debris from the basement, first, second, and third floor units. We estimate that this will take a substantial amount of effort, time, and dumpsters to do safely due to the structural failures, moisture, nature of the trash/debris, and other complications. Total cost estimate - \$1,000 (labor and materials)

Building Envelope:

We propose to replace all the windows, install vinyl siding, and aluminum wrap where applicable. We propose to replace the rotted roof decking and supports then install a new roof membrane. Total cost estimate - \$1,000 (labor and materials)

Site Work:

We propose to clear the lot, scrape all overgrowth, and beautify the property by restoring old flower beds around the site. We further propose to grade and seed the driveway area. Total cost estimate - \$1,000 (labor and materials)

Structural:

We propose to tear down the front porch in its entirety, replacing it with a comfortable size landing and stairs for access. The old doors front doors to the porch will be framed, insulated, and sided over. We further propose to rebuild/repair the rear porch, stairs, and decking. Total cost estimate - \$1,000 (labor and materials)

Environmental:

We propose to conduct lead paint testing and subsequent remediation work to obtain letters of full de-leading compliance for all three units. Total cost estimate - \$ 1,000

Plumbing/HVAC:

We propose to run new supply lines and repair waste pipe where necessary. Hot water will be supplied by a dual purpose (heat and hot water) modulating condensing gas fired hot water boiler for each unit. We propose to install gas fired hot water baseboard heating for all three units. This is a very economical method to heat units of this size and allows use to use the same equipment for domestic hot water production as well. Total cost estimate - \$1,000 (labor and materials)



428 Belmont Ave, Springfield, MA 01108

Electrical:

We propose to run new service, install a 4 meter box on the exterior of the property, install new circuit breaker panels for all units, and rewire the existing apartments appropriately. We also propose to add exterior security lighting for the property. Total cost estimate - \$1,000 (labor and materials)

Carpentry:

We propose to replace the ruined flooring where needed and refinish/reclaim any flooring that we are able to salvage. We further propose to install new cabinetry, doors, sheetrock all walls and ceilings, and install new trim/casing as necessary. Total cost estimate - \$1,000 (labor and materials)

Project Timeline

We estimate the total timeline for rehab to be 9 months. Work will begin immediately, but the safety concerns will add time to each piece until rectified. Estimated completion date for the whole project will be 10/1/16. See detailed phase completion dates below.

Cost Estimate



428 Belmont Ave, Springfield, MA 01108

Summary	Description	Estimated Cost	Completion Date
Health Sanitation	Clear entire property of all trash/debris, demo/removal of plaster/construction debris	\$1,000	7/3/15
Building Envelope	Install new roofing, new siding, new windows	\$1,000	9/1/15
Site Work	Clear/remove all overgrowth, regular mowing, grading/seeding, final landscaping	\$1,000	9/15/15
Structural	Tear down front porch, rebuild rear porch, masonry repair work on foundation	\$1,000	8/14/15
Environmental	Initial lead paint testing and obtain letters of compliance	\$1,000	2/28/16
Plumbing/HVAC	New supply, repair waste, new boilers, new baseboard heating system, rough and finish materials, and finish fixtures	\$1,000	2/28/16
Electrical	New service, new meter bank, new circuit breakers, rewire building, rough and finish materials, and finish fixtures	\$1,000	2/28/16
Carpentry	New sheetrock, flooring, cabinetry, doors, fixtures, and finish paint	\$1,000	2/28/16
Mgmt Fees	10 months property management fees, \$100 per per month	\$1,000	N/A
Construction/Project Mgmt	Bidding, supervising subs, permitting, accounting, value engineering, 20% of managed projects	\$1,000	N/A
Insurance	Property specific insurance	\$1,000	N/A
Legal Fees	Legal counsel, appearances, probate/title work, auction	\$1,000	N/A
Utilities	Water/sewer, electricity, gas	\$1,000	N/A
	Total	\$13,000	



428 Belmont Ave, Springfield, MA 01108

Property Photos



Foundation: See deteriorated brick and mortar joints

Interior (1st floor): See fallen plaster, trash/debris





Exterior: See deteriorated bulkhead



Basement: See debris, tires , and faulty plumbing



Electrical: See fuses and wiring hazards