

## Construction Management & Consulting Services

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### **East School**

84 Oak St.  
Natick, MA.

### **Evaluation Overview**

Description: One and One Half Story Structure built in 1950 as an addition to the original elementary school structure. There is a partial basement area which houses the electric service and boilers. The original school was demolished some fifteen years ago. The present structure was vacated by the School District and the property is now under the ownership of the town of Natick. The property was occupied in 2010 as a temporary senior center while the new community/senior center was constructed and some minor renovations were done. During the past several years the structure has been used by the School District and areas have been rented by the Town to others. The occupancy permit posted only provides for 15 students plus 5 staff. Research is required to determine other leases and occupancy permits.

Building Size: Approximately 14,907 Square Feet, the partial basement is approximately 400 Square feet.

Zoning District: RSA Single Family

Property: The property consists of two parcels of land. 84 Oak St. is 2.16 acres (Building Site) and 0 Oak St. is .62 acres which has some open space and the exterior above grade oil tank is located on this parcel. The East School Playfield, Courts and Parking Areas recently underwent a major capital improvement. The site is in excellent condition.

Exterior: The gym exterior is brick veneer is in good repair. The main building is a combination of brick veneer and wood framed window wall systems, brick in good repair, window wall systems poor.

Windows: As previously noted window systems are in fair to poor condition in need of replacement. NOTE: Window caulking should be tested for asbestos and PCB's.

Roof: Rubber EPDM System installed in 2017. Roof was not accessible. Warranty period is unknown.

Interior Systems: Walls are primarily Masonry Units painted. Ceilings are exposed tectum roof panels, except in the main corridors which have 2x4 acoustical tile suspended ceiling in fair condition. Flooring is 12 x 12 vinyl tile in good repair. Main lobby has quarry tile flooring in good repair. Toilets have ceramic tile/painted walls and ceramic tile flooring original in need of upgrading.

Exterior Door: The double pair doors are in need of weatherstripping to prevent cold air infiltration.

Fire Protection: Fire Alarm System is installed.  
No Sprinkler System.

HVAC: Boiler is located in the partial basement and is in fair condition, quite frankly doesn't appear to have had a lot of maintenance work. Same with controls. Unit Heaters within classroom and other spaces are original and in need of replacement. Air conditioning is via window air conditioners on an as needed basis.

Electrical: Service: systems are original installed systems with some minor upgrades which have taken place on an as needed basis.

Handicap Accessibility: The main entrance was made accessible in 2010, as well as within the two main toilets a handicap toilet stall was installed in each again in 2010. Renovations would require compliance with the Mass. Architectural Rules and Regulation 521 CMR.

Overall: the structure is in fair to good condition in need of capital improvements to such systems as HVAC, Electrical Upgrades including light fixtures, sprinkler system, windows and interior finishes.

Short Term Improvements (5 Years):

1.Evaluate Boiler and perform repairs	\$25,000.00
2.Repair window glass and repaint exterior window wall systems.	\$40,000.00
3.Replace Acoustical Tile System in Corridors.	
1350 Square Feet x \$6.50/sf	\$8775.00

4.Repaint hard ceilings and walls.	\$75,000.00
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Long Term Improvements (5-15 Years):

1.Sprinkler System	\$166,709.00
2.New HVAC	\$478,944.00
3.Handicapped Accessibility	\$210,000.00
4. New Windows	\$175,000.00

Major Renovations

20 Years

14907 Square Feet x \$325.00/sf	\$4,844,775.00
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Building Replacement

14907 Square Feet x \$500.00/sf	\$7,453,500.00
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