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BELCHERTOWN CULTURAL ALLIANCE 6 BERKSHIRE FEASIBILITY STUDY

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This Feasibility Study for 6 Berkshire, Belchertown, MA, was commissioned by the Belchertown Cultural Alliance, with funding granted by MassDevelopment. Copyright 2020.

FEASIBILITY STUDY CONTEXT

This report is intended to serve as a tool to help the Belchertown Cultural Alliance (BCA) to better understand and organize their decision-making process with regards to 6 Berkshire and its redevelopment, and to build community consensus around the future of the site. Through this process, we considered a number of options for the site and its occupation. Broad stakeholder engagement has allowed us to identify and analyze common ideas, issues, opportunities and challenges. This input was used to craft goals and objectives for evaluating the range of re-use options. A series of meetings and brainstorming workshops, coupled with both qualitative and quantitative research, has resulted in a plan for moving forward that is compatible with the neighbourhood, the wider Belchertown community and the legacy of this remarkable heritage building. Above all, the plan attempts to create a roadmap for 6 Berkshire and the BCA in service of the public and community interests.

The study identifies both the economic and architectural assumptions that have been used in determining feasibility. The soundness of the resulting plan has been tested to ensure that it is sustainable; capable of generating enough revenue to support operations and allow for the BCA to further develop the site and its cultural mandate in years to come. The feasibility study's evaluation process documented in this report has resulted in a dynamic mix of uses that serves heritage preservation, community arts activity, and cultural sustainability.

FINANCIAL INTRODUCTION

Let us start with a quote from Senator Eric Lesser and some recent history. The quote, as given to reporters for WWLP: "There's really just unmatched potential here. A site that has been neglected for a generation, abandoned by the state in 1992."

A group of passionate residents felt the same way, and in 2019 the Belchertown Cultural Alliance began work on the 6 Berkshire Project for the benefit of the Town of Belchertown. For the financial component of this study, our purpose is to build on existing community and economic development efforts by answering the following questions:

1. Given existing planning and economic conditions, is the development of 6 Berkshire feasible?
2. What should the scale and scope of the development be? In this study we used a static residual analysis methodology which evaluates the feasibility of a project at stabilized occupancy. This point-in-time evaluation approximates the net benefit of the development after accounting for infrastructure improvements, development costs, and the net gain to the community. This feasibility analysis builds an understanding of the relationship between location, planning parameters, building configuration, and feasibility, and highlights what we believe is the best utilization of 6 Berkshire for the benefit of the Belchertown community.

The vision is to transform this former school into a mixed-use commercial space; aspirations that align with the goals of the Belchertown EDIC, as quoted from the Town of Belchertown's website:

"...to provide a healthy, supportive and desirable business environment for new and growing businesses, in a rapidly growing residential community, while ultimately meeting the designated goals of providing jobs and expanding the tax base in a community compatible, and business desirable setting." To evaluate the feasibility of the 6 Berkshire development, as well as the potential for significant community and economic engagement, we will be outlining a model that reflects a mix of commercial, creative, and professional uses.

HISTORIC LEGACY

As one of the few buildings comprising the Belchertown State School campus to survive extensive demolition plans, 6 Berkshire holds a significant position in both the social and architectural history of the area.

The Belchertown State School for the Feeble-Minded was established in 1922. The 876-acre (3.55 km²) campus contained 10 major buildings built in a Colonial Revival style by Kendall, Taylor, and Co. and over a dozen other buildings of varying architectural merit, including a power station, hospital, kitchen block, administration building and numerous fallout shelters. The building complex was listed on the National Register of Historic Places in 1994.

Contrary to its suggested name, the State School’s mandate did not include the education of its residents but acted rather as an institutional home for what was then referred to as the “mentally defective”. Throughout its first 40 years, the State School operated mostly without external scrutiny or government oversight. Horrendous living conditions at Belchertown were brought to light in 1971 in a newspaper article entitled “The Tragedy of Belchertown”. It became known for inhumane conditions and the poor treatment of its patients and was subject to a series of lawsuits prior to its eventual closing in 1992.

MORE RECENT DEVELOPMENTS

Following the School’s closure, the Belchertown Economic Development and Industrial Corporation (BEDIC) purchased the now named Carriage Grove site from the state. In late 2012 MassDevelopment began working with the BEDIC to create a master plan for the site and an overall development vision. In December 2014, the town adopted a “Business Neighborhood” zoning district, which provides flexibility for mixed-use neighborhood development.

MassDevelopment, working with the community designed Carriage Drive, a 2,000 linear-foot road with associated utilities and amenities. Completed in 2019, Carriage Drive brought necessary infrastructure to support the growth and re-development of the property. Current business development within Carriage Grove includes Christopher Heights, an 83-unit assisted living facility which opened in 2018 and the opening of the Belchertown Day School, an early childhood education center in September of 2020. Both locations bring daily commuter traffic to the location.

For further information about 6 Berkshire’s storied history it is advisable to speak with local architectural historian, Katherine Anderson, who has recently released the book “Images of America: Belchertown State School” published by Arcadia Publishing. For more information regarding redevelopment of the Carriage Grove Site Claire O’Neil from Mass Development is the best contact.



THE PUBLIC INTEREST

As a caring community, the inhabitants of Belchertown and its surroundings benefit from – and share a responsibility for – the overall social, cultural, and economic health of the area. The redevelopment of 6 Berkshire should reflect a commitment to enhancing the health of the community as a whole.

OBJECTIVES OF THE REDEVELOPMENT

1. Preserves the significant architectural heritage of 6 Berkshire by creatively adapting a beautiful, well crafted building for meaningful contemporary uses,
2. Models and promotes ‘green’ principles in urban design and community practices by choosing re-use and adaptation over the more prevalent thoughtless cycle of disposable consumption.
3. Partnering with Belchertown’s Special Education Department, providing space for vocational training and opportunities to the Transitions Program and beyond.
4. Supports Belchertown’s working artists and cultural producers, not-for-profit communities and local businesses by providing affordable workspace, enabling them to contribute to the neighbourhood and to share their passion and talents.
5. Aligns with and supports Belchertown’s official public policies. The Belchertown Economic Development and Industrial Corporation (BEDIC), in collaboration with Mass Development, are tasked with realising the full potential of the State School site as a designated Economic Opportunity Area. BCA plans for 6 Berkshire further this goal by breathing life and economic activity into both the building and its surroundings.
6. Provides an important meeting place for the community by creating a dynamic, inclusive hub of activity, cultural production and support for all.

HERITAGE

Heritage preservation is recognized throughout the world as a fundamental component of livable communities; an essential element that provides people with a feeling of security and a sense of belonging in the place where they live. It is incumbent upon Belchertown to take the principles of heritage conservation into consideration when making decisions that will change the look, shape or feel of the community. 6 Berkshire is part of the region’s history that enables its inhabitants to feel rooted. By envisioning a bold future for the building, the BCA is safeguarding this heritage for future generations.

OPERATIONAL SUSTAINABILITY

The renovated site has the essential ingredients to secure a sustainable future: the building serves important community needs; helps build synergies and connections between those who use the spaces and the neighbourhood; and generates sufficient revenues to operate the facility in the short- and long-term. This foundational economic component of the project is considered in detail in the financial feasibility sections of this report.

PROGRAM COMPONENTS

As a result of the engagement and analysis processes of the study, the following programs were recognized as desirable components of the redevelopment. The contribution of each program to the cultural and social vitality of the site was balanced by the need for each program component to contribute to the financial sustainability of 6 Berkshire. These occupancies not only work as individual, stand-alone projects. Together, they also create opportunities for mutual support and enrichment, whereby their joint presence creates a whole equaling much more than the sum of its parts.

Ground Floor:

- Community Café opening to a Large Patio,
- Commercial / Teaching Kitchens

2nd Floor:

- Great Threads Embroidery – existing local business
- Belchertown Cultural Alliance HUB: meeting, learning, cultural production center,

3rd Floor:

- Major Local Cultural Anchor Tenant

All Floors:

- Small Business Incubator Rental Spaces.

1. KEY FINANCIAL FINDINGS

The feasibility study results support the existing findings and previous studies undertaken by the Town of Belchertown, Mass Development Corporation, and Belchertown EDIC. Belchertown as a community is primed to take advantage of the shift in how residents and communities consume goods and services in a Post Covid-19 economic landscape. The key findings of the current analysis include:

- Under today’s market conditions, repurposing municipal properties adjacent to public spaces can be difficult, yet is becoming increasingly feasible. Within this study we demonstrate that BCA will not only create a financially sustainable space but that it is indeed feasible for Belchertown to support this activity.
- Despite current market challenges, mixed use developments are projected to become increasingly sought after as communities and residents look for local solutions to Post Covid-19 professional and community spaces. Given current market assumptions, commercial rental rates ranging from \$7.00 per square foot to \$15.00 per square foot at sites commanding premium retail/commercial rates. At current market rates 6 Berkshire would be feasible within the interval of existing market rates.
- Location matters – 6 Berkshire is centrally located in the community, has historic significance, and is adjacent to multiple community spaces and residential neighborhoods, making the intended use favorable. At current market lease rates this is far and away the most feasible utilization for the space.
- Community contributions tied to cultural spaces are becoming increasingly viable and significant as a potential source of income in strategic locations.

Other benefits include but are not limited to:

- Convenience of live-work-play options in a single location.
- Satisfying the desire to live in more of a small-town (e.g. “Main Street”) environment. This desire is brought about by changing demographics and psychographics favoring the property type.
- Investment in underutilized property and removal of ill performing assets from Belchertown’s Balance Sheet.
- Preexisting encouragement by local public agencies (economic development, planning,zoning board,etc.)
- Using 6 Berkshire as a viable model for the development of adjacent underutilized municipally-owned properties.
- Growing residential population, especially seniors
- Strong local school system
- Proximity to Five College Consortium
- Easy access to Greater Springfield area and I-90

Given these primary findings, the following points review a summary of the economic benefits of the development in the immediate near-term. The creation of this cultural and entrepreneurial space within the Community will support residents wishing to explore or pursue creative, educational, and entrepreneurial projects. Currently there are no spaces designed to meet the documented needs of its residents. Everyday our Community’s residents, employees, makers, and educators are forced to leave Belchertown to find outside spaces designed specifically to support them.

These sought-out spaces often include but are not limited to: catering businesses in need of a commercial kitchen, makers looking for workshop space, residents looking for local small venue event space, and small businesses looking for a collaborative space to work and host workshops. Allowing for the development of 6 Berkshire allows the BCA to provide resources to residents within their community that they are currently consuming in neighboring towns and cities. Long term, 6 Berkshire will support social and economic progress in our Community by creating dedicated spaces for:

- SkillsDevelopment
- Community Identity/Involvement
- Professional/Office Space
- Entrepreneurship
- Cultural and ArtisanalProducts/Services
- Vocational Training for Belchertown Special EducationDepartment

Investment in 6 Berkshire will support Belchertown's economic development by allowing for it to sustainably meet its property tax liabilities. Re-engaging the building also saves a nationally recognized historic site from further degradation, supports continued job creation, and will attract back the dollars spent by those who are leaving Belchertown to meet their meeting/ community space accommodation needs.

Currently there are four existing Belchertown small businesses occupying portions of the space. We are in negotiations to add to this mix by facilitating the introduction of Belchertown's first independently owned café, and a local dance studio that's outgrown their current space and is looking to 6 Berkshire for their next space. One of the indirect goals of the BCA is to use 6 Berkshire as a proving ground and to continue to attract more interest from the community and future businesses to relocate to the adjacent buildings that were previously part of the former school campus.

2. ABBREVIATED MARKET ANALYSIS

At full build-out, the proposed development is projected to generate approximately thirty jobs. Using the RIMS II (Regional Input-Output Modeling System) multipliers from the Bureau of Economic Analysis, the thirty jobs would have a total impact of one-hundred new indirect jobs in Belchertown. The construction activity for the proposed development would generate approximately five construction jobs, which would result in a total change of employment of approximately one-hundred-thirty-five jobs.

COMMERCIAL KITCHENS

One of the most unique functions of the space will be the commercial/incubator kitchen. Right now, there are no other functioning spaces that allow members to rent commercial kitchen spaces for education and commercial kitchen applications. Below is a brief analysis specifically for the commercial kitchen space, as it will be one of the anchor areas of interest for 6 Berkshire.

Between August 2013 and March 2016, the number of kitchen incubators in America has increased by more than 50% to over 200 facilities. 82% say their revenue has increased over the past three years, and 84% are breaking even or making money. There is sustained interest in food entrepreneurship that has led to the continued demand for shared-use food production space. According to the Specialty Food Association, the specialty food industry grew 21% between 2012 and 2014 into over a \$100 billion industry.

Over the past few years, kitchen incubators have become larger and more sophisticated—grabbing headlines in local and national press. For example, CommonWealth Kitchen (formerly Crop Circle Kitchen) expanded into its beautiful new 36,000 square-foot home in Dorchester, MA. L.A. Prep opened its 56,000

square-foot space, launching with 54 commercial kitchens. At the same time, most kitchen incubators are still small facilities at 5,000 square feet or less. Some facilities focus on the high-end of the artisanal food market, while others continue to focus on immigrant and low-income communities. Today, 61% of kitchen incubators are for-profit and 39% are nonprofit.

Kitchen incubators continue to be risky endeavors with complex operations and low margins. The success of kitchen incubators continues to rely on operators going beyond just providing shared space and offering a more diverse set of resources for culinary entrepreneurs. These resources typically include small-business communities, connecting with affordable capital, and providing access to new markets and contract opportunities. A small but growing set of kitchen incubators are part of multi-faceted facilities that also include retail, clustered commercial food producers, public markets, food distributors, and job training.

The continued growth of kitchen incubators makes sense because it is a concept that lands at the nexus of several trends: the artisanal food movement, the sharing economy, and the current spike in entrepreneurship as a career.

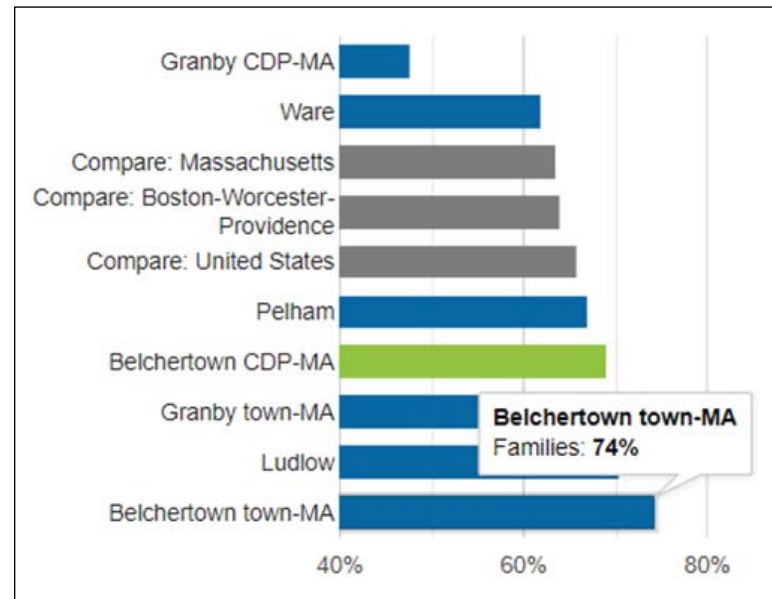
BELCHERTOWN: POPULATION + SPENDING TRENDS

Year Incorporated: 1761
 Population: 15,098
 Area: 52.64 square miles
 County: Hampshire
 Residential Tax Rate: \$17.97
 Commercial Tax Rate: \$17.97
 Median Household Income: \$76,968
 Family Household Income: \$80,038
 Type of government: Open Town Meeting; Board of Selectmen
 Largest Employers: Hulmes Transportation Services; Belchertown High School; Super Stop & Shop

Belchertown has a 2019 population of 15,098. This represents a community that has grown about 3% over the last decade and that also sits at almost a full percent lower in terms of unemployment: currently 3% compared to the national average (Pre-Covid 19) of 3.9%. Compared to its closest neighboring communities Belchertown continues to outpace in Median Household Incomes and has some of the lowest proportions of its population under the poverty line, currently approximately 5%.

Covid-19 Note: At the current writing of this study MA Unemployment has been estimated to reach as high as 15% across the state. While that is a dramatic increase over the historically experienced levels Belchertown remains to be uniquely insulated as the major employers for the residents of Belchertown include but are not limited to education, healthcare, and professional services. All of which are expected to be the most resilient industries as well as those that will recover the quickest. This pandemic, and the short-term economic conditions it creates, will have a minimal impact on the future feasibility of this project.

Belchertown has one of the highest proportions of families as a percentage of total households compared to neighboring communities, as illustrated based on census data and projections:



It is because of Belchertown's consistent and stable economic viability that residents continue to choose and stay in the community and that both residents and businesses can still enjoy increases in consumer expenditures during uncertain times. This is evidenced by an increase of 4% of expenditures on housing and utilities, other nondurable goods, and health care derived from the Bureau of Labor Statistics. A focus on community development would allow for more of those expenditures that households are already doing to stay in the community.

3. PLANNING NOTES

There are three recommended steps to support the long-term implementation of the 6 Berkshire Development Plan.

Step 1: Plan Adoption.

It is anticipated that the Belchertown Economic Development Corporation will obtain a “vested interest” in the project site. Upon acquiring said interest, the proposed Plan should be adopted as a policy document by the EDIC pursuant to any Belchertown Municipal Offices and supported by the architectural portions of this study

Tentatively the plan the BCA is working towards is to tackle the development of 6 Berkshire in phases. Within this document you will see plans for a completed space, but our first phase and top priority is to get the ground floor developed. Completion of this space would allow BCA to use the proceeds from their programmatic offerings, events, and leaseholders to finance the development of the subsequent floors. The current priority is to develop the café space, the commercial kitchen space and the small venue event space.

Step 2: Project Implementation.

Due to the multiple uses an environmental review processes which will ultimately be required, a Generic Environmental Impact Statement (GEIS), is recommended as the vehicle to review the potential environmental issues related to the implementation of the plan. The GEIS is being recommended due to its flexibility in allowing for the evaluation of multiple conceptual projects on a broad geographic scale. In addition, the Final GEIS (FGEIS) can reduce the amount of additional reviews that may be required during the implementation of the project components, as the GEIS includes vast amounts of the baseline data needed for future reviews and decision-making, and has already identified and evaluated a majority of the major issues.

Finally, the implementation of the proposed Plan will require specific site inventories, surveys, environmental assessments, and local, regional, state, and possibly federal regulatory reviews and approvals. The GEIS can be structured to accommodate all the necessary reviews and assessments of potentially significant issues such as historic and archeological reviews, environmental conditions analysis, transportation capacity analysis, and numerous other considerations.

Step 3: Pursue Necessary Regulatory Approvals.

At the completion of this process, all necessary local, regional, state, and federal permits and/or reviews should then be pursued. As discussed above, and more specifically the GEIS process, provides the optimal arena to undertake the appropriate analyses necessary to address potential issues that local, regional, state, and federal agencies may have jurisdiction over.

4. DEVELOPMENT ASSUMPTIONS

This section presents the relevant market assessment and development assumptions that will be used in this study. The following assumptions were developed based on a review of current Belchertown development reports; independent research conducted on the economic conditions of Belchertown and the abutting communities, interviews with community members; external data sources; and input from third party general contractors for input on costing groups, typical planning, architecture, construction cost, and economic parameters. Hard and soft costs are dependent on the timing of the phases of the project. As BCA proceeds this study will be updated to reflect the incurred and expected hard and soft costs associated with the development. The following points summarize the expected changes in construction conditions as well as commentary to help navigate minimizing construction costs.

As BCA is a non-profit this study has forgone any analysis revolving around debt service and this projects ability to finance construction costs, building purchase costs and operating costs using debt obligations. At this time, the relationship between BCA and the Town of Belchertown regarding the ownership and property management obligations of 6 Berkshire are still being navigated. This study will be updated as guidance is made available and any financial analysis will be updated to reflect future costs and income expectations. Development costs are assumed to be financed through grants, income earned through operations, and non-profit fundraising efforts.

Many contractors in Western Massachusetts report shortages due to labor demand, labor growth may slow due to a forecast 2019-2020 construction volume decline. Based on the post pandemic market conditions there is an expected labor growth decline due to a lag in spending/volume declines.

When construction activity is increasing, total construction costs typically increase more rapidly than the net cost of labor and materials. In active markets overhead and profit margins increase in response to increased demand. These costs are captured only in selling price, or final cost indices.

Construction Analytics Building Cost Index, Turner Building Cost Index, Rider Levett Bucknall Cost Index and Mortenson Cost Index are all examples of whole building cost indices that measure final selling price (for nonresidential buildings only). The average annual growth for all these indices over the past five years is 4.7%/year. For the last two years, average nonresidential buildings inflation is 5.3%.

- Long-term construction cost inflation is normally about double consumer price index (CPI).
- Average long-term nonresidential buildings inflation excluding recession years is 4.2%.
- Average long-term (30 years) nonresidential construction cost inflation is 3.5% even with any/all recession years included.
- In times of rapid construction spending growth, nonresidential construction annual inflation averages about 8%. Residential has gone as high as 10%.
- Nonresidential buildings inflation has average 3.7% since the recession bottom in 2011. It has averaged 4.2% for the last 4 years.
- Residential buildings inflation reached a post-recession high of 8.0% in 2013 but dropped to 3.4% in 2015. It has averaged 5.8% for the last 5 years.
- Although inflation is affected by labor and material costs, a large part of the change in inflation is due to change in contractors/supplier margins.
- When construction volume increases rapidly, margins increase rapidly.
- Construction inflation can be very different from one major sector to another and can vary by market. It can even vary considerably from one material to another.

Given the construction conditions this study is in alignment with previous economic studies done for the Town of Belchertown over the last decade. Belchertown is economically insulated and continues to be a community that is primed to support a project like 6 Berkshire. This project is a good-fit solution for the property as:

- The existing merchant base in Belchertown is not meeting the demand of residents and is forcing residents to consume outside of the community.
- Traffic counts and gap analysis yield Belchertown is best suited to support locally driven and niche retail, entertainment, artistic, cultural and educational development.

5. PROFORMA FINANCIAL ANALYSIS

PROFORMA: Operating Budget At Project Completion						
Development Income	SQFT	Rental Income		Operating Capacity: Annuals		
		Monthly	Annual	75%	50%	25%
Commercial Rent Income						
Ground Floor Café	1400	\$ 1,283	\$ 15,400	\$ 11,550	\$ 7,700	\$ 3,850
Ground Floor Commercial Kitchen	1400	\$ 1,283	\$ 15,400	\$ 11,550	\$ 7,700	\$ 3,850
Ground Floor Office	190	\$ 174	\$ 2,090	\$ 1,568	\$ 1,045	\$ 523
Second Floor Community Hub	1595	\$ 1,462	\$ 17,545	\$ 13,159	\$ 8,773	\$ 4,386
Second Floor Retail Space	1595	\$ 1,462	\$ 17,545	\$ 13,159	\$ 8,773	\$ 4,386
Second Floor Office	290	\$ 266	\$ 3,190	\$ 2,393	\$ 1,595	\$ 798
Third Floor Creative/Studio Space	3040	\$ 2,787	\$ 33,440	\$ 25,080	\$ 16,720	\$ 8,360
Third Office	210	\$ 193	\$ 2,310	\$ 1,733	\$ 1,155	\$ 578
<i>Lease Rate \$/SQFT</i>		\$11				
Event Space Income			\$ 3,000	\$ 36,000	\$ 27,000	\$ 18,000
BCA Programming Income			\$ 3,000	\$ 36,000	\$ 27,000	\$ 18,000
Total Project Income			\$ 14,910	\$ 178,920	\$ 134,190	\$ 89,460
Operating Expenses						
Administrative Management	7%		\$ 1,044	\$ 12,524	\$ 9,393	\$ 6,262
Insurance	10%		\$ 1,491	\$ 17,892	\$ 13,419	\$ 8,946
Replacement Reserve	10%		\$ 1,491	\$ 17,892	\$ 13,419	\$ 8,946
Maintenance	10%		\$ 1,491	\$ 17,892	\$ 13,419	\$ 8,946
Utilities	15%		\$ 2,237	\$ 26,838	\$ 20,129	\$ 13,419
Property Taxes	1.89%		\$ 282	\$ 3,382	\$ 2,536	\$ 1,691
Total Expenses			\$ 8,035	\$ 96,420	\$ 72,315	\$ 48,210
Net Cash Flow			\$ 6,875	\$ 82,500	\$ 61,875	\$ 41,250

Proforma Assumptions:

1. Event Space use days is approximately 100 days out of the year at \$375/day.
2. Conservatively estimating all lease rates at \$11/sqft which is 25% below current commercial lease trends for area.
3. This Proforma is a conservative representation of expected carrying costs and income at project completion.

Based on this preliminary analysis, under the management of the Belchertown Cultural Alliance 6 Berkshire could be viable at just 25% of its operating potential. This can be immediately evidenced and validated as currently the Town of Belchertown has an ongoing relationship with a current tenant and as part of the relationship that single tenant has proven the building can be successfully maintained and operated at even less than a 25% capacity in it's current condition.

This analysis also does not include any income earned or shared by BCA through its nonprofit development and community engagement efforts outside of direct educational programming income. As this study recommends, the development of 6 Berkshire will happen in phases and funded through the direct efforts of BCA. Given the current economic conditions as the world continues to experience the effects of Covid-19 through every phase of development this project should be able to remain sustainable barring any additional extreme changes in the current economic climate.

6. CONCLUSION

This analysis clearly indicates that under current market conditions, development of 6 Berkshire remains challenging, but conditions are improving. While the findings of this study do not yet fully incorporate the conditions that will be present Post Pandemic, it is important to keep in mind that developers and communities are constantly reconsidering the feasibility of any reallocation of property in Belchertown. Under specific conditions and with certain development advantages, organizations are finding ways to make their projects work.

The findings also show that the BCA will not be wholly looking for direct contributions to meet property management obligations and will likely generate significant revenue in the next five years from collaborative efforts because it will remain more economically advantageous to consume the offered spaces and services locally. As market conditions improve, the potential for using this development as a model for future repurposing of municipally held properties should be revisited.

The following is a selection of completed projects with similar characteristics, which may prove useful as precedents for the BCA’s vision for 6 Berkshire.

WYCHWOOD BARN, ARTSCAPE

Toronto, Canada

Completion Date: 2008

Contact: www.artscapewychwoodbarns.ca

The Wychwood Barns project is a community-run site in downtown Toronto, housed in turn-of-the-century streetcar sheds. It is an example of how a grass-roots community organisation can mobilize broad support for the preservation of an at-risk historically significant site.

It has become a vibrant social and cultural hub for the entire community, supporting local artists, small business and gardeners. It is also a popular rental venue for a wide variety of events in the area.

Not only is Wychwood Barns an interesting precedent for its re-use of old buildings, but its vibrant year-round cultural and social programming could serve as inspiration for programming at 6 Berkshire.



THE MONTAGUE BOOKMILL

Montague, Massachusetts

Completion Date: Ongoing

Contact: www.facebook.com/montaguebookmill

The Bookmill is an independent bookstore in Montague, Massachusetts. The 1834 grist mill it occupies is listed as the Alvah Stone Mill on the National Register of Historic Places.

The historic grouping of buildings has been renovated and restored over the past few decades and now houses a number of social and cultural attractions, including:

- Bookstore with upwards of 40,000 in inventory,
- Cafe with indoor and patio seating, the *Lady Killigrew*,
- Coopertive Art Gallery,
- Record Store,
- Fine Dining Restaurant.

The Bookmill is a fine example of historic re-use with an arts and community focused mandate. While not run by a non-profit such as the BCA, it performs many of the roles in the community that we would be looking to fill in Belchertown.



ARTSPACE: NON-PROFIT COMMUNITY ARTS CENTRE

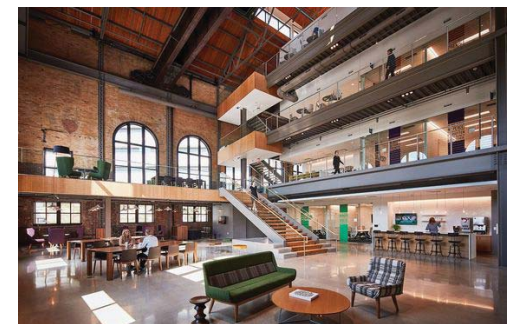
Maynard, Massachusetts

Completion Date: 2001

Contact: www.artspacemaynard.com

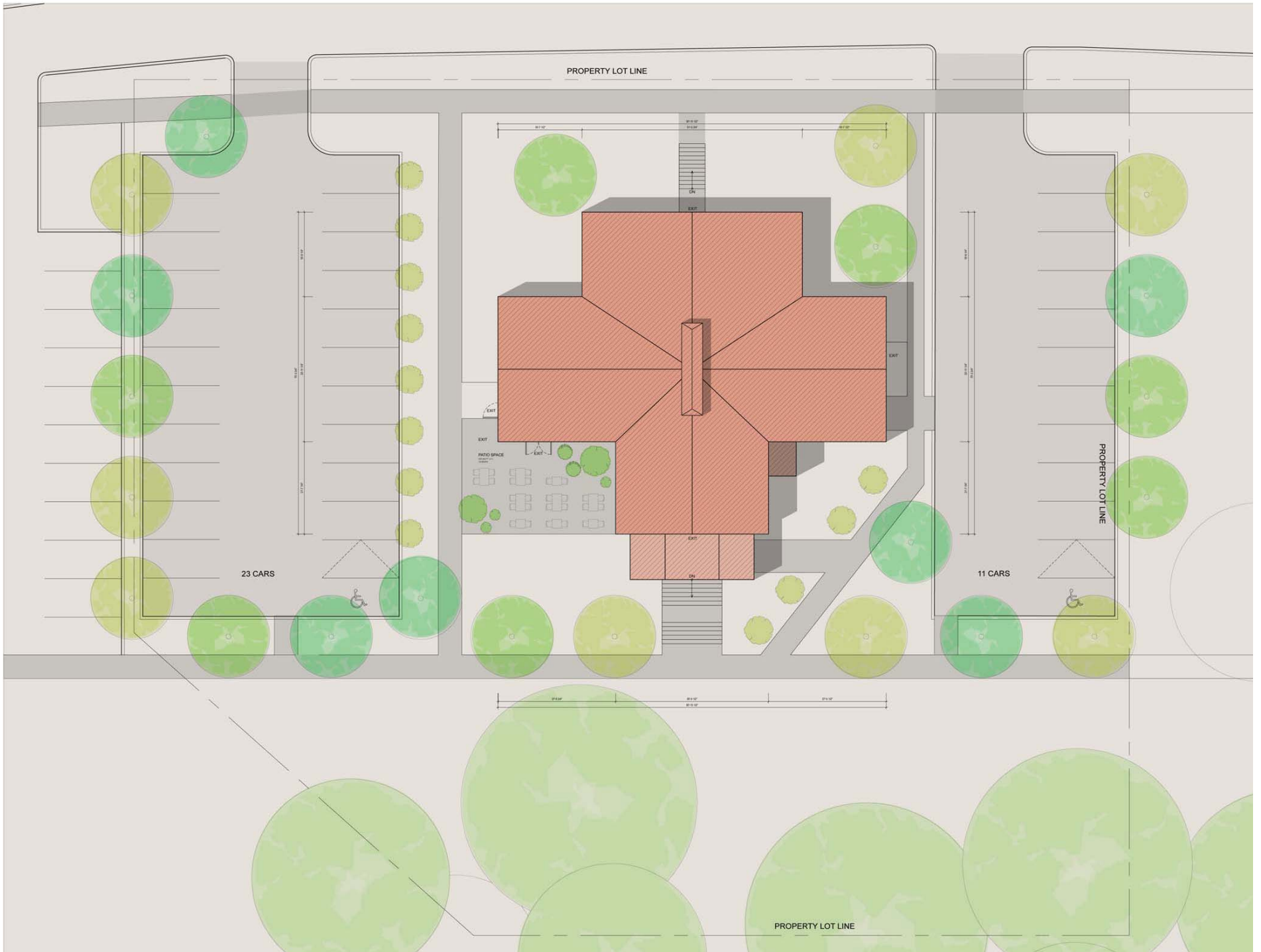
- 55,000 sq ft community art centre – former middle school
- Managed by non-profit ArtspaceInc – mandate to support artists while sharing creativity with the broader community
- Studios - 43 artist work studios -average size 750 sq ft - rent\$7.20 per sq ft per year, including heat and electricity
- Gallery - exhibition space in former school library
- PrintWorks - printmaking facilities open for use at daily rates
- Acme Theater - 70 seat theater for public productions
- Programming - annual open studios, public discussion groups and lectures - educational endeavors with local schools, organizations and broader community (e.g. tours, events)





**PRECEDENT /
INSPIRATION**

ANNOTATED SITE PLAN 4.2



- CAFE SPACE
- COMMERCIAL KITCHENS SPACE
- RENTAL SPACE
- SUPPORT / CIRCULATION
- NEW ELEVATOR

GROUND FLOOR PLAN

- * 1,400 sq.ft. - Proposed Cafe and Community Space, including 800 s.ft. patio, facilities for live music and events,
- * 1,400 sq.ft. - Proposed Commercial Kitchens (x3), including teaching kitchen for 10-12 students,
- * 190 s.ft. - Commercial Rental space,
- * 190 sq.ft. - New Washroom facilities, including ADA compliant unit,
- * New ADA ramp at main entrance, new elevator with access to all floors.



- GREAT THREADS
- BCA COMMUNITY HUB
- RENTAL SPACE
- SUPPORT / CIRCULATION
- NEW ELEVATOR
- PUBLIC WASHROOMS

SECOND FLOOR PLAN

* 1,595 sq.ft - Occupied by Great Threads Embroidery, including office and storage space,

* 1,595 sq.ft. - Proposed BCA Community Hub, including washrooms, kitchenette, storage and IT/meeting/instruction centre,

* 290 s.ft. - Maintain existing Commercial Rental spaces (x2),

* 50 sq.ft. - Maintain existing non-ADA WC,

* New elevator access to address ADA accessibility issues.



- ANCHOR COMMUNITY TENANT
- RENTAL SPACE
- SUPPORT / CIRCULATION
- NEW ELEVATOR

THIRD FLOOR PLAN

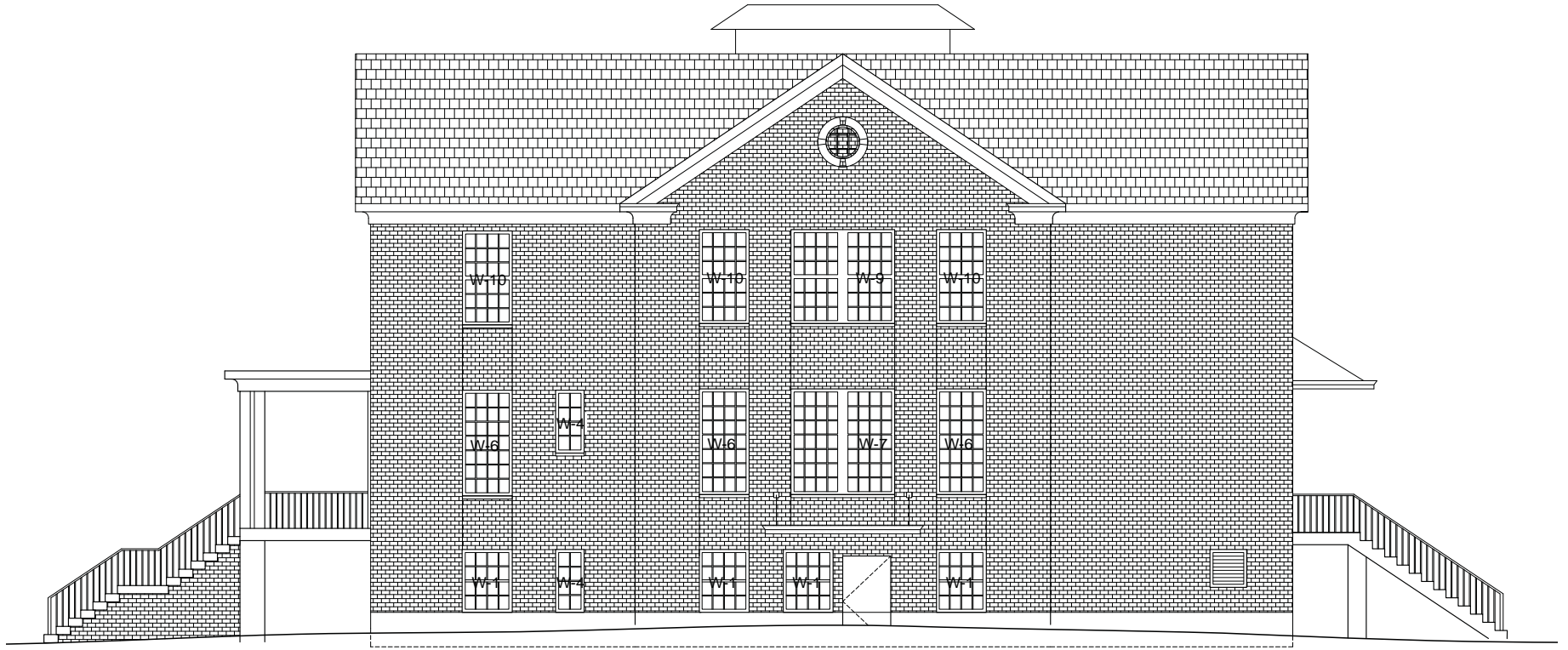
* 3,040 sq.ft - 3rd Floor occupied primarily by local independent dance studio and support spaces: washrooms, changerooms, office, storage, waiting area,

* NOTE: Base Building renovations to be covered by BCA, but much of the funding for change on this floor should be borne by the dance studio, following tenant-landlord agreement.

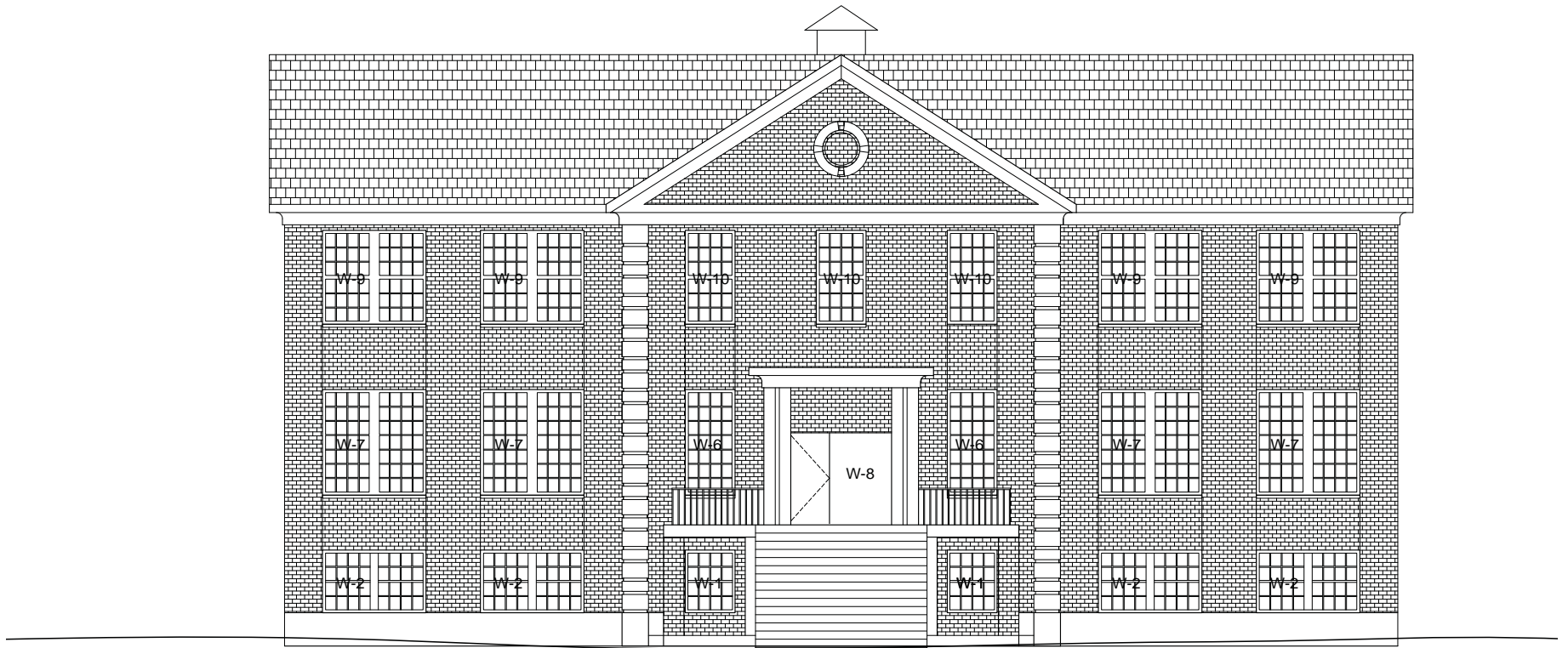
* 210 s.ft. - Existing Commercial Rental space to be maintained but reduced to allow for Elevator Lobby,

* New elevator access to address ADA accessibility issues.

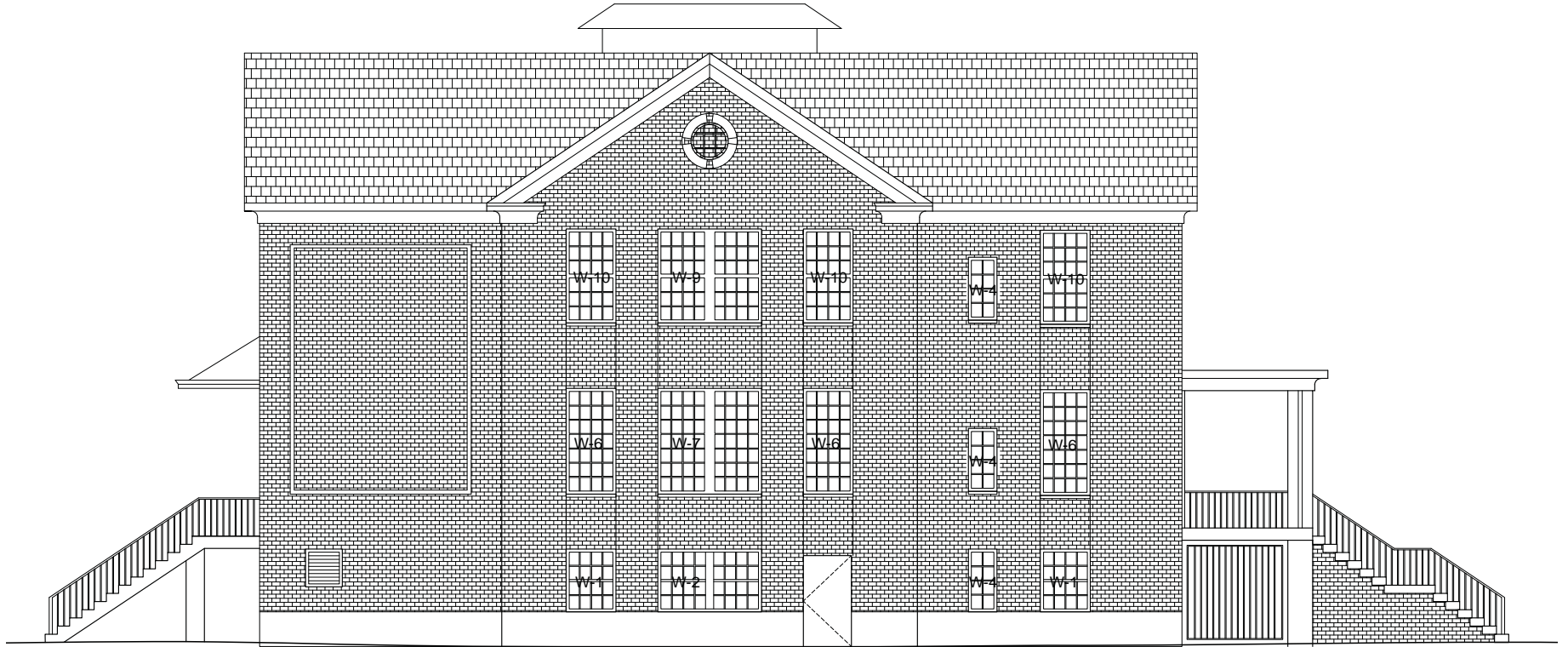




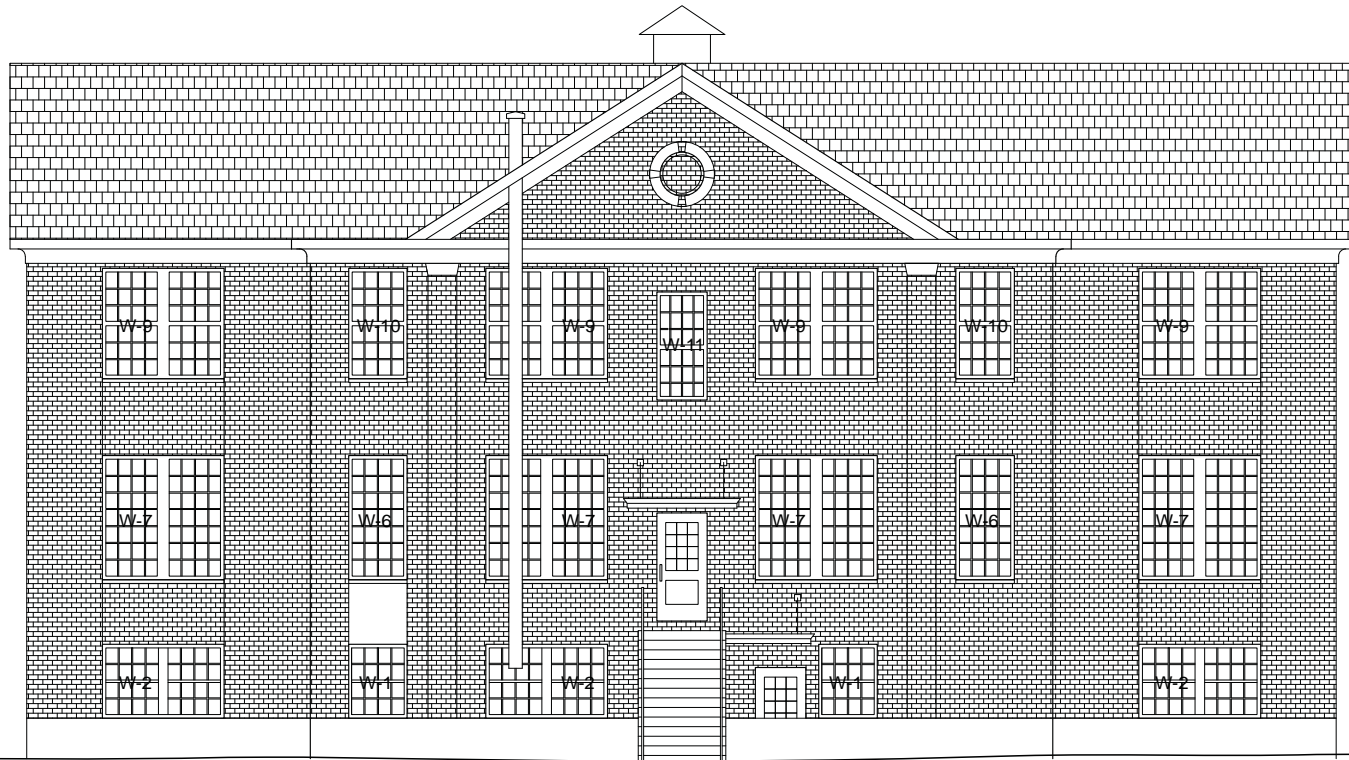
NORTH FACADE



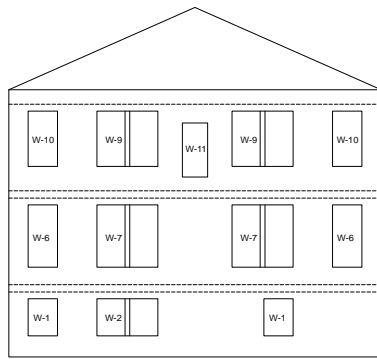
EAST (FRONT) FACADE



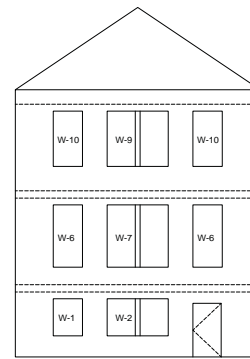
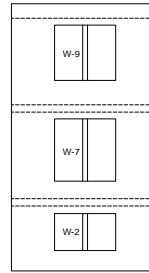
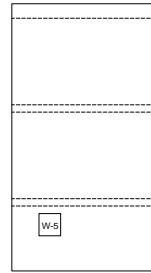
SOUTH FACADE



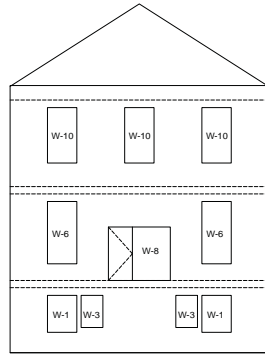
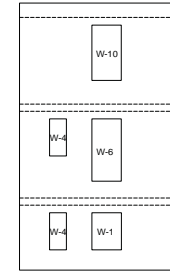
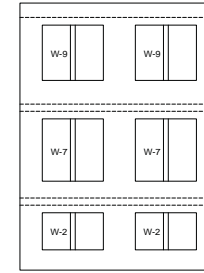
WEST (ROAD) FACADE



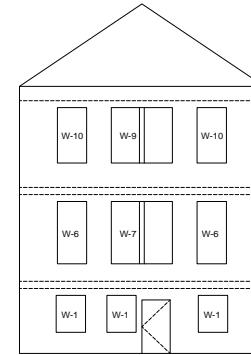
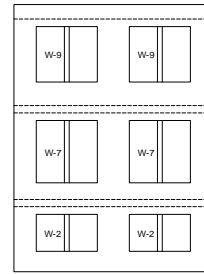
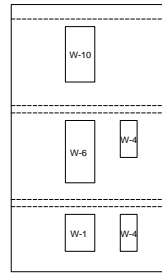
WEST (ROAD) FAÇADE



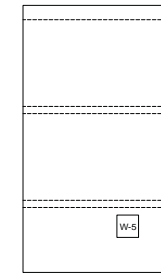
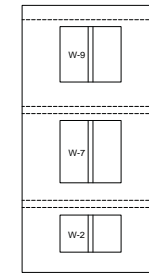
SOUTH FAÇADE



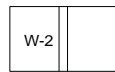
EAST (FRONT) FAÇADE



NORTH FAÇADE



W-1
5'-1 1/2" X 4'-3/4"
10 UNITS



W-2
8'-5 1/2" X 5'-1 1/2"
8 UNITS



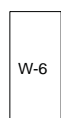
W-3
3'-0" X 4'-5 1/2"
2 UNITS



W-4
2'-4" X 5'-1 1/2"
2 UNITS



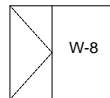
W-5
5'-1 1/2" X 4'-3/4"
2 UNITS
NOTE: THIS OPENING IS CURRENTLY
FILLED IN WITH WOOD LOUVERS



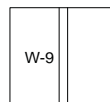
W-6
4'-3/4" X 8'-7 1/2"
9 UNITS



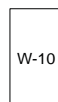
W-7
8'-5 1/2" X 8'-7 1/2"
10 UNITS



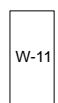
W-8
8'-7" X 7'-5"
1 UNIT



W-9
8'-5 1/2" X 7'-8"
10 UNITS



W-10
4'-3/4" X 7'-8"
11 UNITS



W-11
3'-6" X 7'-6"
1 UNIT

TOTAL: 66 WINDOW UNITS

NOTE:

1. THE W-5 OPENING (x2 UNITS) IS CURRENTLY FILLED WITH WOOD LOUVERS AND MAY NOT REQUIRE REPLACEMENT AS A WINDOW UNIT.
2. W-8 IS A COMBINE DOOR AND WINDOW OPENING. IT MAY BE NECESSARY TO REPLACE BOTH THE WINDOW AND DOOR AS A SINGLE UNIT.



6 Berkshire Building, South Facade, as seen from proposed new 23 space parking lot. Cafe space with new fully accessible 800 sqq.ft. patio.

CODE + ZONING REVIEW

Belchertown has created the Business Neighborhood Center District (BNCD) for the former State School property. This zoning bylaws overlay is intended to encourage a vibrant, diverse neighborhood, integrated with and central to the wider community. Its design is to provide aesthetic consistency with the surrounding neighborhoods while contributing to the community’s economic vitality. It is to include current development technologies in the areas of energy efficiency, stormwater management, transportation and building design and construction.

Belchertown created the Business Neighborhood Center District specifically to help prospective developers with greater flexibility, to diversify land use options and to allow for an expedited permitting process.

PARKING

The current lot allows for a maximum of 23 parking spots, but with no lines painted on an unfinished gravel base it is doubtful that this number could be reached.

The standard zoning bylaws for Belchertown require an estimated 58 parking spots for the building’s proposed occupancies. The zoning doesn’t specify required parking provisions pertaining to use. As such, under the BNCD this number would presumably be up for negotiation.

- (1) Belchertown encourages shared parking for multiple uses (common parking). This parking may be taken on by the Town as its responsibility.
- (2) On-street parking is permitted, but is impractical at 6 Berkshire due to the single lane roadway and limited curb width,
- (3) The Town encourages solar shading and the inclusion of electric car charging stations,
- (4) All parking must be fully ADA compliant.

ADMINISTRATION (145-74)

Belchertown asks that applicants submit pre-approval proposed design packages to the Planning Board for an informal review (PPR) prior to submitting a formal Site Plan Approval application.

DIMENSIONAL STANDARDS (145-75)

6 Berkshire and our proposed plans do not require application for a minor variance for dimensional requirements. As the BCA’s development proposal stands, the only change to these standards would be the addition of an elevator tower off of the north-east side of the building. This addition would not adversely affect the building’s zoning compliance.

- A. Minimum lot size:** 20,000 square feet. (Existing = 43,850 sq.ft.)
- B. Minimum frontage:** 100 feet. (Existing = 233’ frontage)
- C. Maximum lot coverage:** 80%. (Existing = 5,240 building footprint = +/- 12% coverage)
- D. Minimum front setback:** 10 feet. (Existing = 30’)
- E. Minimum rear setback:** 20 feet. (Existing = 83’)
- F. Minimum side setback :** 15 feet. (Existing = 85’ + 57’)
- G. Minimum lot width:** 100 feet. (Existing = 233’)
- H. Maximum building height:** 60 feet or three stories (Existing = +/- 52’ with 3 stories)

USE STANDARDS (145-77)

The BCA’s proposal is in line with all permitted occupancies for the building, specifically Retail Stores, Service Businesses, Restaurants, Brew Pubs / micro-brewery, Entertainment Venues, Meeting Hall, Educational Uses, Art or Craft Center, Gallery, Commercial Food Processing, Light Manufacturing.

SIGNAGE (145-78)

- (1) Recognizing that signage needs are variable, sign size may vary by business or use in the district. The maximum allowed size for an individual sign in a Business Neighborhood Center is 80 square feet.

(2) Within a Business Neighborhood Center, intersection directional signs may be erected with arrows indicating the businesses reached via the cross street, with each business sign not exceeding six inches high by 36 inches long, including the arrow.

(3) Except as provided in § 145-78C(1) and (2), signs shall conform with Article VI, § 145-22, Signs, of this chapter.

NOTE: There is no mention of murals on buildings as part of signage by-laws. Were the BCA to consider creating a mural for the south-west facade, as discussed, this would need to be brought up for consideration with the Town’s planner.

LOADING AREA REQUIREMENTS (145-23)

(1) General. All new business and industrial buildings and all enlargement of existing buildings requiring the delivery of goods as a substantial part of their function must be provided with necessary space for off-street loading as hereinafter set forth. No application for a permit for the erection of such new buildings shall be approved unless it includes a plan for offstreet loading facilities in accordance with regulations set forth in this chapter.

(2) Loading spaces. A business, industrial, community facility

(school, church, Town building, recreation, etc.) or public utility establishment with over 5,000 square feet of floor space shall be provided not less than the number of loading spaces indicated in the following table:

Floor Area of Building or Structure (square feet)
Minimum Number of Loading Spaces 5,000 to 49,000 1

WASHROOM REQUIREMENTS

Washroom requirements for a building are established by the Massachusetts Building Code. As such, Belchertown’s zoning bylaws overlay does not affect this calculation. See below for washroom and lavatory requirements chart.


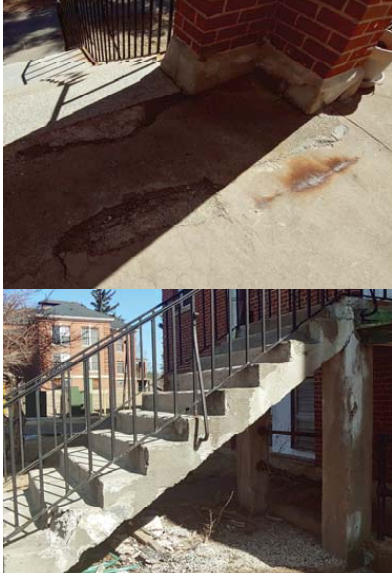
A preliminary review of requirements suggests that the currently proposed washroom facilities would satisfy the building code. However, the number of required WCs and lavatories depends on building occupancy, and this may be subject to change as the project moves into design development. A fresh analysis of numbers will need to be done once tenancies and programming are more clearly defined.

ADA washroom requirements should be met with the addition of a single ADA compliant unit, as proposed on the 1st floor.




#	OCCUPANCY	DESCRIPTION	# W/C	# LAVATORY	6 BERKSHIRE REQ.
1	A-2d	Restaurant / Food Court - Proposed Cafe Space	1 per 75	1 per 200	2 WC and 1 LAV
2	A-3d	Exhibition/Lecture Hall - Proposed BCA Community Hub	1 per 65	1 per 200	2 WC and 1 LAV
3	E	Educational Facilities - Proposed BCA Hub / Commercial Teaching Kitchen / Creative Dance	1 per 50	1 per 50	2 WC and 1 LAV
4	F-1 / F-2	Factory – fabrication/processing - Proposed Commercial Kitchen / Great Threads	1 per 100	1 per 100	1 WC and ! LAV

6 BERKSHIRE EXISTING BUILDING AUDIT





NOTE: The items listed here constitute necessary maintenance or general building life cycle replacement work. This does not include proposed development work for new occupancies.




ITEM	PHOTO	ACTION
1. EXTERIOR – BUILDING FACADE		
Repairs and Repointing of Brickwork		Repair or replace brickwork where necessary. Remove and replace damaged grout.
Repairs / Parging of Existing Concrete		Repair or replace damaged exterior concrete. Areas of concern include entrance landings and canopies on East, West and North facades, architectural details, west side staircase and some window sills.

<p>Removal of Redundant HVAC Equipment</p>		<p>Remove and make good (cap connections) for redundant HVAC units or ventilation mounted in windows. Examples include units on all building facades.</p>
<p>Repairs to East Façade Entrance Canopy</p>		<p>Repairs to north side of East façade entrance canopy.</p>
<p>Steel Window Lintels</p>		<p>Repair or replace lintels as necessary. Scrape and paint if possible.</p>
<p>2. EXTERIOR – BUILDING COMPONENTS</p>		
<p>Replace / Repair Roof as Necessary</p>		<p>Complete assessment of roof – tiles, flashing, vents, eaves, soffits, drip edges – for necessary repairs/replacements. One noticeable area of concern is the north-east eaves/soffits.</p> <p>Repair as necessary.</p>
<p>Entrance Hanging Canopies (North + West)</p>		<p>x2 Hanging metal canopies require repairs to metal flashing and plaster under-sides.</p>

Security Lighting		Add wall mount security lighting to building where missing. A preliminary review indicates that lighting is required on all 4 facades.
Gutters / Downspouts		Install new gutters + downspouts at south-east to accommodate proposed patio area
3. SITE WORK		
Grading Along South Facade		Correct grading to slope away from building. Current slope results in pooling at entrance.
Existing Wood Fence		Remove wood fence on North side of property and make good.
Sidewalks		Repair or replace sections of concrete sidewalk as necessary. Much of the sidewalk will need to be replaced as part of the capital improvements proposed for new occupancies, and as part of parking lot work.
4. GROUND FLOOR		

<p>Ceiling Mounted HVAC in Cafe</p>		<p>Remove redundant HVAC unit in café space and cap connections.</p>
<p>Planter Boxes in Cafe</p>		<p>Remove wood planter boxes and trellis in café. Make good.</p>
<p>Closet Door in Cafe</p>		<p>Replace or repair existing closet door in café? Breathing holes are a reminder of a painful history for the building. How do we work with it – erase or critique this legacy?</p>
<p>Plywood Enclosure</p>		<p>Remove existing plywood enclosure in proposed commercial kitchen space.</p>
<p>Rusted Stairs</p>		<p>Scrape, repair and re-paint rusted areas of main staircase. There are multiple instances of rust, particularly on landing.</p>

Electrical Utilities Room		Can electrical panels be relocated to HVAC utility room? This would free up space for the commercial kitchens. Electrician to be commissioned to assess status.
Bathroom Repairs		Note: BCA will be re-working the main bathrooms as part of their renovations to the north space. Extent of general repairs tbd.
5. 2ND FLOOR		
Bathroom Repairs		Repairs to general public bathroom only. Note: BCA will be re-working the main bathrooms on the north side as part of their renovations to the space. Extent of general repairs tbd. Question: Does Great Threads Embroidery bathroom remain untouched?
6. 3RD FLOOR		
Bathroom Repairs		Repairs to general public bathroom. Note: Anchor Tenant will be re-working the main bathrooms as part of their renovations. Extent of general repairs tbd.
Ceiling Tiles		Replace water damaged ceiling tiles as necessary. Approx. 10 tiles at 24" x 36".

Office Ceiling Repair		Repair water damaged ceiling in 3 rd floor office space. May require drywall work.
7. GENERAL COMMENTS		
Asbestos Abatement		Complete Abatement Audit. Remove or contain/enclose existing contaminants by qualified contractors. - floor tiles, pipe insulation, caulking,
Sprinkler System		Test sprinkler system and make repairs where necessary. Reconfiguration of spaces in proposed plan will require revisions to sprinkler head placements.
Redundant Conduit / Equipment		Complete an audit of interior and exterior to identify and remove redundant conduit, wiring and mechanical equipment.
HVAC System		Inspection and revisions to system as necessary on each floor.
Interior Painting		Scrape and repair walls and ceilings as necessary. Paint to cover walls and ceilings as necessary. This includes trim, conduit and staircase details.

END OF REPORT

Report by: Mark Chilton
Distribution: Client Representative

6 BERKSHIRE REDEVELOPMENT - DRAFT SCOPE OF WORK					
12/06/2020					
Div.	Description	Detail #	Est. Qty.	Unit Price	Area Price
02 Existing Conditions					
.1	Full list of existing site condition repairs in parallel Site Audit document				0.00
Item	Description	Detail #	Est. Qty.	Unit Price	Area Price
03 Concrete					
.1	Remove degraded exterior concrete, coat all exposed rebar and parge where necessary.				
.2	Concrete with exposed re-bar on east stairs may require more extensive remedial work				
					0.00
Item	Description	Detail #	Est. Qty.	Unit Price	Area Price
04 Masonry					
.1	Repointing of bricks and brick repairs or replacement where necessary		400 sq.ft.		
.2	Repair or replace all precast concrete sills and lintels for existing windows and doors		66 units		
					0.00
Item	Description	Detail #	Est. Qty.	Unit Price	Area Price
05 Metals					
.1	Scrape and seal or replace all steel window lintels		66 units		
.2	Steel plate seismic reinforcements to existing structure where necessary - see structural drawings and specifications when available.				

Item	Description	Detail #	Est. Qty.	Unit Price	Area Price
06 Wood, Plastics and Composites					
.1	Repairs to wood roof structure as necessary				
					0.00
Item	Description	Detail #	Est. Qty.	Unit Price	Area Price
07 Thermal and Moisture Protection					
.1	Check roof attic cavities for insulation - recommended to suppliment existing R value to arrive at an R-60 rating				
.2	Perform environmental/energy audit to ascertain thermal requirements				
					0.00
Item	Description	Detail #	Est. Qty.	Unit Price	Area Price
08 Openings					
.1	Replace existing old windows with new double pane vinyl windows - double hung energy star rated.				
.2	Replace exterior doors where necessary				
.3	New widened window opening at café for double doors to new patio - steel lintel, waterproofing, doors and hardware.				
					0.00
Item	Description	Detail #	Est. Qty.	Unit Price	Area Price
09 Finishes					
.1	Scrape, repair and paint all interior walls and ceilings to attain full coverage				

.2	Remove existing vinyl floor tiles or enclose with a new flooring overlay - in ground floor spaces, 3rd floor spaces				
.3	Repair existing terrazo floors in hallways where necessary				
					0.00
Item	Description	Detail #	Est. Qty.	Unit Price	Area Price
10 Specialities					
.1	Consider commissioned exterior wall mural - local artist, highly visible community oriented introduction to the BCA				
					0.00
Item	Description	Detail #	Est. Qty.	Unit Price	Area Price
11 Equipment					
.1	Equipment for 3 full Commercial Kitchens - list of items to be supplied at later date, after necessary consultation				
.2	New "fob" entry system - install card readers at 2 west entrance doors and commercial kitchens door.				
.3	Review ground floor flood protection system - sump pumps, etc.				
					#REF!
Item	Description	Detail #	Est. Qty.	Unit Price	Area Price
21 Fire Suppression					
.1	Revise Fire Safety alarm system to accommodate new occupancies				
.2	Revise sprinkler system as necessary				
.3	Revise emergency lighting packs installations as necessary				
					0.00
Item	Description	Detail #	Est. Qty.	Unit Price	Area Price

22 Plumbing					
.1	Supply plumbing for new washrooms and install new fixtures - toilets, sinks.				
.2	Supply plumbing for new sinks, dishwashers in Commercial Kitchens - install all new fixtures				
.3	Supply and install new grease traps for kitchen sinks.				
.4	Necessary plumbing to enable changes to existing sprinkler system				
.5	New frost free hose bibs on each side of building for garden maintenance				
.6	Supply and install new kitchen sink for BCA HUB space				
					0.00
Item	Description	Detail #	Est. Qty.	Unit Price	Area Price
23 Heating, Ventilating and Air Conditioning					
.1	Revise HVAC system to accommodate new occupancies				
.2	Review cooling requirements				
.3	Consider passive cooling options - exterior shading devices (south façade)				
					0.00
Item	Description	Detail #	Est. Qty.	Unit Price	Area Price
26 Electrical					
.1	New electrical for Commercial Kitchens (x3) - cooktops, ventilation hoods, fridges, freezers, dishwashers, fryers, etc.				
.2	Revised lighting plans for each space, resulting from full review of requirements for new occupancies,				
.3	Conduit for new fob door entry system				
.4	Conduit and outlet install. for revised outlet requirements				
.5	Supply and install new exterior building, parking lot and landscape lighting				
.6	Supply and install new exterior signage lighting				
.7	Install new IT and media in BCA Community HUB				
.8	Review viability of solar power installation				

					0.00
Item	Description	Detail #	Est. Qty.	Unit Price	Area Price
32	Exterior Improvements				
.1	Grade parking, 1 1/2" new granular base , 2 1/2" Class B asphalt				
.2	Poured concrete curbs (18" vertical)				
.3	Patio area along bldg (poured concrete or pavers?)				
.4	Landscaping - supply and install trees, shrubs, triple mix, mulch,				
.5	New or revised poured concrete walkways - see site plan for details				
.6	New exterior signage - parking, ADA access, wayfinding, main building sign,				
.7	Repair or replace existing roof tiles as necessary				
.8	Repairs to gutters, downspouts, scupers, ensure proper drainage away from building foundations				
.9	Re-grade ground around building to ensure min. 2% slope away from building				
					0.00
TOTAL COST					

PROJECT TIMELINE

JULY 2019	BELCHERTOWN CULTURAL ALLIANCE (BCA) ESTABLISHED
JULY 2019	BCA FORMALLY DECLARES INTEREST IN 6 BERKSHIRE SITE
OCTOBER 2019	MASS DEVELOPMENT AWARDS BCA A COLLABORATIVE WORKSPACE PROGRAM SEED GRANT
MARCH 2020	BCA RECIEVES OFFICIAL NON-PROFIT STATUS - Launch of Redevelopment Fundraising Campaign
JUNE 2020	6 BERKSHIRE FEASIBILITY STUDY COMPLETED
JULY 2020	LONG-TERM TENANCY AGREEMENT ESTABLISHED BETWEEN BCA AND TOWN OF BELCHERTOWN
_____	RENOVATIONS - PHASE ONE - Windows Replacement, - Asbestos and Lead Paint Abatement.
_____	RENOVATIONS - PHASE TWO Ground Floor Spaces build-out, including new cafe, commercial kitchens and public washrooms, - ADA compliant washroom and ground floor accessibility with new ramp at main entrnce, - Revised HVAC system to accommodate new building uses, - Life Safety building components revised as necessary, - New Parking Lot and Landscaping on South side of building, including cafe patio, - Build-out of 3rd Floor Major Tenant Spaces.
_____	RENOVATIONS - PHASE THREE - New Parking Lot and Landscping on North side of building, - New Elevator Core at North-East side of building - full ADA access to all floors,
_____	RENOVATIONS - PHASE FOUR - Build-out of 2nd Floor BCA HUB Space
_____	BCA COMMUNITY HUB OPENS TO PUBLIC



South-west of building from Berkshire Ave.



West Facade



North-west of building from Berkshire Ave.



North Facade



North-east of building from walkway.



East Facade



South-east of building from walkway.



Ground Floor - Proposed Cafe space looking south.



Ground Floor - Proposed Cafe space looking west.



Ground Floor - Proposed Cafe space looking north.



Ground Floor - Utilities Room, Heating System.



Main stairs between 2nd and 33rd floors.



Main stairs looking down to Ground Floor.



Main stairs on Ground Floor.



Ground Floor - Proposed Commercial Kitchen.



Ground Floor - Proposed Commercial Kitchen.



2nd Floor - Proposed BCA Community Hub space.



3rd Floor - Proposed Community Anchor Tenant space, south room.

BELCHERTOWN STATE SCHOOL
NAME OF INSTITUTION

Building Dormitory D

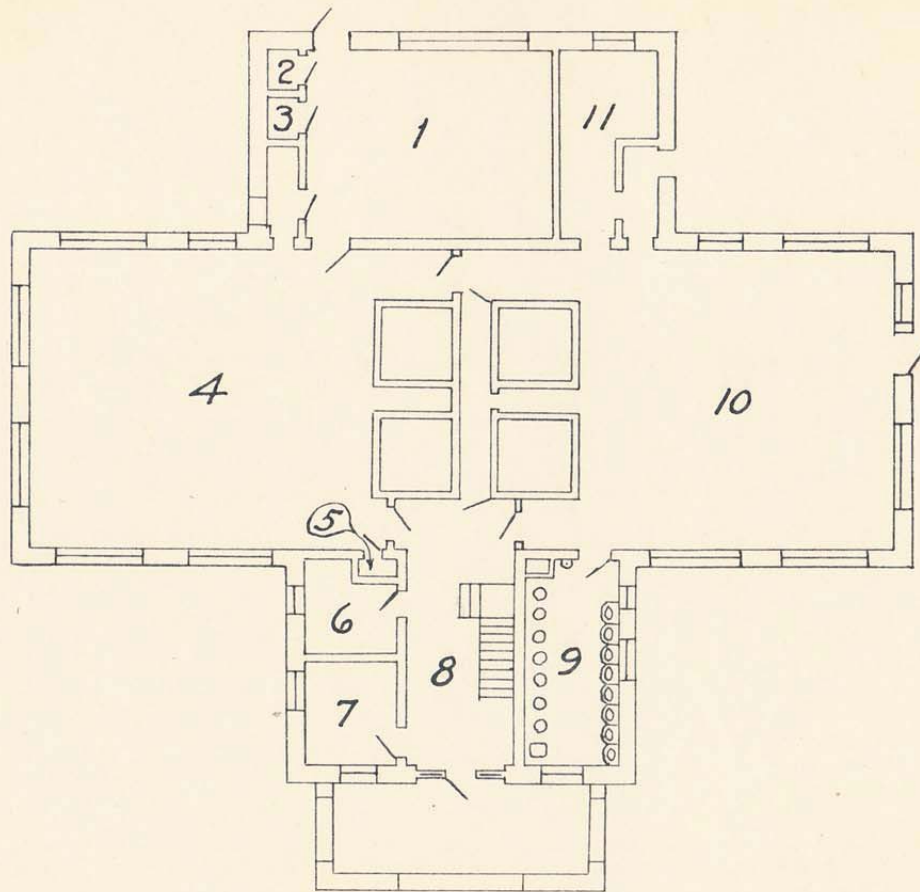
Female ~~Male~~

Survey of Aug. 19 33 Dec. 1935

Building		Classification of Patients					
		Class	Ward	Ward	Ward	Ward	Ward
Date of Opening:	<u>1924</u>						
Use of each Floor:	First <u>patients</u> Second <u>patients</u> Third Fourth <u>Basement</u> <u>Ground patients</u>						
Special for Disturbed Type:	—						
Sides of Building Exposed:	<u>2d</u>	1. Reception of New Patients,—					
Physical Condition:	Good <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/>	Convalescents,—					
Arrangement:	<u>good</u>	2. Hospital,—					
Construction:	Walls, Brick <input checked="" type="checkbox"/> Frame <input checked="" type="checkbox"/> Concrete <input checked="" type="checkbox"/> Roof, Slate <input checked="" type="checkbox"/> Asbestos <input type="checkbox"/> Asphaltum <input type="checkbox"/> Gravel <input type="checkbox"/> Metal <input type="checkbox"/> Wood Shingle <input type="checkbox"/> Interior, Concrete <input checked="" type="checkbox"/> Frame <input type="checkbox"/>	Infirm,—					
Stories:	One <input checked="" type="checkbox"/> Two <input checked="" type="checkbox"/> Three <input type="checkbox"/> Four <input type="checkbox"/> Basement, Sides exposed <input checked="" type="checkbox"/> Lighting <input type="checkbox"/> Cement Floor <input checked="" type="checkbox"/> Dirt Floor <input type="checkbox"/> Wooden Floor <input type="checkbox"/>	3. Disturbed, restless, noisy, untidy,—					
Stairways:	Enclosed <input checked="" type="checkbox"/> Enclosure, Fireproof <input checked="" type="checkbox"/> Enclosure, Non-Fireproof <input type="checkbox"/> Interior Fireproof <input checked="" type="checkbox"/> Interior Non-Fireproof <input type="checkbox"/> Open <input type="checkbox"/> Fireproof <input type="checkbox"/> Non-Fireproof <input type="checkbox"/>	4. Epileptic Insane,—					
Additional Exits:	<input checked="" type="checkbox"/> Enclosed, <u>no</u> <input type="checkbox"/> Open Ladder <input checked="" type="checkbox"/> Metal <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Ground Level.	5. Workers in laundry, shops, farm, grounds, etc.,—					
Verandas:	<u>1</u> Floor Fireproof <input checked="" type="checkbox"/> Floor Non-Fireproof <input type="checkbox"/>	6. Quiet, clean and appreciative continued treatment cases,—					
Sun Parlors:		7. Tuberculosis class,—					
Heating System:	Direct <input checked="" type="checkbox"/> Indirect <input checked="" type="checkbox"/>						
Ventilating System:	Natural Draught <input checked="" type="checkbox"/> Flue <input checked="" type="checkbox"/> Forced Draught <input type="checkbox"/> Blower <input type="checkbox"/> Heater <input type="checkbox"/> None <input type="checkbox"/>						
Bathing Facilities:	Tubs <input checked="" type="checkbox"/> Showers <input checked="" type="checkbox"/> On ward <input checked="" type="checkbox"/> Elsewhere <input type="checkbox"/>						
Lavatory and Toilet Facilities:	<u>good</u>						
Outside Window Guards:	Bar <input checked="" type="checkbox"/> Grill <input checked="" type="checkbox"/> Full length <input type="checkbox"/> Lower Sash only <input type="checkbox"/> <u>Basement on upper floors.</u>						
Fire Protection:	Standpipe <input checked="" type="checkbox"/> Extinguishers <input checked="" type="checkbox"/> Hydrant <input checked="" type="checkbox"/>	Per cent constantly present,—					
		Area Sq. Ft. each patient { Dormitories per class as checked { Day Rooms					

Remarks

(measured)



*BELCHERTOWN STATE SCHOOL
DORMITORY D
BASEMENT*

BELCHERTOWN, N. STATE S.C.H.O.O.L.

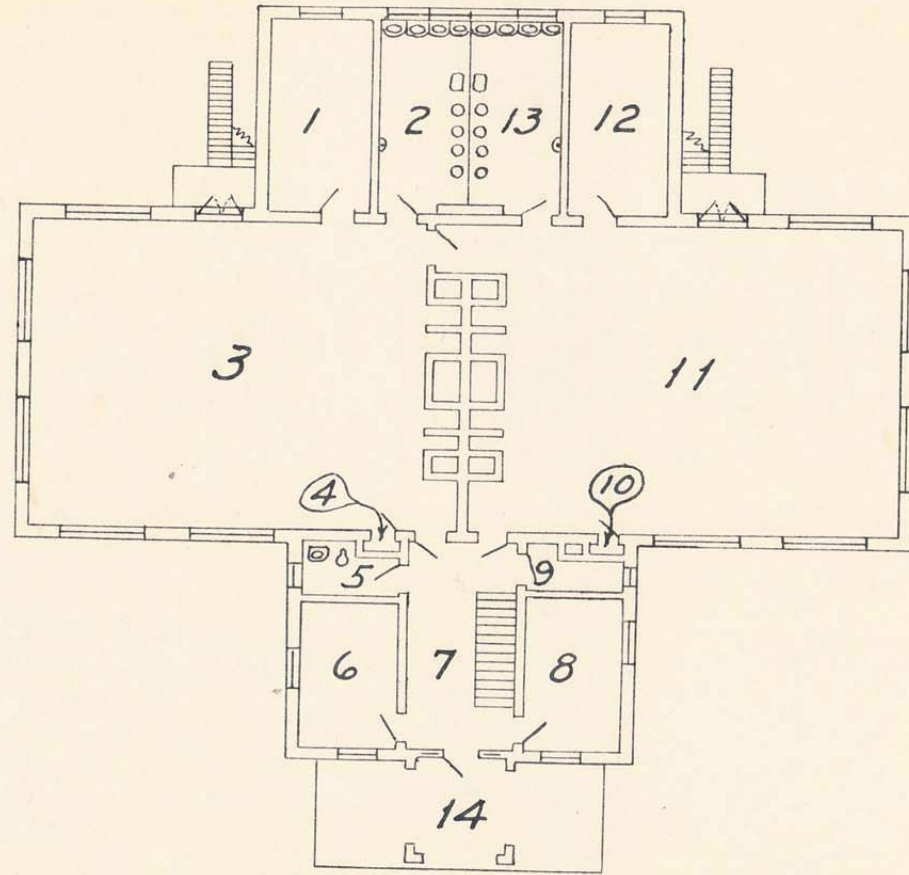
NAME OF INSTITUTION

Dec. 1935

Building DORMITORY D (9'8" ceiling) Ward. BASEMENT

Date Aug. 1933

Space - Name - No.	Size	Area Sq. Ft.	Remarks	Space - Name - No.	Size	Area Sq. Ft.	Remarks
No. 1 SERVING ROOM	18.5x24.3	447.55	1 glazed door + trans. ^{EXIT} 3 doors plain 3 windows full grille 2 sinks 1 steam table cement floor plaster walls + ceiling	No. 9 TOILET	+19.9x9.2 -2.2x2.0	158.08 4.4 <u>178.68</u>	1 door plain 3 windows full grille 1 rad. 1 vent 7 toilets 8 lavatories 1 slop sink 1 drink. front. cement floor
No. 2 CLOSET (Dishes)	3.8x3.3	12.54	1 door cement floor	No. 10 DAY ROOM	+31.3x29.3 +5 x 5.2 +4.5x 0.4 +11 x 5.0 +8.0x 0.4	917.09 26.0 1.8 55 <u>3.2</u> 1003.09	1 glazed door + trans. ^{EXIT} 4 doors plain 10 windows full grille 1 reg. 1 vent cement floor plaster walls + ceiling
No. 3 CLOSET Refrigerator	3.9x3.3	12.87	1 door cement floor ice box	No. 11 PIPE ROOM	+9.8x5.5 +9.6x5.6	53.90 52.56 <u>136.46</u>	1 door 1 window full grille cement floor plaster walls + ceiling
No. 4 DINING ROOM		1025.43	4 doors plain 11 windows full grille 1 reg. 1 vent cement floor plaster walls + ceiling	No. 12			
	+35.1x29.3 +8. x 0.4 +5. x 0.7 +11.7x 0.4 +7.2x 5.0	3.2 3.5 4.68 36.0 <u>1075.81</u>		No. 13			
No. 5 CLOSET (Brooms)	3.7x2	7.4	1 door cement floor	No. 14			
No. 6 TRUNK ROOM	+9.1x5.0 +4.2x6.7	45.5 28.14 <u>73.64</u>	1 door + transom 1 window full grille 1 radiator cement floor	No. 15			
No. 7 MARKING ROOM	10x9.2	92.	1 door plain 2 windows full grille 1 rad. cement floor	No. 16			
No. 8 HALL & STAIRS	11x26.7	293.7	1 glazed door + transom ^{EXIT} 3 doors plain 2 windows 1 door + transom 1 rad. 1 fire hose steel stairs 3/4' wide cement floor				



BELCHERTOWN STATE SCHOOL
DORMITORY D
FIRST FLOOR

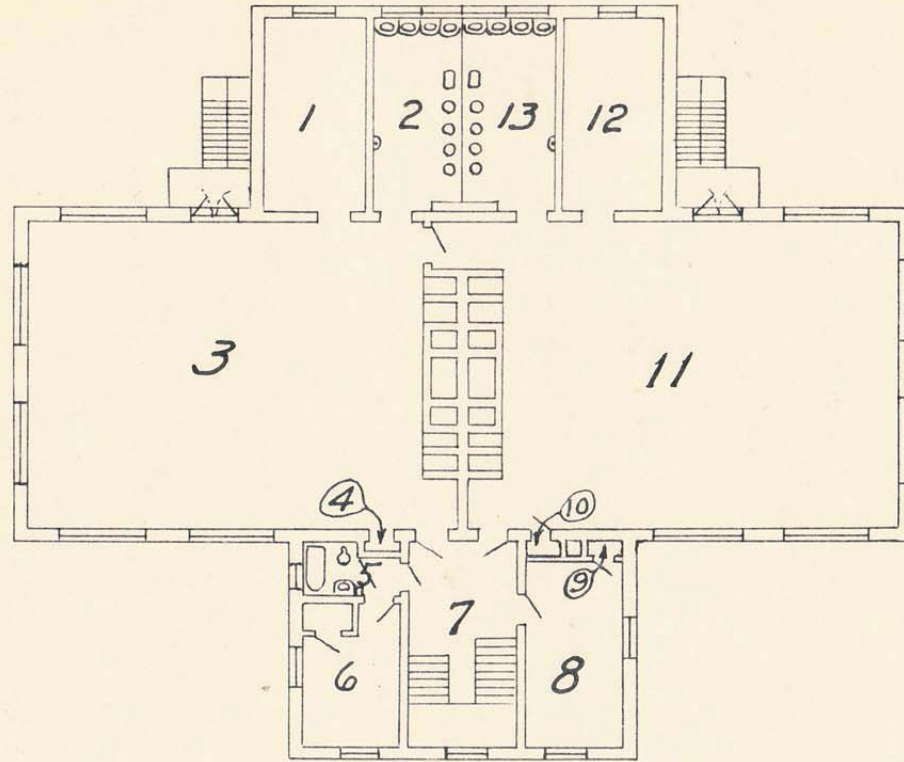
BELCHERTOWN STATE SCHOOL

Dec. 1935

Building DORMITORY D (12' ceiling) Ward. FIRST FLOOR

Date Aug. 1933

Space -- Name -- No.	Size	Area Sq. Ft.	Remarks	Space -- Name -- No.	Size	Area Sq. Ft.	Remarks
No. 1 CLOTHES ROOM	18.9 X 9.8	185.22	1 door + transom 1 window 1/2 grille wooden floor	No. 9 CLOTHES CLOSET	+6.2 X 2.7 +4.7 X 3.5	16.74 16.45 33.19	1 door plain 1 window 1/2 grille wooden floor
No. 2 TOILET	+18.8 X 9.1 - 1.0 X 3.4	171.08 3.4 167.68	1 door terrazzo floor 2 windows 1/2 grilles 1 partial height partition 1 rad. 1 vent 4 lavatories 4 toilets 1 slop sink bubbler	No. 10 CLOSET (Brooms, etc.)	2.3 X 3.6	8.28	1 door wooden floor
No. 3 DAY ROOM	+39.2 X 30.1 +3.9 X 3.9	1171.92 15.21 1187.13	3 doors + transoms 3 doors plain 1 glazed door + trans. (EXIT) 10 windows 1/2 grille 1 register 2 vents wooden floor	No. 11 DORMITORY 38 Beds	+39.6 X 30. +5.1 X 3.8 +7.3 X 4.8	1188 19.38 65.04 1242.42	1 glazed door + trans. (EXIT) 3 doors + trans. 3 doors plain 2 regs. 2 vents 10 windows 1/2 grille wooden floor
No. 4 CLOSET (Brooms, etc.)	3.0 X 1.6	4.8	1 door wooden floor	No. 12 SICK ROOM 1 Bed	11.0 X 10.0	110	1 door + transom 1 window 1/2 grille 1 radiator wooden floor
No. 5 TOILET Employees	+6.2 X 5.2 +3.9 X 3.5	32.24 13.65 45.89	1 door + transom 1 window 1/2 grille 1 toilet 1 lavatory 1 radiator terrazzo floor	No. 13 TOILET	+16.8 X 9.0 - 3 X 1.0	151.2 3 154.2	1 door + transom 2 windows 1/2 grille partial height partition 1 rad. 1 vent 4 lavatories 4 toilets 1 slop sink 1 bubbler terrazzo floor
No. 6 OFFICE	9.7 X 14.3	138.71	1 door 2 windows 1/2 grille 1 rad. terrazzo floor plaster walls + ceiling	No. 14 OPEN PORCH	28 X 9.7	271.6	cement floor partial roof iron fence 4' high
No. 7 HALL & STAIRS	20.5 X 11.0	225.5	1 glazed door EXIT 3 doors + transoms 3 doors plain 1 radiator 1 fire hose terrazzo floor steel stairs 3 1/2' wide	No. 15			
No. 8 VISITORS' ROOM	9.7 X 14.8	143.56	1 door plain 2 windows 1/2 grille 1 radiator terrazzo floor	No. 16			



*BELCHERTOWN STATE SCHOOL
DORMITORY D
SECOND FLOOR*

BELCHERTOWN STATE SCHOOL

NAME OF INSTITUTION

Dec. 1935

Building DORMITORY D (15' ceilings) Ward. SECOND FLOOR

Date Aug. 1933

Space—Name—No.	Size	Area Sq. Ft.	Remarks	Space—Name—No.	Size	Area Sq. Ft.	Remarks
No. 1 CLOTHING ROOM	19.0x10.3	195.7	1 door + transom 1 window 1/2 grille mezzanine floor 17x3 wooden floor	No. 9 CLOSET (Book closet)	3.6x1.7	6.12	1 door wooden floor
No. 2 TOILET	+19x9.0 +1.0x3.5	171.0 3.5 174.5	1 door + transom 2 windows 1/2 grille 1 rad. 1 skylight vent partial height partition 4 toilets 4 lavatories 1 stop sink 1 bubbler terrazzo floor	No. 10 CLOSET (Brooms etc.)	2.5x3.3	8.25	1 door 1 fire exting. wooden floor
No. 3 DORMITORY 38 Beds 18'± ceiling	+39.3x30 +3.9x5	1179.0 19.5 1198.5	1 glazed door to fire escape 10 windows 1/2 grille 2 doors + transoms 2 doors plain 1 skylight wooden floor 2 regs. 2 vents	No. 11 DORMITORY 38 Beds 18'± ceiling	+30.6x30 +3.7x5.0 +7.4x5.0	918 18.5 37.0 973.5	1 glazed door to fire escape 2 doors + transoms 2 doors plain 10 windows 1/2 grille 2 regs. 2 vents wooden floor
No. 4 CLOSET (Brooms, etc.)	2.9x2.3	6.67	1 door wooden floor	No. 12 CLOTHING ROOM	19x10.3	195.7	1 door + transom 1 window 1/2 grille wooden floor wooden shelves mezzanine floor (17x3) 1 skylight
No. 5 TOILET (Matron)	6x5.1	30.6	1 door 1 window 1/2 grille 1 toilet 1 lavatory 1 tub 1 radiator wooden floor	No. 13 TOILET	+19.0x9.0 -1.0x3.0	171.0 3 168	1 door + trans. 2 windows 1/2 grille 1 rad. 1 vent 4 toilets 4 lavatories 1 stop sink 1 bubbler 1 shower terrazzo floor partial height partition
No. 6 MATRON'S ROOM 16'± ceiling	+11.2x9.7 +8.1x4.1	108.64 12.71 121.35	1 door plain 2 windows 1/2 grille 1 radiator wooden floor (1 closet 5'x2.7)	No. 14			
No. 7 HALL & STAIRS	+20.5x11.0 +3.6x3.0	225.5 10.8 236.3	3 doors + transoms 2 doors plain 1 window 1/2 grille steel stairs 3 1/2' wide wooden floor 1 fire hose	No. 15			
No. 8 CLOTHING LIBRARY MARKING ROOM	18.3x9.7	177.51	1 door + transom 1 door plain 2 windows 1/2 grille 1 rad. wooden floor	No. 16			