

Feasibility Study for 5 Broad Street, Salem, MA



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Preliminary Findings: November 4th, 2009



Introduction:

- The Salem City Council has determined the building at 5 Broad Street as surplus public property.
- It is the City's intention to identify potential re-use options.
- Options may entail the renovation and relocation of the City Hall Annex to this location or the sale of the building to a private developer for renovation and re-use.
- The Re-use Feasibility Study will be utilized in the process of locating interested buyers, assisting potential buyers in evaluating the potential of the building and evaluating bids.

Goals:

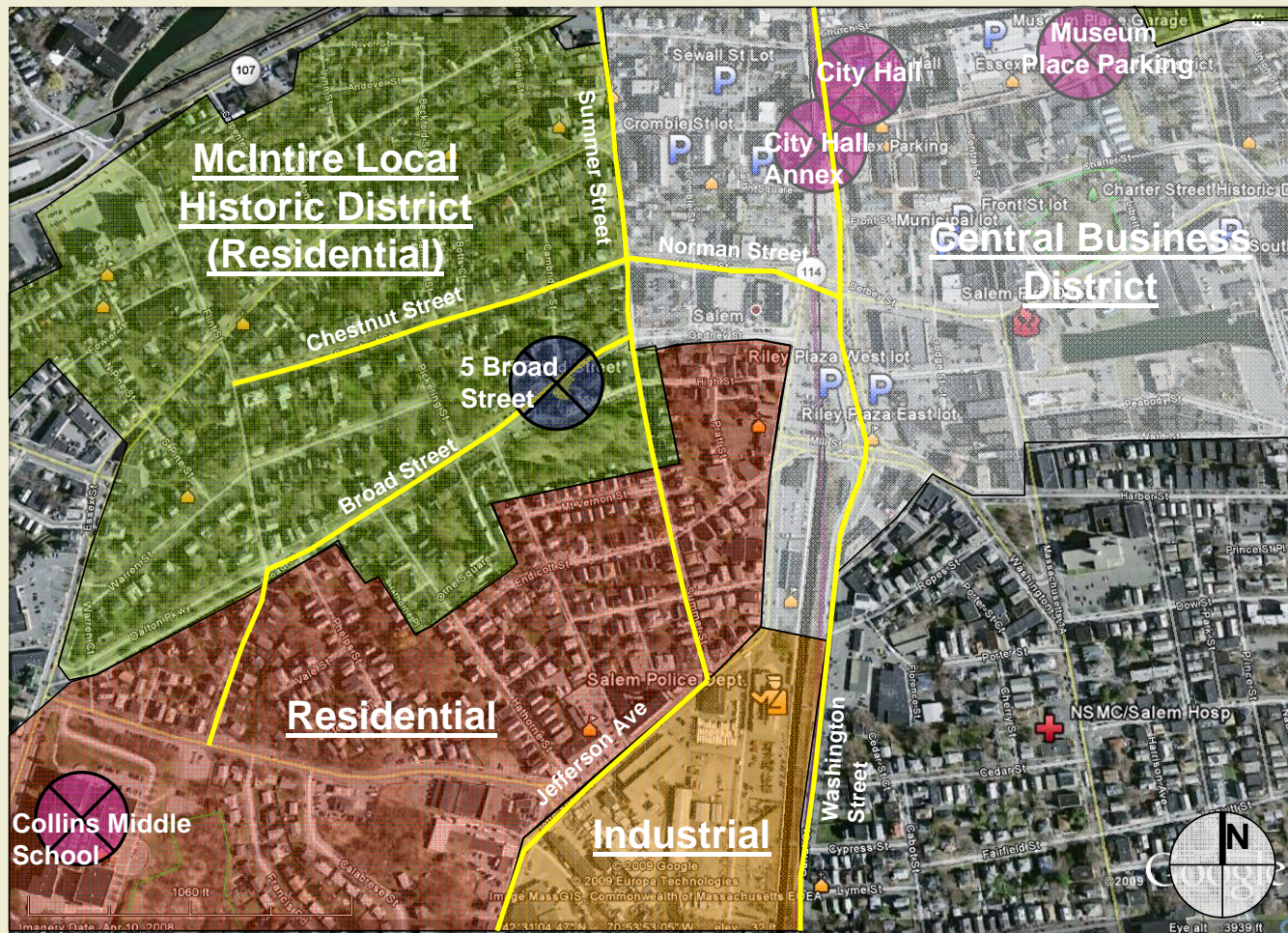
1. Review Existing conditions
2. Evaluate Building Systems
3. Assess Re-use alternatives
4. Present and Report

Re-use Feasibility Study: Process



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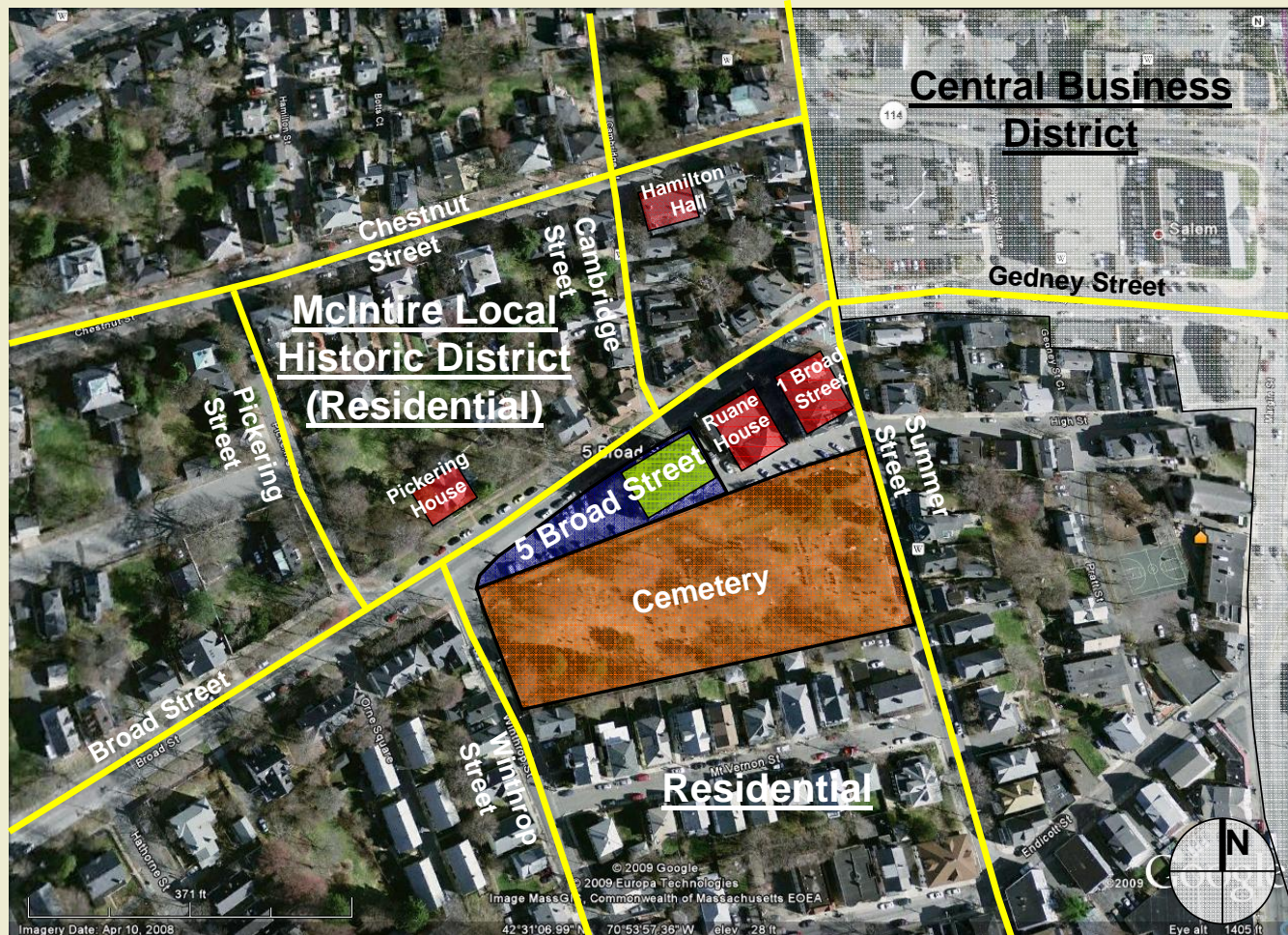
- City Hall to City Hall Annex = 0.06mi
- City Hall to 5 Broad Street = 0.37mi

- Museum Place Parking to 5 Broad Street = 0.47mi
- Museum Place Parking to City Hall Annex = 0.2mi

Site: Neighborhood



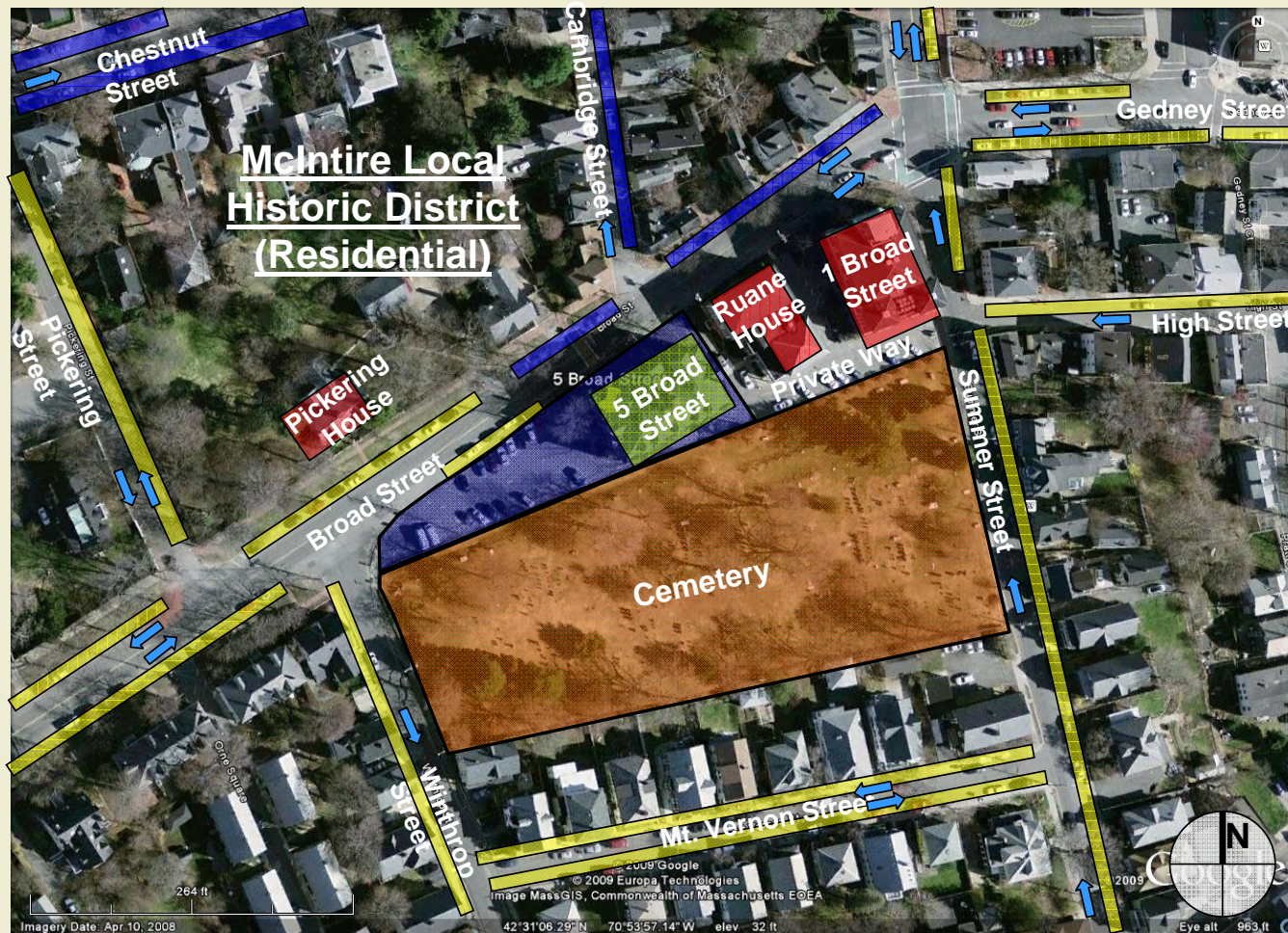
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Site: Street Parking & Traffic Flow



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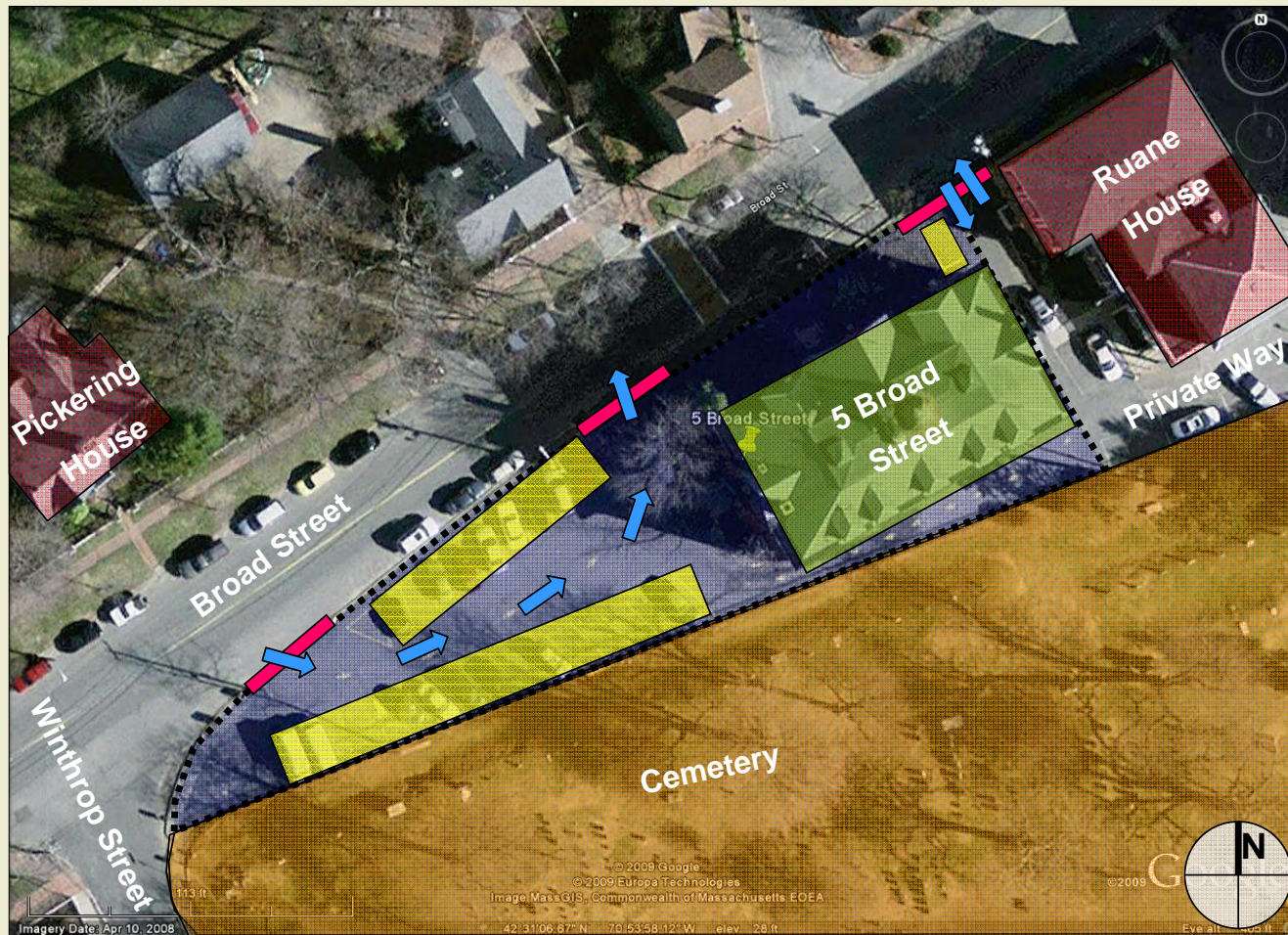


- = Restricted Off-Site Parking Within 500ft: ~18 Spaces
- = Unrestricted Off-Site Parking Within 500ft: ~30 Spaces

Site: On Site Access and Parking



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- = Curb Cut Access
- = Onsite Parking Spaces

- Onsite Parking:
- 20 Standard Spaces
 - 5 Handicap Spaces

Existing Building: General Information



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Location	McIntire Historic District
Year Built	1855/56
Original Use	The Salem Classic High School
Lot Size	19,000 square feet (sf)
Gross Building Area	5,500 gross sf/floor 16,400 sf + 5,500 sf Basement (storage)



Construction Type	Exterior wall are brick, interior are wood framing and various finish materials.
Current Occupancy	<p>Salem Parks & Recreation and Community Services with The Council on Aging, and Veteran's Services.</p> <p>The East half on all floors above grade functions as Assembly space with movable seats and tables.</p> <p>The West half on all floors above grade functions as civil administration offices.</p>
Fire Protection	None
Accessibility	Fully Accessible with elevator (elevator is non-conforming as to cab size)

Existing Building: Daily Use Summary



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Heavy use with overflow parking	Mondays
Moderate use with full parking	Thursday & Friday
Light use with some available parking	Tuesday & Wednesday,
Insignificant use with open parking	Friday evenings, Saturday & Sunday

- The parking lot is open to the public nights between 5pm to 7am

• Parameters

Building	Heavy 100+	Moderate 50-99	Light 10-49	Insignificant 0-10
Parking Lot	Full+	Full	25% - Full	25% or Less

Existing Building: Architectural Critical Evaluation: Exterior



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- The building condition – Fair to poor.
- Stone foundations should be waterproofed
- Repair and/or replace deteriorated concrete ramp and railings.
- Reset and re-pointed exterior brick as needed
- Replace/Restore deteriorated brownstone details.
- Restore single pane double hung windows at first and second floors-add storm windows.
- Replace failing newer third floor windows.



- Repair deteriorated wood trim at the eave line & windows and doors.
- Replace copper gutters.
- Replace downspouts and make proper connection at roof and grade.
- Copper snow guards and soffit pans are coated with tar and should be replaced.
- Slate roof appears to be in good shape, but requires up-close evaluation. Some water damage was observed at the third floor ceiling.



- Repair/restore cupola including copper roofing, copper flashing, wood detailing.
- A vent stack exists in the cupola and it's current function is unclear. We recommend removal and cap if not serving a useful purpose.
- Power wash and paint entire building.
- Trim/remove random overgrown trees and shrubs.
- Confirm stormwater drainage management. Repair and replace as needed.
- Repair asphalt parking surfaces





- General finish appearance is institutional in character.
- Condition is fair to poor.
- Original, potentially historic details to be reviewed:
 - Stair railings, balusters and newel posts
 - Window trim on the first and second floors
 - Some Hardwood flooring
- Determine presence of lead paint on interior trim.



Existing Building: Architectural Critical Evaluation: Interior Finishes



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- Flooring is a mix of carpet, hardwood, vinyl tile and ceramic tile.
- Newer ceiling finishes in fair condition.
- Interior plaster cracks and water damage indicate exterior envelope water penetrations issues to be repaired.
- The building appears to be partially insulated.
- Copper framed skylights should be restored and made weather tight.
- Hydraulic elevator is in fair condition but does not meet current code requirements.



Structural

- There is no evidence of major structural distress - the building appears to be in fair condition
- There are many framing deficiencies that need addressing on all floors
- Some masonry piers in basement need rebuilding.
- Joist hangers need to be installed for all flush framing conditions on all floors
- Deflection in upper floor framing is noticeable and should be reinforced.
- Exterior cracks located around perimeter of envelope need re-pointing and replacement
- Any addition to building over 10% of it's floor area will need extensive seismic upgrade



Mechanical

- Overall the delivery system is in poor condition and needs to be replaced
- Oil-fired boiler is ~5 years old and in good condition
- The building currently has only one zone and should have more zones to deal with the daily changes in temperature and solar orientation.
- No mechanical ventilation; should be provided to support occupants.
- No Mechanical exhaust in bathrooms or kitchens; mechanical exhaust must be provided for all bathrooms as well as kitchen appliances.
- No Central air conditioning system.
- No energy conservation systems in place.



Electrical

- Current 400 amp service is undersized.
- The main disconnect & distribution panels are outdated and should be replaced.
- Any renovation should include replacement of lighting controls.
- Fuse type load centers throughout the building need to be replaced.
- Wiring in the building will need to be brought up to code.
- Most lighting fixtures throughout are inefficient except for third floor.
- Exterior lighting is inefficient and in poor condition.



Plumbing

- The water piping from the meter to the building is undersized by current code and needs to be replaced.
- The oil fired water heater is inefficient but appears to be in good condition.
- Any renovation requires replacing non code compliant plumbing fixtures.



Fire Protection

- Current Fire Alarm system is not addressable. Any renovation requires replace existing alarm system.
- Any renovation requires an automatic sprinkler system.



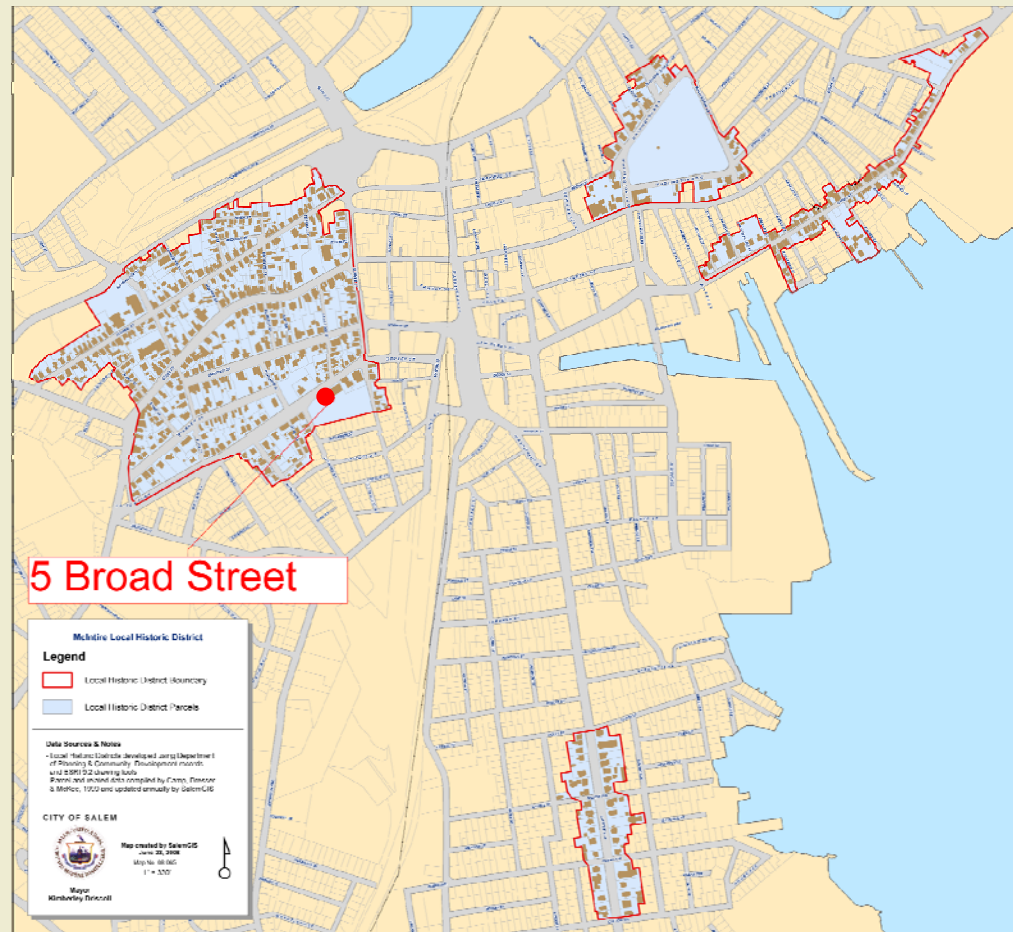
Existing Building: Historical Commission Jurisdiction



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McIntire Local Historic District

- Established in 1981
- Named for Salem's celebrated architect-carver, Samuel McIntire





Salem Historical Commission

Jurisdiction includes the review and approval of all proposed exterior alterations to properties located in a local historic district, including the following:

- Architectural Trim and Siding
- Barrier Free Access (ramps)
- Doors, Doorways, Porticos
- Fences
- House Numbers
- Masonry (including retaining walls)
- Mechanical Equipment
- Parking Solutions
- Roofing
- Satellite Dishes and Solar Collectors
- Secondary Egress
- Skylights
- Utilities
- Windows
- Paint Colors (including storm windows/doors)



Salem Historical Commission

No jurisdiction over the following:

- Grade level materials: Terraces, walks, driveway materials, sidewalks and similar structures
- Storms doors, storm windows, screens
- Window air conditioners, lighting fixtures, antennae
- Interior work that does not affect the exterior in material, design or outward appearance
- Landscaping



Zoning

- Current City of Salem zoning is R2.
- Current use is non-conforming.
- A proposed new use could apply for a special permit for a pre-existing non-conforming building/use.
- The Board of Appeals would need to make a finding that the proposed use is not more detrimental to the neighborhood.

General Building Code Parameters

Area	16,400 sf (non-sprinklered) + 5500 sf basement (non-sprinklered)
Height	3 stories
Construction Type	Type IIIB (unprotected)
Fire Resistance Rating of Structural Elements	None



Existing Building: Building Code Review – Occupancy & Egress



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**West Half: B - Offices
(civic administration)**

**East Half: A3 - Assembly
(community hall)**



Total current occupancy load:
Minimum Number of Exits For Occupant Load:

443 Occupants
1-500: 2 exits

Re-use Groups: Potential Re-use Groups



Based on preliminary review of current building conditions, structure, systems and building code, the following use groups can be considered.

Potential Re-use Groups (Public or Private)

Residential Multi-Family (R2)	Decrease occupancy loads & remain under 500, no added egress points are required
Offices (B)	
Merchant/Retail (M)	
Assembly without fixed seating uses intended for worship, recreation or amusement (A3)	Increase total occupancy to over 500, one additional point of egress per floor is required
Day Care Center (I4)	
Educational K-12 (E)	

Note:

- All re-use groups will require the addition of an NFPA type 13 Sprinkler system.
- Any mixed use scenarios available, and may affect overall occupancy loads.
- Potential costs to execute any of the above use groups has not been evaluated.



Public Offices:

Relocation of City Hall Annex
(currently located at 120 Washington Street)

City Hall Annex: Current Statistics

Current Square Footage	20,000
Number of Employees	50
Departments	2nd Floor- Treasurer, Deputy Collector, Data Processing. 3rd Floor- Planning, Building/Public Properties, Purchasing, Licensing. 4th Floor- Human Resources, Engineering/Water/Solid Waste, Health
Number of Visitors per Day	80-90 + City staff visits from City Hall
Required Meeting Rooms	3
Occupancy per room	Approximately 10, 40, 75
Parking spaces available to the annex	7 behind building
Other Parking: Staff	Museum Place Garage
Other Parking: Public	Metered Street and Lots
Night Meetings per week	6



Private Offices

Historic Building/Museum

Residential Multi-Family:

Condominiums
Apartments
Boarding (non transient)
Dormitories
Hotels/Motels (non transient)

Educational:

Private Day School
Family Daycare
K-12
College Classrooms

Merchant/Retail

What would be an ideal reuse?



What do you not want to see?



What are your concerns?

Re-use Feasibility Study – Next Steps



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