



Walpole Old Town Hall
980 Main Street
Walpole, MA 02081

Facility Condition Assessment and Report on Report on Preparing Building for Development

May 19, 2022

PREPARED FOR:

Town of Walpole
135 School Street
Walpole, MA 02081

PREPARED BY:

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May 19, 2022

Mr. Patrick Shields
Assistant Town Manager
Town of Walpole
135 School Street
Walpole, MA 02081

Re: Walpole Old Town Hall
Facility Condition Assessment
and Report on Preparing
Building for Development

Dear Mr. Shields:

Compass Project Management is pleased to submit this Facility Condition Assessment and Report on Preparing Building for Development for the Old Walpole Town Hall.

We have organized the report into two sections: a Facility Condition Assessment and a Report on Preparing the Building for a possible development RFP process. Our work was conducted in general conformance with P.2489.17, dated 02.24.2022, and in general accordance with the provisions of ASTM E2018-15 (Standard Guide for Property Condition Assessments: Baseline Property Condition Assessment Process) for commercial real estate.

Please do not hesitate to contact us at your convenience should you have any questions or comments regarding this report.

Sincerely,

Timothy J. Bonfatti
President



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TOWN OF WALPOLE

Old Town Hall

**Facility Condition Assessment and Report on Preparing Building for
Development**

EXECUTIVE SUMMARY

The Town of Walpole is seeking to understand the existing state of building systems of the Old Town Hall located at 690 Main Street (OTH) and possible implications of other uses for the building through a lease or sale of the property. The OTH was vacated in 2020 with the construction of a new Police Station. The current building is used sparingly by the Town for outreach programs during Covid.

Currently, the Town has identified the following possible re-use scenarios:

- a. Potentially selling the building to a developer
- b. Leasing the building to an interested party for development

To better understand re-use scenarios, the Study focused on the existing building assessment for immediate repairs, and possible removal of recently added, non-load bearing walls to open up the spaces and better present the building for a future RFP for private acquisition or lease, and the estimated costs the town may incur for this work.

The existing building is in good shape as originally determined in the Walpole Town Hall Feasibility Study 2019 by Mark Almeda Architects (2019 Feasibility Study). The building was renovated in 1982 for the Police Station with subsequent exterior façade upgrades occurring in 2000. Compass Project Management (CPM) confirmed the existing status of the building and has identified “new” issues the Town should address immediately to preserve this asset, stabilize the structure and to position the property for future development. Immediate concern issues such as repair of site drainage, repair of exterior doors and windows, repair of gutters, repair broken roof slate, exterior paint and removal of the decommissioned oil tank are required to maintain and stabilize the building in its current use. These costs, as estimated on Table 1, are anticipated to be \$221,000 in 2022 dollars.

The other OTH building systems, such as HVAC, plumbing, and other systems, are operational but have met their life cycle of use. The Town should anticipate replacement of “end of lifecycle” systems as part of an ongoing future capital plan should it maintain ownership of the building.

Our assessment also looked at the existing interior walls to determine if internal demolition can occur to remove the recently added, non-load bearing interior walls. The purpose of such demolition, according to town administration, would be to expose the interior building space for future development assessment and marketing. Using documents provided by the Town, and a general assessment of the building, there would be a large percentage of the walls and ceilings that have the potential to be removed subject to further review by a structural engineer.

As noted by the structural engineer in the 2019 Feasibility Study, work done during the 1982 Police Station renovation and the 1950 TH office renovation, created some structural deficiencies. Although these deficiencies do not appear to impact the performance of the building, they would need to be addressed if the Town proceeds with the internal wall removal. The scope of internal demolition would include hazardous materials testing and removal, remedial structural repair, temporarily supporting HVAC to remain active, decommissioning select plumbing systems, carpentry repairs to assure fire separation, and reconfiguring the existing fire detection systems to meet current building codes. These costs, as estimated on Table 2 attached, are estimated to be approximately \$340,000. Additionally, a full engineering analysis would need to be completed as work may affect ALL future uses and impact how the Massachusetts State Building Code would be applied in the future. Our analysis identified several issues that the Town would need to address in order to perform any selective interior demolition. While we can provide a draft scope of services should the town wish to retain an architectural firm to design such demolition and stabilization, our recommendation would be to hold off on that work as it may open up a Pandora's box of issues (code and unforeseen conditions) and, without knowing the final proposed use, may be unnecessary.

Subject to confirmation of the Building Inspector, re-use of the structure as a "business use" with no extensive demolition occurring as previously noted, can continue as it currently operates. Only the new minor alterations anticipated would need to comply with the current codes. It is CPM's opinion, consistent with the 2019 Feasibility Study structural assessment, that any change to the use group in the building OR an extensive renovation exceeding 50% of the area will trigger building code upgrades and handicap accessibility upgrades throughout the structure. Per the Massachusetts State Building Code (MSBC), performing a major selective demolition as previously noted, and reconfiguring the space for a new use, could exceed 50% of the work area and require a designer to follow a structural compliance path on the existing OTH structure. The IBC Existing Buildings Code (part of the MSBC) also notes that the level of structural repair is also determined by the "Risk Factor" assigned to the new use and the building type. Uses such as a "mixed use" (business and mercantile as an example) or an "assembly" use (restaurant) would increase the risk factor and the amount of structural upgrades for the OTH. It should be noted that the 2019 Report identified "assembly" (restaurant) as the most likely preferred use by a developer.

That study estimated that such a use would necessitate a “basic” renovation cost of \$5.5 million (\$523/sf) for approximately 10,500 sf encompassing the first and second floor. Adjusted for inflation, our current estimate for that scope would be approximately \$7 million (\$680/sf).

The estimates provided in this report are based on 2022 dollars and are Order of Magnitude in nature. As we are in an era of unprecedented cost volatility, we strongly recommend that before any funding is finalized for a project (either immediate repairs for possible re-use or deferred maintenance) that an architect/engineer be retained to fully design the project and a qualified cost estimator estimate the project for the timeframe anticipated.

In conclusion, based on our analysis of the building and understanding of the town’s goals for the building, we would recommend that the town undertake the immediate repairs noted in the report to preserve the existing asset. We do not recommend that the town invest any further public funds into the building if the goal is to re-purpose the building as a tax generating asset via private development. Such an investment would be subject to the cost premium associated with public construction (i.e. payment of prevailing wages) and would be inherently speculative without the benefit of knowing what the development market would prefer.

Rather, if the town is looking to lease the building, we would suggest the town retain the services of a qualified development consultant with relevant experience to undertake a market analysis of the development potential for the building with the ultimate goal of disposing the asset through a public RFP process.

Where the Town has already published several RFPs to lease the building in the private market however, in this volatile market and absent any municipal need for the building, the Town may also consider selling the property. This option would allow the Town to place the property on the tax rolls and generate recurring property tax revenue on the property. Prospective developers may also be more inclined to invest in a building that they own, rather than one that they lease and would need to turnover at the conclusion of the lease.

TOWN OF WALPOLE

Old Town Hall

Facility Condition Assessment and Report on Preparing Building for Development

Location:	<u>980 Main Street</u>	Building area:	<u>15,528 sq ft</u>
Year Built	1881	Assessor:	033/34///
Condition:	<u>Good-Fair</u>	Land area:	<u>19,602 sq ft</u>

1.0 PURPOSE AND LIMITATIONS

The purpose of this Facility Conditions Assessment (the Report) is to assist the Town of Walpole to assess the general physical condition and maintenance status of the property and to recommend repair and maintenance items to stabilize the property until such time decisions are made to re-purpose the Old Town Hall. Additionally, the Report analyzes the possibility of removing selected walls and ceiling added during several renovation projects.

The information reported uses the “2019 Walpole Old Town Hall Feasibility Study prepared by Mark Almeida Architects” as the base document, a visual site survey of areas readily observable, access through building “owners” and information presented by the Town. Findings, conclusions, and recommendations in this Report are based on the methods described above, industry standards, and general observations of the equipment and its visible condition.

The report is focused on existing conditions, lifecycle of existing materials, and non-code compliant conditions. Recommendations will include items needed to bring the space/component to a safe, code compliant, and generally accepted facilities condition to maintain its current use. The Report does not anticipate change of use, reconfiguration of space, or change in current program beyond the forementioned selected demolition.

Estimated Costs are based on professional judgment and the probable or actual extent of the observed defect inclusive of the cost of design, procure, construction and manage corrections. The estimates provided in this report are based on 2022 dollars and are Order of Magnitude in nature. As we are in an era of unprecedented cost volatility, we strongly recommend that before any funding is finalized for a project (either immediate repairs for possible re-use or deferred maintenance) that an architect/engineer be retained to fully design the project and a qualified cost estimator estimate the project for the timeframe anticipated.

1.1 Condition

The Report uses terms describing conditions of the various site, building and system components. The terms used are defined below. It should be noted that a term applied to an

overall system does not preclude that a part, component, and section of the system may be in a different condition.

Excellent	The component or system is in new or like new condition, and little or no deferred maintenance is recommended, or the scheduled maintenance can be accomplished with routine maintenance.
Good	The component or system is in sound and performing its function. It may show signs of normal aging or wear and tear, and some remedial and routine maintenance or rehabilitation work may be necessary.
Fair	The component or system is performing adequately at this time but is obsolete or is approaching the end of its useful life. The component or system may exhibit Deferred Maintenance, evidence of a previous repair, workmanship not in compliance with common accepted practices. Significant repair or replacement may be recommended to prevent further deterioration, prevent premature failure, or to prolong its useful life.
Poor	The component or system has either failed or cannot be relied upon for continued use performing its original function, excessive Deferred Maintenance or state of disrepair. Repair or replacement is recommended.

1.2 Abbreviations

The report may use abbreviations to describe various site, building, or system components of legal descriptions.

ACT	Acoustical Ceiling Tile	GFI	Ground Fault interrupt (circuit)
AHU	Air handling unit	GWB	Gypsum Wall Board
BTU	British Thermal unit (heat measurement)	HVAC	Heating, Ventilating, Air Conditioning
CMU	Concrete Masonry Unit	HWH	Hot Water Heater
EDPM	Rubber membrane roofing	MDP	Main electrical distribution panel
EUL	Expected Useful Life (life cycle)	PTAC	Package through wall A/C unit
FCU	Fan Coil Unit	RTU	Roof top Unit
FHA	Forced Hot Air	MSBC	Massachusetts State Building Code
IBC	International Building Code	VAV	Variable Air Volume box
ACM	Asbestos containing material	VCT	Vinyl Wall covering (floor tile)
ADA	Americans with Disabilities Act	MAAB	Mass. Architectural Access Barriers

2.0 INTRODUCTION

The Facility Condition Assessment was based on observations and limited investigation and is not a complete architectural or engineering study. This report will incorporate findings from other

commissioned engineering studies, input from Town departments familiar with the building, and observations from Compass Project Management staff. Based on the age of the building, upgrades or repairs identified in this assessment may trigger compliance with current building codes that may not be understood at this time.

It is understood that the client is considering the appropriate renovation needed to maintain the current asset, and possible removal of “modern” non-bearing partition walls to re-position the building for future development.

Observations performed during the FCA were made without operational testing and/or removing or damaging components of the building systems. Consequently, some system-specific assumptions were made regarding the existing conditions and operating performance of each system. Furthermore, recommendations developed for this report were based on information discovered or provided by the Town during the FCA. If additional information is discovered concerning the facility, the assumptions, conclusions, and recommendations presented herein may require re-assessment. Additionally, the assumptions in this report rely heavily on the information provided by the Town in the Walpole Municipal Facilities Master Planning Study (CRD Maguire, Inc.), and the Walpole Town Hall Feasibility Study 2019 (Mark Almeda Architects).

The buildings current business use is limited, with select offices using the space sparingly at this time. The re-use of the building is being considered but actual use has not been determined. The recommendations and opinions of costs provided in this report were based on observations to address immediate stabilization needs of the building, observations and provided documentation to determine walls that could be removed and incidental costs required to complete the task.

The OTH facility has undergone several repairs, upgrades and uses in its history. The 1982 renovation to a Police Station was comprehensive and addressed many of its mechanical, electrical, and plumbing systems. At that time some work was done to address vertical access with the installation of a stair tower and elevator. In 2000, exterior envelope repair work was performed to address the aging façade and water intrusion into the building. When upgrades occurred, they were performed as a repair or partial replacement to solve immediate needs. The building is still functional; however, elements within the building such as select building envelope roof, windows/doors and exterior trim, HVAC components and underground fuel oil tank have exceeded their lifecycle and require a planned capital repair budget.

The Town is at a crossroads with respect to the OTH facility. Capital Repair/replacement needs exist for its current operation and the Town should plan for these repairs to stabilize, repair defects that directly affect a buildings performance, and take a proactive investment plan for replacement of systems at the end of its useful life.

3.0 SCOPE OF SERVICES

This report is the output that resulted from a contract the Town of Walpole sought and executed. The scope of the services provided included:

Phase I – DATA COLLECTION:

Inspect the Old Town Hall and meet with Town Administration, Town Facilities staff, and other town offices. This included review of source documents provided by the Town, walk-throughs of the facility, interviews with the Town Officials, Town facilities staff and Building Commissioner and Fire department. Operational testing of the building systems or components was not conducted. This investigation did not perform any testing or sampling of hazardous materials and locations. Areas of concern are identified and recommends the Town of Walpole contract with a hazardous materials consultant to perform the required testing.

Phase II – EVALUATION:

Evaluate data collected from Phase I and develop a needs assessment of the existing facility and to include recommended repairs and upgrades needed for the continuation of the existing use and capital planning that was not identified in the 2019 Walpole Town Hall Feasibility Study 2019 (Mark Almeda Architects) study . The facility was also evaluated to identify non-permanent (modern) interior non-load bearing wall for potential removal to better expose the structure for future development purposes.

Phase III – REPORT:

Prepare draft and final report, to include: 1) executive summary; 2) evaluation of Facility for current needs assessment; 3) Identify interior walls that can be removed and highlight issues and costs; and 4) findings and recommendations as option of renovation and lease or sell the Old Town Hall.

The report is intended for review as a complete document. Therefore, interpretations and conclusions drawn from the review of an individual section are the sole responsibility of the user.

4.0 SITE CONDITIONS

4.1 Topography

Description:

Building is situated on a slight hill with the lowest building level built into the grade. The rear (south) level is the only MAAB accessible entrance.

Condition and Observations:

The site appears to have positive grading away from the building.

The sloped grade around the building creates non MAAB compliant walkways to the front (north) entrance.

On the West side of the structure, an old oil fill piping remains exposed. The building no longer uses fuel oil. (See 4.2 HVAC.)

Recommendations:

If the Town remains as owner of the property, develop a site masterplan anticipating future uses and renovation to meet MAAB compliance. The site masterplan will be

able to identify problems the grades, possible solutions to resolve MAAB handicap access and egress issues, and how solutions can be phased in tandem as to future building uses and expenditures.

4.2 Pavement, Parking, and Drainage Structures

Description:

The building site offers little parking and relies on street parking and public lot parking to service the structure. There is limited parking in the south (rear) of the building. These space offer some additional Handicap access.

All downspouts from the building indicate discharge into below grade piping in the past, but may have got blocked and a simple piping discharging at grade and at the base of the foundation was installed. The original below grade piping is assumed to be tied into town storm water drains.

Condition and Observation:

Reviewing all the storm water sub surface drains, they appear nonoperational. Downspouts discharge at grade or have a temporary surface drain pushing the water away from the structure. Downspouts discharging at grade are forcing rainwater against the foundation and possibly into the building. This practice will result in excessive moisture in the ground (basement) level spaces affecting future development.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

At a minimum, extend all temporary downspouts discharging at the base of the foundation away from the foundation approximately 4 feet away.

Clean all underground drainpipes and test operation and re-install downspouts into drain lines.

4.3 Landscaping

Description:

Minimal landscaping exists.

Condition and Observations:

Trees on the east side were planted close to the building, and branches are growing into building.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

Trees need some pruning to prevent branches from getting close to the building and create other issues.

4.4 Municipal Services and Utilities

a. Water and sewer

Walpole has its own water and sewerage

- b. Gas
- c. Electric

Eversource

5.0 BUILDING CONDITIONS

5.1 Sub Structure/Foundation

The Foundation and construction issues reported by 2019 Walpole Town Hall Feasibility Study prepared by Mark Almeda Architects remain.

Condition and Observation:

Generally, the foundation appears to be in stable condition. No visible sign of cracking or movement were observed.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves: None

5.2 Superstructure

The structural frame and construction issues reported by 2019 Walpole Town Hall Feasibility Study prepared by Mark Almeda Architects remain.

Condition and observation:

Generally, the structure appears to be in stable condition. No visible sign of cracking or movement were observed.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves: None

5.3 Facades

Facades: (Brick, wood trim)

The predominant brick façade of the original 1881 is load bearing masonry of reported 3 wythes construction. The brick façade in general looks good. Limited exterior renovations occurred in 2000, which addressed all windows, doors, limited masonry repair and slate and copper work.

It was reported that the Town of Walpole is planning to repaint much of the wood trim the summer of 2022.

Windows and Doors:

Peeling paint can be observed. One windowsill on the south side appears to have some rot developing.

Rear south side old police entry doors have significant rot on the metal doors and door frames. One door has rotted the steel fabric completely through. Holes have occurred and allows weather to enter the building.

Wood trim and gutters:

Peeling paint can be observed on most of the wood trim. On the clock tower and cupola, some trim has rot beginning to occur on the corner joints. These joints are opening and allowing weather and birds to access, which will lead to additional rot.

Wood gutters on the front porch have significant rot occurring and need immediate repair.

Brick and stone façade:

At a couple locations, external wiring penetrations occur in the brick wall and are not sealed properly. These openings allow weather and animals to access the brick façade.

Brownstone lintels are at the end of their life cycle. Many of the sills and headers have cracking and delamination occurring within the brownstone.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

- a. Life cycle of paint and sealants needs to be inspected and evaluated on the original windows and trim. It has been reported that the Town of Walpole is planning to address the paint issues this summer.
- b. The Town should continue its systematic replacement of rotted trim at windows and gutters. The work identified should be repaired and replaced immediately to stabilize the front porch gutter and Cupola trim.
- c. Upgrades to the weatherstripping, and repairs to the rusting doors or frames along with painting is required to stabilize the condition to prevent further damage.
- d. Patch/seal all open penetrations in the brick façade.

5.4 Roofing

Slate Roof with integral copper gutters/valleys/caps

The predominant roof of the original 1881 structure is slate with copper gutters, valleys and caps. The Lower front entry roof was replaced with EDPM roofing in 2000. Many issues identified in the 2019 Walpole Town Hall Feasibility Study prepared by Mark Almeda Architects were addressed in the 2000 Exterior Restoration of Town Hall project. Items noted below are corrections needed and have developed since the 2000 restoration and are consistent with ongoing maintenance.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

- a. The town should continue its program of roof monitoring and slate repair. The upper clock tower slate roof and lower cupola roof have missing or damaged slate that will need attention. On the east side at the base of the valley there are several damaged or missing slate. This critical area should be addressed to assure water penetration is prevented.
- b. Copper work: On the front (northeast face) along the edge of the masonry clock tower wall, there is a damaged and missing copper gutter section. It is assumed that an ice/snow slide dislodged, ripping a small section of gutter off. This

section should be replaced and the damaged flashing at the base of the small valley be repaired to prevent any water penetration.

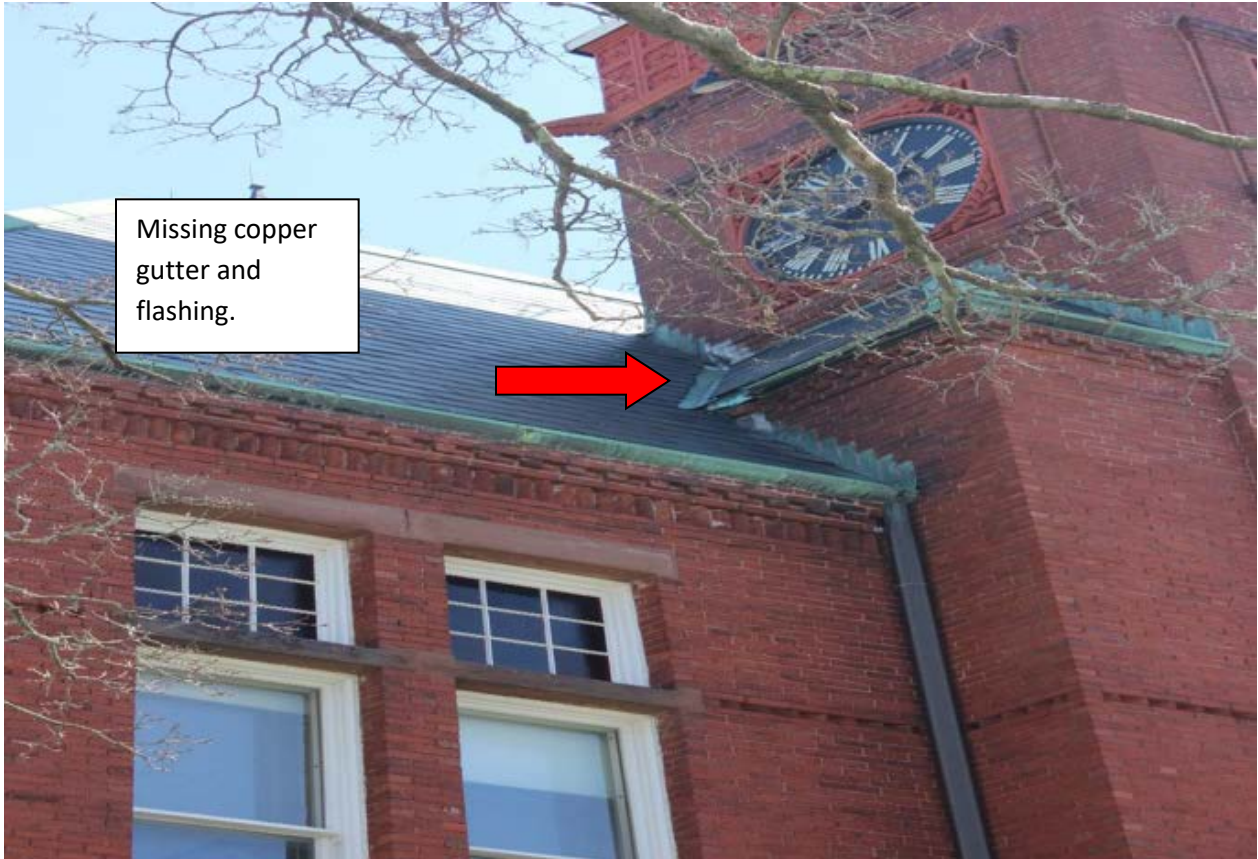
- c. On the main roof east side, it could be observed that a section of the copper hip cap has become “unfastened” at the base of the hip and appears to be lifting.
- d. Gutters along the base of the main roof generally appear in good condition. There are several small areas where the gutter appears to have suffered some distortion due to sliding snow. Gutter should be evaluated and repaired as required to assure proper flow of rainwater and no excessive “ponding” occurs within the gutter.



Broken and missing slate. Cupola trim rotted and open up at joints



Broken slate at valley. Copper cap on hip is lifting. Cut back tree affecting the building.



Missing copper gutter and flashing.



Front porch wood gutter failure



Unsealed wall penetrations

5.5 Basements / Attics

The Basement and attic construction issues reported by 2019 Walpole Town Hall Feasibility Study prepared by Mark Almeda Architects remain.

5.6 ADA Compliance / Massachusetts Architectural Barriers Code

The Americans with disabilities Act (ADA) and the State of Massachusetts Architectural Barriers Code (MAAB) governs public accommodations and commercial properties.

Handicap accessibility issues reported by 2019 Walpole Town Hall Feasibility Study prepared by Mark Almeda Architects remain.

5.7 Interior Finishes and Components

Description:

Many of the existing finishes along the exterior walls are the original plaster, while all interior walls and remodeled spaces are consistent with the 1950 and 1982 renovations.

There are some select areas and materials that appear to have suspected Asbestos Containing Materials ACM. The installation age and general construction knowledge of selected floor tiles, fiber glued on ceiling tiles, adhesive glues, amongst other items generally indicate that these materials should undergo testing of a certified hazardous materials specialist.

Conditions:

In general, many of the wall and floor surfaces are in operational shape. There are some select wall areas that have experienced past water damage but require no action at this time.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

The Town of Walpole should perform a hazardous materials study of the Old Town Hall to identify if any ACM materials exist. This type of study must occur for any renovation or re-development of the structure is to occur.

6.0 BUILDING SYSTEMS

6.1. Plumbing

Description:

Plumbing issues reported by 2019 Walpole Town Hall Feasibility Study prepared by Mark Almeda Architects remain.

Condition: Fair

Although the much of the original 1982 plumbing system is operational, it is dated, and cannot be assured to operate in emergency situations.

With the ground level locker-room not being used, it is recommended to “mothball” basement level plumbing to assure unmonitored plumbing does not leak or shower stall traps do not dry up allowing sewer gas to enter into the space.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

A strategy plan by the Town as to how it wants to address decommission basement level locker rooms and cell areas. If the building remains minimally operational, all other bathrooms should remain functioning.

Decommission plumbing in locker rooms to make safe.

6.2 HVAC

HVAC issues reported by 2019 Walpole Town Hall Feasibility Study prepared by Mark Almeda Architects remain.

a. Heating Plant

Description:

The building is serviced by a newer gas fired Lochinvar package boiler plant. All other equipment has exceeded its life expectancy.

Condition: Fair

All HVAC systems are in Fair condition for the current use.

6.3 Electric

Description:

Electrical issues reported by 2019 Walpole Town Hall Feasibility Study prepared by Mark Almeda Architects remain.

Condition: Fair

All electric systems are in Fair condition for the current use.

6.4 Building Fire Alarm

Description:

Fire Alarm issues reported by 2019 Walpole Town Hall Feasibility Study prepared by Mark Almeda Architects remain.

Condition: Fair

All Fire Alarm systems are in Fair condition for current use.

6.5 Elevators

Description:

Elevator issues reported by 2019 Walpole Town Hall Feasibility Study prepared by Mark Almeda Architects remain.

Condition: Fair

All elevator systems are in Fair condition for current use.

7.0 UNDERGROUND FUEL STORAGE TANK

A decommissioned underground oil storage tank (reported to be 5000 gallon tank) exists on the west side yard of the property. The exact age is unknown, but it was operational and in existence in 1982. Steel fuel storage tanks have a life cycle of 20-25 years.

Recommended Immediate Repairs, Near Term Repairs, or Replacement Reserves:

All decommissioned Underground Storage Tanks (UST) are required to be removed. The concern is the existing fuel oil piping and tank remain, and any residual oils may have leached into the soils. In preparation of future development, this tank and piping should be removed because environmental reports will identify this as a hazard, and future financing for development may not be approved.

8.0 COST ESTIMATE FOR STABILIZATION SCOPE

We have provided an estimate of probable cost to complete the work identified above on Table 1 attached. Including a 25% allowance for soft costs, we estimate this work to be on the order of magnitude of \$221,000 in 2022 dollars. As we are in an era of unprecedented cost volatility, we strongly recommend that before any funding is finalized for a project (either immediate repairs for possible re-use or deferred maintenance) that an architect/engineer be retained to fully design the project and a qualified cost estimator estimate the project for the timeframe anticipated.

9.0 POSSIBLE ALTERATIONS TO POSITION STRUCTURE FOR DEVELOPMENT

9.1 Review of interior nonbearing demolition:

An option Walpole is considering to facilitate the sale/lease of the Old Town Hall (OTH) property would be to remove non-historic, interior partition walls that were erected in the 1950 interior renovation for the extended use of Town Hall and the 1982 renovation to relocate the Police Department to the building. It was suggested that by removing a majority of the non-bearing, office fit up, walls thereby exposing the interior of the building, a prospective developer would have a better opportunity to understand the available OTH space as a whole. This demolition could also expose and highlight critical interior historical details worth preserving and documenting in a historic deed restriction.

Compass Project Management (CPM) has reviewed documents provided by the Town of Walpole (Police Station Conversion 1982, Proposed addition original Town Hall Main St, & restoration 2000-Main St police station), the Mark Almeida Architects Town Hall Feasibility Study 2019 report (2019 Feasibility Report) as well as on site observations. CPM has highlighted in an attached plan entitled "Plans of potential interior non-structural wall removal", walls that have the potential to be removed subject to final investigation by a structural engineer.

9.2 Structural verification:

Per the 2019 Town Hall Feasibility Study, Macleod Consulting, Inc. (structural engineer) highlighted structural concerns with the future development of the OTH. Items identified by

MacLeod Consulting Inc. would need to be addressed and brought into compliance with current building codes. For the purposes of performing non-structural demolition, Macleod Consulting, Inc did identify some ‘Remedial Framing’ structural concerns that were created to the original structure during the 1982 renovation. As described, cutting and notching work performed in the 1982 renovation may have weakened the existing structure. The non-bearing walls added at that time may now be load bearing as a result of this cutting and notching and should not be removed until remedial work is performed. The nature of that remedial work would need to be designed by a structural engineer.

9.3 Hazardous Materials Assessment (interior):

Before any demolition/alteration is to occur, Walpole would need to perform a hazardous materials assessment on all materials in the work area being affected. Testing materials for asbestos containing material (ACM) and lead paint are required and need to be incorporated within a bid specification. If hazardous materials are found, they must be protected or abated and disposed of as required under the Massachusetts Department of Environmental Protection (MDEP) regulations. ACM materials can be found in materials such as plasters, pipe insulation, 12x12 ceiling tiles, floor and carpet glues and floor tiles amongst other items used in the 1930-1970’s. With the knowledge that the OTH may be sold/leased to a future developer, it may behoove the Town to test both the interior and exterior of the building for hazardous materials to have a comprehensive record as to what materials exist at this site. The CPM investigation did not perform any testing or sampling as to hazardous materials and locations.

Fluorescent light bulbs and ballast of existing lights to be removed would need to be disposed as hazardous waste.

If any HVAC units are to be removed, thermostats containing mercury would need to be removed as hazardous waste.

9.4 Review per floor starting at Balcony and working to Ground or basement level.

9.4.1 Balcony:

It would be Compass Project Management’s opinion that this area remain as is and not be addressed at this time. The area is easily accessed and visible in its current state for a future developer to assess.

9.4.2 Second floor:

As noted in the 2019 Feasibility Report, this original second floor area had two large “coat rooms” flanking the main grand staircase and south of the grand staircase was a large wide open Meeting Space. This Meeting Space had no walls and had a vaulted ceiling to exposed roof trusses. The distance from the original floor of the Meeting Space to the underside of the vault ceiling is estimated to be 30-40 feet.

The 1950 Town Hall renovation created offices on the second floor, coat rooms, corridors, and offices in the Meeting Space. These “1950” walls support a new “1950” framed ceiling infill to create a ceiling height of approximately 13 feet reducing the exposed vault by approximately ½ its height. A new suspended ceiling was added during the 1980 Police Station renovation.

Excluding the concrete block elevator shaft and rear stair tower (addressed as a separate item), the ceilings and walls of the second floor within the old Meeting room can be removed. While further investigation may be needed to determine how the 1950 ceiling is tied into the existing brick exterior walls, demolition would not be complex and could be easily addressed.

It can be assumed that the ceiling joists and wood framed walls are nailed connections. It is likewise assumed that a ledger board was fastened to the existing wood framed exterior wall or a ledger board was fastened to the brick wall to support the ceiling frame along the exterior.

With an assumption most walls and ceilings would be removed, anticipated additional cost to be aware of in demolition of the second floor are:

Hazardous materials testing and subsequent removals

Electric: All circuits and lighting circuits within the walls and ceilings need to be removed and circuits terminated back to a junction box and made safe. Based on the historical drawings most wiring appears to run up to attic and down feed to second floor offices. Installation of some new lighting along the perimeter of the exterior walls to provide minimal coverage upon completion of the removal would be required.

Fire alarm Detection: Fire Department would need to be consulted. There are what appears to be heat detectors in attic space, but with removal of the second-floor ceiling, beam detectors (current code requirement) may be required. Relocation/removal of existing smoke detectors and horn strobes would also be required.

HVAC: There is some limited duct work servicing block stair tower that can be left in place but may need supports installed once the ceiling is removed. It is assumed all existing hot water perimeter unit ventilators would remain operational to supply heat to the building.

It is likely that with all ceilings removed, the voluminous second floor will require more energy to heat the space. Short term recommendation would be to install down draft ceiling fans in the space to “push” all rising heat back to the floor level. This temporary solution may reduce energy cost for the town until the property is re-developed.

Remedial framing work of adding back beams around the concrete block stair tower and elevator shaft and add LVL sister joists over the shaft openings identified by Macleod Consulting, Inc.

9.4.3 Concrete Block stair tower and elevator shaft (1983):

The concrete block stair tower and elevator shaft should remain in place until a plan for the building is determined. This provides needed second means of egress for the current building. This component can be removed and reconfigured at a later date.

9.4.4 First Floor:

In analyzing the possible removal of the interior walls on the first floor that were added as part of the 1982 Police Station renovation, Macleod Consulting, Inc., the structural engineer retained as part of the 2019 Feasibility Study, noted that beams were cut and/or notched to accommodate those walls thereby compromising their structural integrity. Therefore, prior to removing any of those walls, which are now acting as partially load bearing, the original beams would need to be repaired. Macleod also opined that the existing 5x12 wood columns are “slender” and implied that they do not offer the bearing capacity or compressive strength stiffness needed to support the second floor. These repairs (which would need to be designed by a structural engineer) would allow for the removal of the first floor interior walls if the Town chose. The 1982 Men’s and Women’s toilet rooms would remain in place because of the extensive cost to remove plumbing and little benefit to the town to remove at this time.

Should the Town decide to remove most walls and the ACT tile ceilings, anticipated additional cost to be aware of in demolition of the first floor walls and ACT ceiling would be:

Hazardous materials testing and subsequent removals

Electric: All circuits and lighting circuits within the walls and ceilings need to be removed and circuits terminated back to a junction box and made safe. Based on the historical drawings most wiring appears to run from the basement. Sealing of all floor penetrations will be required. Installation of some new lighting along the perimeter of the exterior walls to provide minimal coverage.

Fire alarm Detection: Fire Department should be consulted. There are what appears to be smoke detectors in current room spaces. Removal of the walls may require relocation of smoke detectors and horn/strobes.

HVAC: Assuming the acoustical suspended ceiling (ACT) ceiling tiles and grid is to be removed, this would expose all the above ceiling duct work and ceiling hung split air conditioning units. The Town would have the option to leave the existing units and duct work in place or remove the equipment in its entirety. It is assumed all existing hot water perimeter unit ventilators would remain operational to supply heat to the building.

Leaving the HVAC equipment and duct work in place, would require some minimal duct work support be performed to assure safety and operation.

If it is determined that the HVAC equipment and duct work are to be removed, electric power must be terminated from the equipment, demolition and removal of equipment and ducts, and the removal of all supports mounted to the structure.

As noted, remedial framing work of adding additional structural support to existing beams that were modified in the 1982 renovation would be required. Also, the existing columns may require additional support to stiffen the column and add the needed bearing to support the existing beam.

Plaster patching: If demolition occurs, there may be some damage to the existing plaster ceiling. The plaster ceiling, while not a formal fire separation, does act as a draft stop and tenant separation between the floors. The Building Code would require draft stopping between the floors to compartmentalize the floors into separate fire zones. This would require any damaged plaster to be patched over and secured on the ceiling. It is likely during the 1982 renovation, new walls, HVAC and plumbing support and other miscellaneous supports were anchored through the existing plaster. With removal, this plaster may fail and create a draft stop issue.

9.4.5 Ground (basement) Level:

Many of the walls in this area were constructed of concrete block for police operations and contain plumbing fixtures which will make their removal a more costly endeavor.

As noted in the findings by Macleod Consulting, Inc included in the Walpole Town Hall Feasibility Study June 2019, there was some undermining of footings created during the 1982 renovation. While the report notes much of the newly created block walls can be removed, this area should be re-evaluated by an engineer to verify the existing columns and supports remain undisturbed.

Removal of any partitions and ceilings in this area should also study the following related costs.

Hazardous materials testing and subsequent removals

Electric: All circuits and lighting circuits within the walls and ceilings need to be removed and circuits terminated back to a junction box and made safe. Based on the historical drawings most wiring appears to run from the ceiling down the walls. Installation of some new lighting along the perimeter of the exterior walls to provide minimal coverage.

Fire alarm Detection: Fire Department should be consulted. There are what appears to be smoke detectors in current room spaces. With removal of the walls, the current building code requirements may require relocation of smoke detectors and horn/strobes.

HVAC: Assuming the acoustical suspended ceiling (ACT) ceiling tiles and grid is to be removed would expose all the above ceiling duct work and ceiling hung split air

conditioning units. The Town would have the option to leave the existing units and duct work in place or remove the equipment in its entirety. It is assumed all existing hot water perimeter unit ventilators would remain operational to supply heat to the building.

Plumbing: Based on historical drawings most plumbing feeds are ceiling mounted and can easily be terminated and removed. Plumbing wastes are underground and should be temporarily capped off in place until future uses are determined to prevent sewer gas entering the building.

10.0 COST ESTIMATE FOR ALTERATION SCOPE

We have provided an estimate of probable cost to complete the work identified in section 9 above on Table 2 attached. Including a 25% allowance for soft costs, we estimate this work to be on the order of magnitude of \$340,000 in 2022 dollars excluding any major re-structuring should that be required based on an engineer's review. As we are in an era of unprecedented cost volatility, we strongly recommend that before any funding is finalized for a project (either immediate repairs for possible re-use or deferred maintenance) that an architect/engineer be retained to fully design the project and a qualified cost estimator estimate the project for the timeframe anticipated.

10.1 Change of Use and required building upgrades for building code compliance.

For the Town or a Developer to invest in this building to renovate the structure for a new use such as a multi-tenant business use, assembly restaurant use, or a mixed-use business and residential building would require a structural upgrades and redesign of the existing facility. It can be assumed that any proposed future work would be considered a "significant" construction project. The "2019 Walpole Town Hall Feasibility Study" (2019 Feasibility Study) documented previous construction work that affected the structures structural capacity. Any proposed new use and construction upgrades to the building is assumed to exceed 50% of the work area in the building as defined by the Massachusetts State Building Code (MSBC).

To change this existing building use from a single user business use to any of the previously identified Use groups, and with the anticipated renovation exceeding more than 50% of the work area within the building, the Massachusetts State Building Code (MSBC) requires an extensive review of ALL building components for compliance with current building codes. This opinion is consistent with the findings of the "2019 Walpole Town Hall Feasibility Study" (2019 Feasibility Study). The 2019 Feasibility Study, with a sub-consultant structural engineer, identified the building would need to be upgraded to comply with the current MSBC for new construction on many of the building systems. These significant structural upgrades required by the MSBC, the installation of a new fire suppression system, and code compliance upgrades of all other systems at \$550 a square foot for the entire building. This cost does not include any additions to the structure anticipated in the 2019 Feasibility Study.

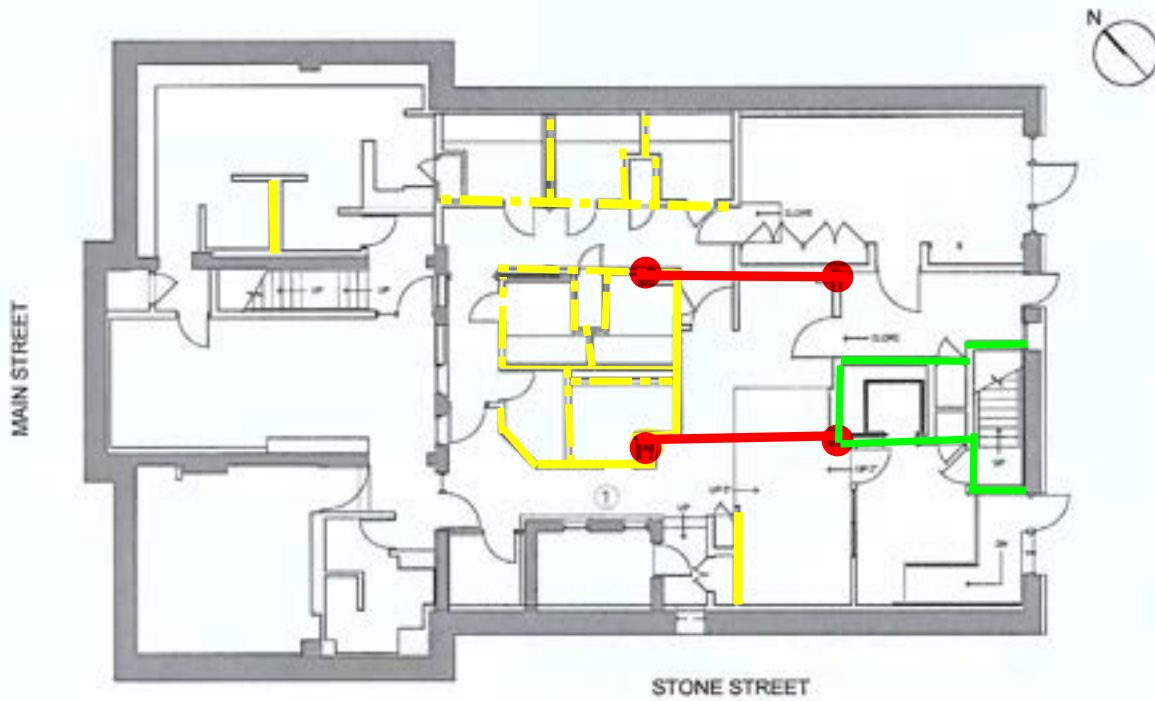
TABLE 1- IMMEDIATE REPAIR COSTS Stabilize existing structure							Town Hall Stabilization 4 19
Section Number	Section Name	Recommended Work	Quantity	Unit Cost	Unit Description	Immediate Repair Cost	Comments or Additional Description
SITE CONDITIONS							
2.1	Site	drains and reinstall downspouts	6	2000	fee	12,000	Address downspout discharge at the foundation base
2.3	Site	Tree pruning	1	1000	fee	1,000	Address tree branches against building.
BUILDING CONDITIONS							
3.3.2	door frame repair	Repair, sand and paint	2	1000	unit	2,000	Weatherstip, replace hinges, repair sand and remove rust and paint
3.3.2a	wood trim wood gutter repair	Repair all damaged areas	1	10000	unit	10,000	Repair/replace damaged wood trim and wood gutters.
3.3.2b	Repair masonry	Seal all masonry penetrations	1	2,000	unit	2,000	Seal all exposed penetrations in masonry
3.3.2b	Exterior trim paint	Scrape and paint trim	1	70,000	job	70,000	Scrape and paint trim
3.4	Roofing	Repair damaged slate and copper	1	20,000	job	20,000	Repair damaged slate and copper
INTERIOR ELEMENTS							
3.7	Interior finish	Hazardous Materials Testing	1	15,000	testing	15,000	Assess interior materials
BUILDING ELEMENTS							
4.1	Decommission both shower rooms and cells make safe	Plumber isolates and caps off water supplies and closes off unused floor drains.	1	15,000	bathroom	15,000	Decommissions and makes safe supply and drains
4.2	Removal of Old Fuel oil below grade tanks		1	35,000	job	35,000	Removal with no contamination issues
Operational Concerns/ Code Compliance							
5	Testing /engineering of underground fuel oil tank	Testing and engineering to remove old underground fuel oil tank	1	7,000	engineer	7,000	Perform some site testing and provide engineer documents for removal of the UST.
TOTALS						177,000	
1.25 MULTIPLIER						221,250	

TABLE 2 - COSTS TO PERFORM SELECT DEMOLITION OF INTERIOR ELEMENTS

TASK	QUANTITY	UNIT	UNIT COST	TOTAL
Hazardous Material Removal				
Haz Mat Assessment	1	LS	\$ 10,000	\$ 10,000
Hazmat Removal Allowance	1	LS	\$ 30,000	\$ 30,000
Second Floor				
Electric decommission	16	hr	\$ 150	\$ 2,400
Electric install of temp lighting	8	hr	\$ 150	\$ 1,200
electric new fan install heat	4	hr	\$ 150	\$ 600
fire alarm reconfigure	4	hr	\$ 150	\$ 600
existing HVAC temp support	4	hr	\$ 150	\$ 600
Remedial framing	2	CrewDys	\$ 2,900	\$ 5,800
Demo Walls	3900	sf	\$ 5	\$ 19,500
Demo Ceilings	4000	sf	\$ 7	\$ 28,000
First floor				
Electric decommission	16	hr	\$ 150	\$ 2,400
Electric install of temp lighting	8	hr	\$ 150	\$ 1,200
fire alarm reconfigure	4	hr	\$ 150	\$ 600
existing HVAC temp support	16	hr	\$ 150	\$ 2,400
Remedial framing w material	48	hr	\$ 250	\$ 12,000
Plaster patchng (fire seperation)	16	hr	\$ 150	\$ 2,400
Demo Walls	5200	sf	\$ 5	\$ 26,000
Basement level				
Electric decommission	16	hr	\$ 150	\$ 2,400
Electric install of temp lighting	8	hr	\$ 150	\$ 1,200
fire alarm reconfigure	4	hr	\$ 150	\$ 600
existing HVAC temp support	4	hr	\$ 150	\$ 600
plumbing decommissioning	16	hr	\$ 150	\$ 2,400
Remedial framing	0			\$ -
Plaster patchng (fire seperation)	4	hr	\$ 150	\$ 600
Demo work	1700	sf	\$ 7	\$ 11,900
Bulk debris removal	1	LS	\$ 50,000	\$ 50,000
				\$ 215,400
Indirect Costs	1.25			\$ 269,250
				\$ -
Design and Soft Costs	25%			\$ 67,313
Hazmat monitoring	1	LS	\$ 5,000	\$ 5,000
Cost to select demo				\$ 341,563

Plans of potential interior non-structural wall removal

- Yellow indicates walls to remove
- Red indicated Structural areas of concern
- Green indicates stair and elevator to remain



LEGEND





SYMBOL	DESCRIPTION
	SIGNIFICANT + SHOULD BE RETAINED AND RESTORED
	SIGNIFICANT AND CAN BE SENSITIVELY ALTERED
	CONTRIBUTING AND CAN BE MODIFIED
	NON-CONTRIBUTING + CAN BE ALTERED OR REMOVED

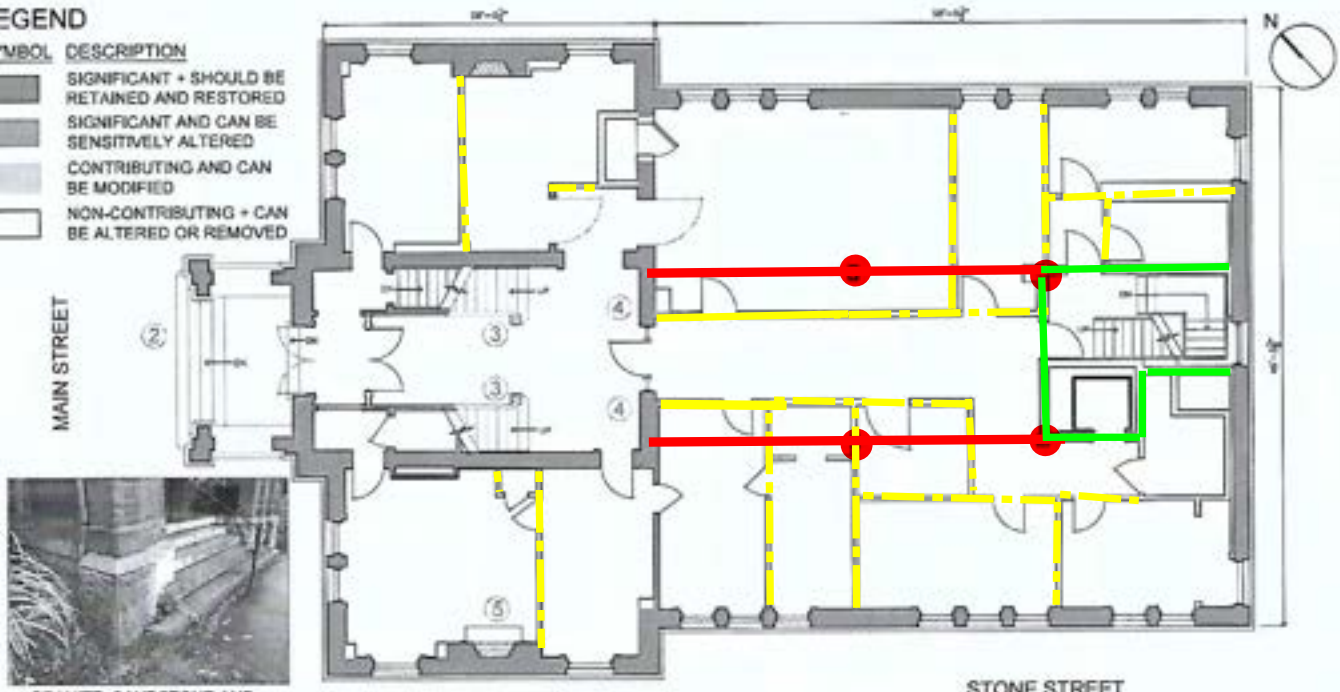
GROUND FLOOR PLAN:
HISTORICAL EVALUATION
OF BUILDING FABRIC
SCALE: 1/8" = 1'-0"

Plans of potential interior non-structural wall removal

- Yellow indicates walls to remove
- Red indicated Structural areas of concern. Remedial work required.
- Green indicates stair and elevator to remain

LEGEND

SYMBOL	DESCRIPTION
	SIGNIFICANT + SHOULD BE RETAINED AND RESTORED
	SIGNIFICANT AND CAN BE SENSITIVELY ALTERED
	CONTRIBUTING AND CAN BE MODIFIED
	NON-CONTRIBUTING + CAN BE ALTERED OR REMOVED



GRANITE, SANDSTONE AND BRICK ENTRANCE PORTICO



1881 STAIRS + RAILS



MEMORIAL TABLETS






1881 LIBRARY BRICK FIREPLACE





FIRST FLOOR PLAN:
HISTORICAL EVALUATION
OF BUILDING FABRIC

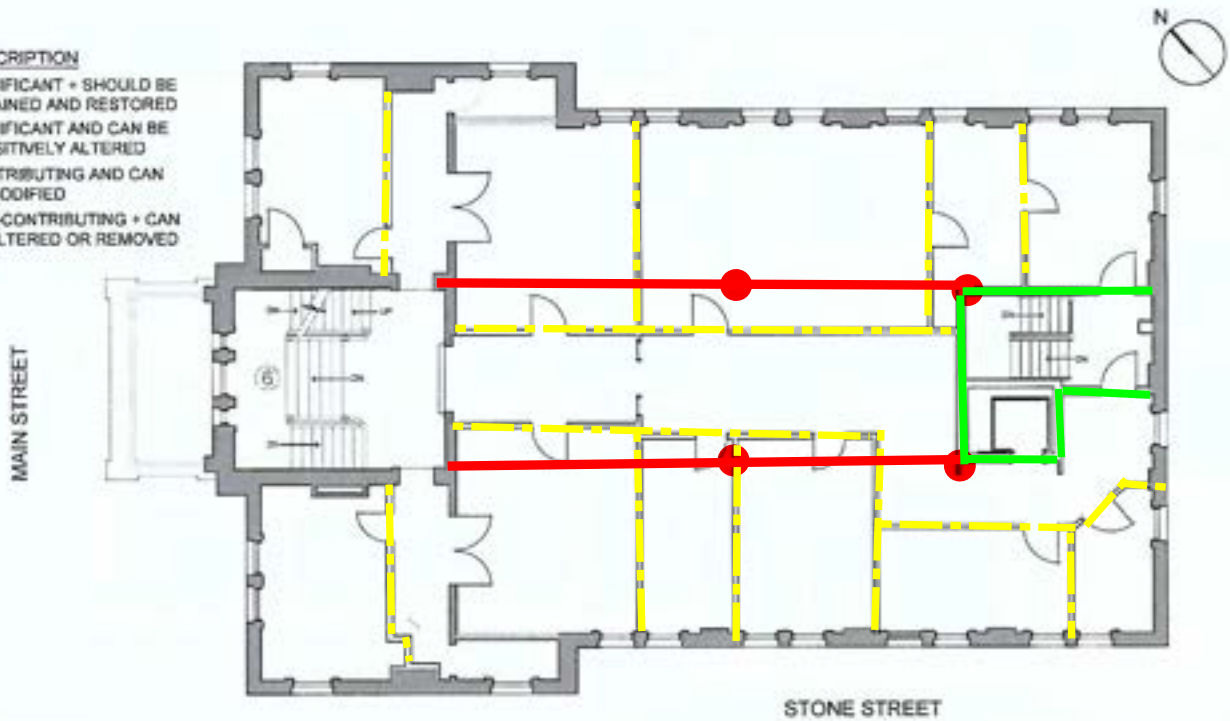
SCALE: 1/8" = 1'-0"

Plans of potential interior non-structural wall removal

-  Yellow indicates walls to remove
-  Red indicated Structural areas of concern. Remedial work required.
-  Green indicates stair and elevator to remain

LEGEND

SYMBOL	DESCRIPTION
	SIGNIFICANT + SHOULD BE RETAINED AND RESTORED
	SIGNIFICANT AND CAN BE SENSITIVELY ALTERED
	CONTRIBUTING AND CAN BE MODIFIED
	NON-CONTRIBUTING + CAN BE ALTERED OR REMOVED







1881 STAIRS TO HALL + BALCONY

SECOND FLOOR PLAN:
HISTORICAL EVALUATION
OF BUILDING FABRIC
SCALE: 1/8" = 1'-0"

Plans of potential interior non-structural wall removal

LEGEND

SYMBOL	DESCRIPTION
	SIGNIFICANT + SHOULD BE RETAINED AND RESTORED
	SIGNIFICANT AND CAN BE SENSITIVELY ALTERED
	CONTRIBUTING AND CAN BE MODIFIED
	NON-CONTRIBUTING + CAN BE ALTERED OR REMOVED

Area of remedial work to maintain ceiling on stair tower to remain.

