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Evaluation and Cost Estimate for Rehabilitation of 241 Main St, Indian Orchard MA, 01151

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Overview

The property located at 241 Main St Indian Orchard is a 6-unit mixed-use building built around 1925. The total gross building area is approximately 8200 Square feet including the basement with each floor containing approximately 2050sqft of space. Previously the building contained two commercial store fronts on the 1st floor, and 4 3-bedroom residential units on the 2nd and 3rd floors. The entire building is gutted to its studs except for one 3rd floor residential unit.

The purpose of this report is to provide a guide as to what to may be required to renovate and re-occupy the property as a mixed-use building. The scope of both architectural and construction work is contemplated here-in as well as rough estimates for costs of various rehabilitation items. The information presented here is only the opinion of the author and each developer should do their own due diligence to assess the costs and scope of required renovations for their own unique redevelopment strategy.

It is worth noting that the level of the renovation will require significant architectural review and likely trigger code upgrades akin to new construction with particular respect to fire protection, insulation and 1st floor accessibility requirements. A code review according to 780 CMR Chapter 34 will need to be done to determine specifically what will be required under IEBC-2021 building code.

Current Condition:

Presently all but one of the 6 units are gutted to its studs. There are no salvageable components left of the interior walls or trim, plumbing, electrical or mechanical systems. The framing of the upper units is generally sound however some deficiencies exist in the basement that need to be corrected. Below is a more detailed assessment of the remaining components. More detailed descriptions of the various building elements are below.

Foundation: The foundation is a fieldstone with several courses of brick on top. There are a couple areas where the foundation wall has some bowing. Most notably along the driveway side of the building. It is believed that at minimum some stabilization would need to be done to prevent further deterioration. The basement floor is poured concrete and portions of the upper brick foundation are missing bricks or need repointing. Representative photos are below.



This photo shows fieldstone foundation with brick on top. An earlier repair can also be seen where cement blocks were added for additional support.



This photo shows the side of the foundation along the driveway that is bowing into the basement.

One potentially problematic feature which was observed during inspection is that the buildings foundation does not extend above the ground level. At some point a stucco façade was added to the bottom two feet of the building to mimic a masonry foundation. This stucco, which can be observed in the following photos is actually installed over the original clapboard siding and serves no structural purpose. Through separation on the driveway side the underlying clapboard and framing can be observed. In actuality the sill plates and other wooden structural members are located at ground level making them highly susceptible to ground water penetration and decay. This can be seen through the separation of the façade appears to be contributing to the structural defects found in the basement and described below.



These two photos show the lower masonry façade which is installed over the original clapboard siding.

Structural: Most of the framing in the upper floors appears structurally sound and would likely require only the types of ordinary repairs and minor alterations which would be expected to perfect the layout and accommodate upgrading the mechanical systems. Throughout the building there is, however, a bit of a slope observed from the central hallway out to the sides of the structure. This appears to be the result of deterioration of sills and structural members the basement accompanied with the failed application of temporary support columns in the basement.

In some spots, particularly along the driveway side, the sill plates, joists and other carrying beams appear to be deteriorating and compressing and thus allowing the sides of the building to inch down over time. A number of support columns and beams have been added in the basement as an attempt to stabilize this issue. Further corrective action will need to be taken to fully evaluate this part of the structure, stabilize the decay and replace rotten or damaged structural elements. Permanent fire rated supports with footings will need to be added to replace the wooden and temporary support columns. A couple representative photos are below illustrating general condition of the framing upstairs and in the basement. More photos are provided at the end of the report and through the URL link provided.



Central staircase from 2nd to 3rd floors.



Detail of framing between 3rd floor and roof.



Example of deterioration in wooden structural members where they are in contact with masonry surfaces.



Example of temporary and wooden supports being used as opposed to cement filled steel columns.

Roof: The roof was inaccessible during inspection, but it does not appear to be leaking into the building with the exception of localized leaking where a chimney was removed and never capped. It is presumed that the roof at the end of its depreciated life and will likely need replacement.

Exterior: The exterior of the building is an older vinyl siding. It probably could be repaired and retained but most developers would want to replace it completely given the level of renovations going into the rest of the building.

Porches: There is a 3-story porch on the rear of the building which serves as the rear egress to the residential units. It is a combination of original construction on the 3rd floor and newer construction on the 1st-2nd floor stair and landing. Overall it is in poor condition and it should be expected that the existing porch will need to be removed and rebuilt to code.

Windows and Doors: Although there are a couple newer windows in the property many are original single pane glass with storm windows, some of which are damaged and inoperable. The entry and exit doors into the building are also in poor condition and it should be expected that all doors and windows will need replacement. It should be noted that any doors in between the apartments and common areas will also need to meet current fire code and any replacement doors and windows will also need to meet the current energy code requirements.

Interior: Almost nothing salvageable remains of the interior trim and fixtures. All new insulation, drywall, flooring, doors, trim and fixtures akin to new construction should be considered in the scope of work for this property. Some of the hardwood and central stair unit appears repairable.

Electrical: Little remains of the existing electrical service which is comprised of outdated fuse boxes and is in poor condition. It should be expected that a new electrical service from the street into the building will be required as well as all new wiring throughout the building.

Plumbing/Heating: With the exception of the original sewer drain pipe exiting the building almost nothing remains of the original plumbing or gas service. It should be expected that all will need to be replaced with new according to current building code.

Site work: On street parking is very limited at the location. An old driveway exists along the west side of the building, and it appears that cars parked on the dirt in the back. It is reasonable to expect that an improved parking area will need to be provided in the rear of the property for residents or employees of the store fronts. Depending on end use the Springfield zoning bylaws may require or specify a certain number of parking spots. The potential requirement for parking should be considered and due diligence should be done to determine if any requirement exists.

Additional site work including excavation of the street to the building should also be expected to bring in a new larger water main to service the sprinkler system and upgrade other utility services as necessary.

Code Compliance and Architectural Review:

The volume of the building is over 34,000 and therefore controlled construction by an architect or engineer is required. The level of construction would also likely trigger upgrades and a code review done according to 780cmr Chapter 34 is necessary to determine the scope of those improvements. Typically, this process involves an architect reviewing both the existing conditions and proposed plans and evaluating for compliance with the most recent edition of International Existing Building Code. Additionally, as controlled construction, the architect or design professional would be expected to develop construction documents, review and stamp plans related to various trade work, and oversee the construction process by making site visits and providing routine progress reports throughout the scope of the project.

The final design choices made by the developer including the number and layout of units and the use of 1st floor commercial spaces could significantly impact the requirements relative to accessibility and fire protection. It is imperative that the Chapter 34 review process is done to determine the full extent and details of code requirements.

It is my opinion, from previous work, that in addition to the obvious construction items needed the following upgrades would be required for the property to be re-opened and re-occupied.

- Fire Blocking and fire separation between all units
- Sprinkler system throughout building and basement
- Monitored fire alarm system throughout
- Insulation in compliance with current International Energy Conservation Code
- Handicap accessibility of 1st floor retail/commercial spaces.

Estimated Construction Costs: Below is a table breaking down and outlining estimated labor and material costs for the anticipated repairs to the property. Pricing includes a high and low value for each line depending on the scope of work. Costs for commercial spaces are only included as far as creating a vanilla box with drywall and primer.

It's important to recognize that construction costs are changing regularly and the costs and items presented should be viewed as an order of magnitude approximation by which to evaluate proposals. Each potential developer will have unique ways to control costs through design decisions and unique teams of contractors. A 3rd column has been added in for any potential developer to write in and tabulate their own estimate construction costs. Some blank lines have been left to similarly add additional line items.

Each line item includes the estimated labor and material costs to furnish and install the item. The total rehabilitation cost including a 10% contingency is estimated to be in the range of **\$600,655 to \$822,085**.

Costs calculated per square foot of finished space based on this estimate are in the range of **\$98-\$134/sqft**.

Estimated repair costs and items for 241 Main St, Indian Orchard MA	Estimate		
	Low	High	
Architectural			
Initial Chapter 34 Review and simple Schematics	\$3,500	\$6,000	

Detailed Construction documents drawings and design work and construction oversight.	\$15000	\$20,000	
Permitting costs	\$1,500	\$2,500	
Site Work			
Repave driveway and improve parking area	\$10,000	\$25,000	
Site work to install new water main for sprinkler system	\$20,000	\$25,000	
Make front entrances accessible with cement ramp or other	\$5,000	\$10,000	
Exterior			
Strip Roof, repair and recover approximately 30sq or flat roofing.	\$25,000	\$30,000	
Install 45 new windows for upper residential units	\$15,000	\$20,000	
Install 5 new exterior entry doors for residential units	\$2,500	\$4,000	
Design and rebuild rear porch including egress lighting	\$17,500	\$25,000	
Replace store front windows	\$3,000	\$5,000	
Replace commercial entry and exit doors including proper locks egress hardware	\$4,000	\$6,000	
Repair existing siding or reside building completely (labor and materials)	\$5,000	\$30,000	
Replace both rear basement bulkhead and other miscellaneous exterior repairs.	\$2,750	\$3750	
Structural			
Replace temporary columns in basement with permanent cement filled steel supports. Replace damaged and rotten structural members.	\$15,000	\$20,000	
Repair and stabilize foundation	\$6,000	\$9,000	

Interior			
Complete demo and clean out of unit 3L and remove all remaining debris from rest of unit. (labor and disposal)	\$8,000	\$10,000	
Repairs to rough framing including improving kitchen and bathroom framing and new kitchen and bathroom subflooring as necessary. Est \$2,500-\$3,500 per unit	\$10,000	\$14,000	
Install all new wiring throughout including new electrical service, electrical panels, arc fault circuit breakers etc.	\$45,000	\$55,000	
Install all new rough plumbing for 4 kitchens and 4 bathrooms in residential units plus 1 unisex bathroom in each commercial unit. Pricing including tubs and fixtures.	\$55,000	\$65,000	
Install 6 new heating systems to service 4 residential units and 2 commercial spaces (est \$8,000-\$10k per unit)	\$48,000	\$60,000	
Insulate exterior walls, attic and commercial space to code.	\$15,000	\$20,000	
Install new drywall throughout 6150 sqft of living space and tape	\$38,000	\$48,000	
Install all new interior doors, door and window casing and baseboard trim throughout residential units (\$6.00-\$8.00/sqft).	\$24,600	\$32,000	
Install 4 new sets of kitchen cabinets and counter tops and fixtures. (Est \$6,000-\$8,000 labor and materials per unit)	\$24,000	\$32,000	
Install vanities, mirror, fixtures and finishes for 4 residential bathrooms	\$8,000	\$12,000	
Installing fixtures in two commercial unisex bathrooms	\$3,000	\$5,000	
Interior Painting – 6150 sqft of residential & commercial space, walls, trim, ceilings	\$12,500	\$16,500	
Allowance for flooring for approximately 6150sqft (\$3.00-4.00/sqft)	\$18,450	\$24,600	
Fire Suppression			
Design and install sprinkler System throughout property	\$65,000	\$75,000	
Monitored Alarm system	\$15,000	\$25,000	
Soft Costs			
Insurance Costs during scope of project	\$5,000	\$7,500	
Utility costs during scope of project	\$4,000	\$6,000	

Lead paint testing and certification	\$1,750	\$3,500	
10% Allowance for unallocated costs	\$54,605	\$74,735	
Total Project Range of Costs	\$600,655	\$822,085	

Timeframe: It should be expected that the project would take 12-24 months to complete.

Photos: Below are some representative photos of the property. More pictures can be found online by visiting the link at https://www.dropbox.com/sh/bqpdjnhjyt1l306/AABmbaguTuAtnA1PSKG_XZC_a?dl=0

241 Main St, Indian Orchard – Representative photos showing front and rear exterior.



241 Main St, Indian Orchard – Representative photos showing close-up of siding.



241 Main St, Indian Orchard – Representative photos showing the condition of the rear porch & stair.



241 Main St, Indian Orchard – Photos showing the open hatchway from the 3rd floor to the roof (top) and the rot that has been caused below (bottom).



241 Main St, Indian Orchard – Representative photos showing the general condition and varying types of construction used on the rear porch.



241 Main St, Indian Orchard – Representative photos showing conditions in the 2nd floor left unit of the building.



241 Main St, Indian Orchard – Representative photos showing the localized damage from the open chimney hole thorough the roof (top), and characteristic conditions found throughout the upstairs units (bottom).



241 Main St, Indian Orchard – Representative photos of Unit 4L which is still in it's original condition. This is the only unit in the building that is not fully gutted.



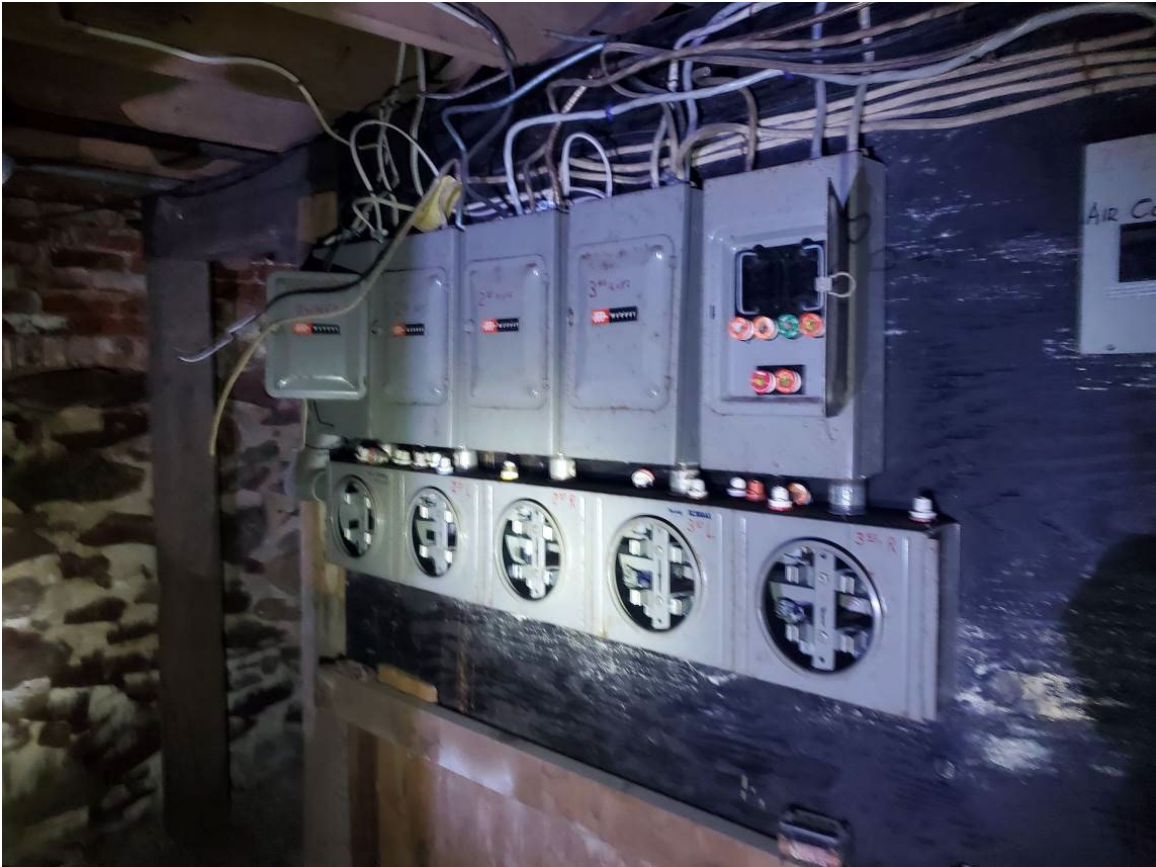
241 Main St, Indian Orchard – Additional photos of Unit 4L



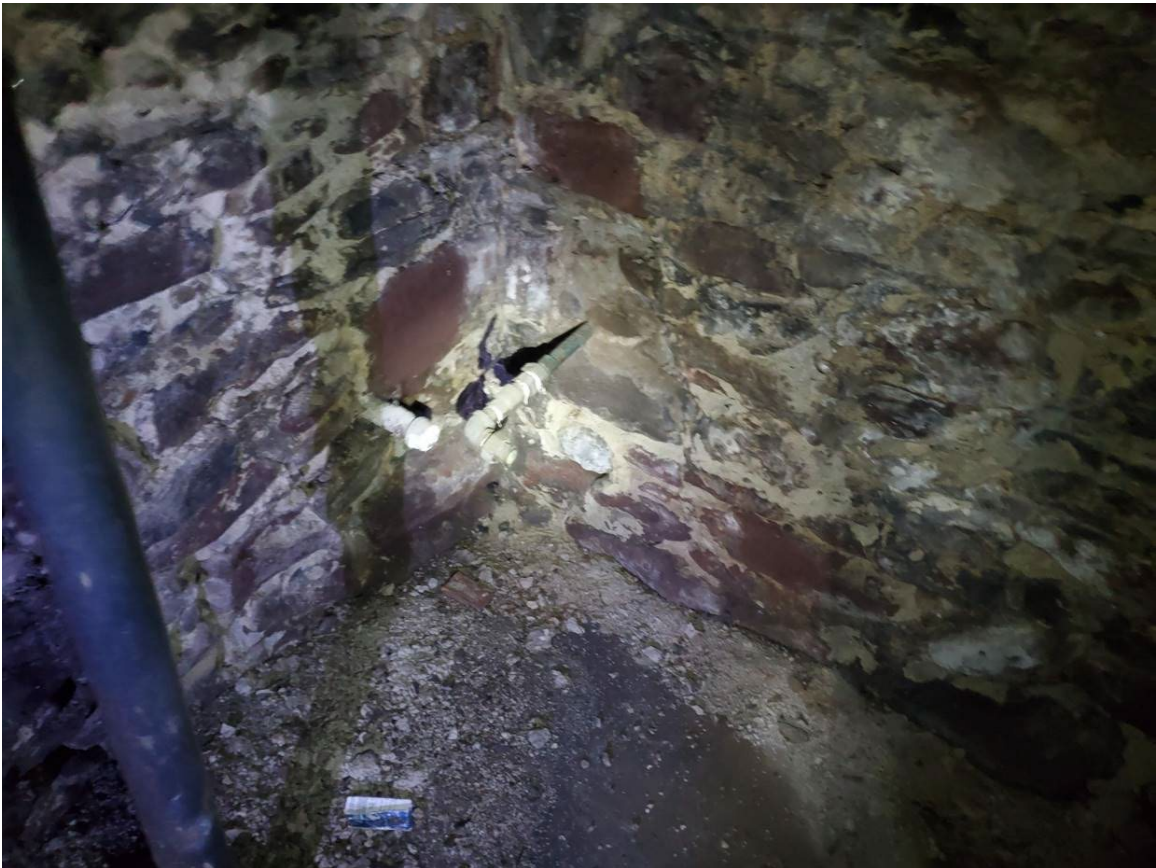
241 Main St, Indian Orchard – Representative photos of 1st floor commercial units.



241 Main St, Indian Orchard – Photos showing the current electrical service, meter sockets and fuse boxes, all of which are expected to need replacement.



241 Main St, Indian Orchard – Photos showing the current gas service (top) and water main (bottom)



241 Main St, Indian Orchard – Representative photos showing localized water damage in basement (top) and deteriorating floor joists (bottom)



241 Main St, Indian Orchard – Additional photos showing the use of temporary supports and beams in the basement. Some engineering and architectural work is expected to properly evaluate and address.

