

SALEM'S PIONEER VILLAGE AND CAMP NAUMKEAG

**Background Information
for a Consultation with the
Salem Historic Commission**

June 2, 2021

Salem's Pioneer Village and Camp Naumkeag

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- Building and Site Assessments
 - Camp Naumkeag Facility Assessment by MDA dated March 31, 2017
 - Pioneer Village Facility Assessment by EMG dated March 26, 2018
 - Camp Naumkeag Facility Assessment by EMG dated April 2, 2018

I. Purpose of this document

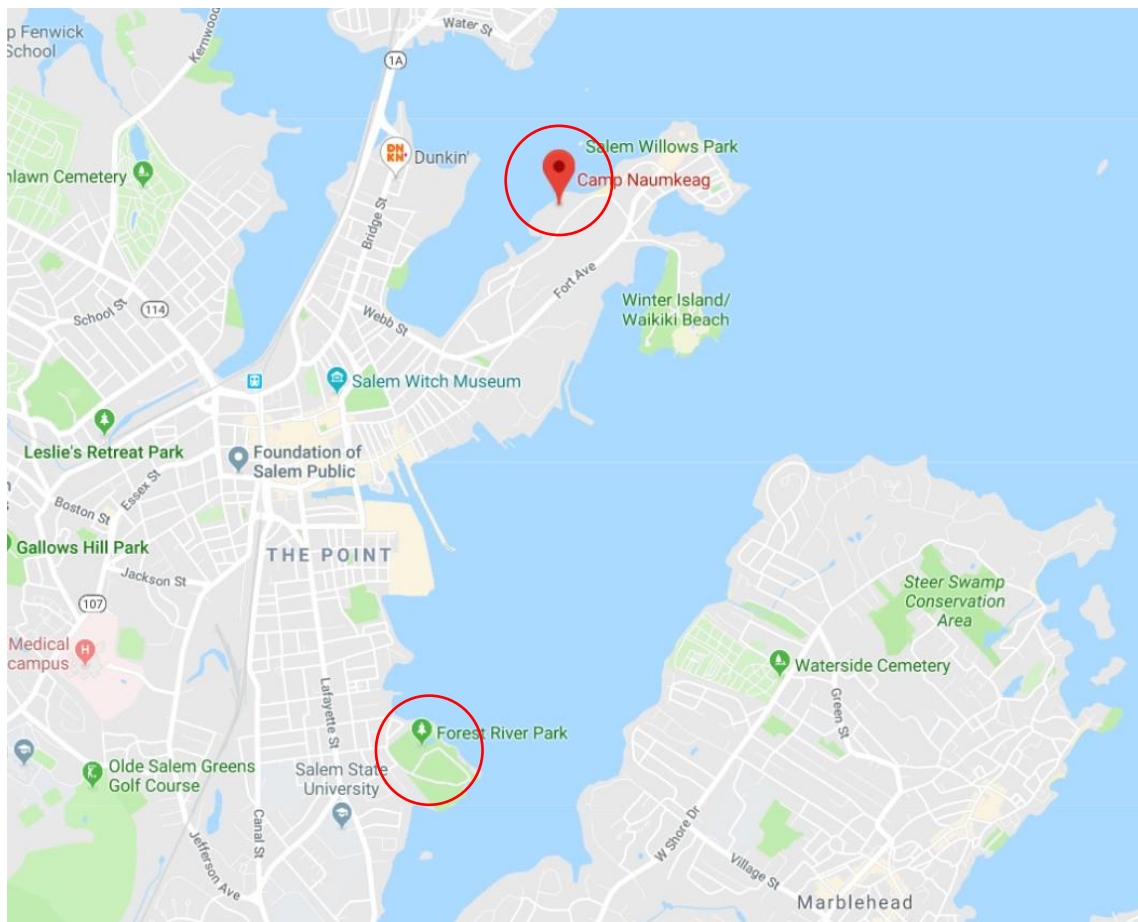
This document is intended to provide background information on a proposal to relocate and restore the historic Pioneer Village on the current site of Camp Naumkeag. This document includes a summary of the history of the sites, goals for the relocation, and process to accomplish this project. This document supports a presentation to be made to the Salem Historic Commission on June 2, 2021.

II. The Proposal

The City of Salem is proposing to relocate the Pioneer Village to the site of Camp Naumkeag.

The Pioneer Village is a valuable historic resource that is currently located in a coastal flood plain making the site vulnerable to current storm surges and future sea level rise. It is located within a residential neighborhood in the Forest River neighborhood, adjacent to the Forest River Park.

The proposed location for the Pioneer Village is the current site of Camp Naumkeag which is on the Salem Trolley line, and adjacent to high tourism areas. Camp Naumkeag's site is at higher elevation than the current location of the Pioneer Village and has sufficient area to expand the Pioneer Village and enable it to better serve its historic mission.



The City has recently relocated the YMCA Summer Camp to Forest River Park because of its proximity to a residential area, the wider variety of recreational amenities and the availability of parking for drop off and pick up: this has left the Naumkeag site vacant. The existing Camp Naumkeag structures are in poor condition and are proposed to be demolished as part of the Pioneer Village relocation, subject to local agreement and the approval of the Massachusetts Historical Commission.

III. The Sites

The Pioneer Village: Significance, History and Current Program

What is the significance of the Pioneer Village?

The Pioneer Village is significant for four reasons:

- Indigenous history: The Pioneer Village offers a unique opportunity to educate and raise awareness about the indigenous people of the area.
- Colonial history: The Pioneer Village commemorates and recognizes the arrival of Governor Winthrop, which ensured the success of the Massachusetts Bay Colony through the continuous successful occupation of the future site of Salem.
- Museum history: The Pioneer Village is America's first living history museum and created a concept for museums which has been widely adopted.
- Environmental history: The Pioneer Village is uniquely positioned to expand the understanding and discuss the environmental and cultural impacts of the meeting of native and immigrant cultures.

When was the Pioneer Village constructed and why?

The Pioneer Village was the brainchild of American antiquarian George Francis Dow (1868-1936). The Pioneer Village was created in 1930 as the set for a play as part of the Massachusetts Tercentennial Events. It was part of the rise of interest in the colonial era, which grew exponentially at this time. Audience members watched a re-enactment of the June 1630 arrival of John Winthrop and the families of Thomas Dudley and Simon Bradstreet in Dow's re-imagined Salem of that era. A replica of the Arbella, the flagship of the Winthrop Fleet, was also built at this time.

The set was meant to be temporary, but it was preserved by the City of Salem. It was repurposed as the Salem Pioneer Village, the first living history museum in the United States, which opened later that year.

In keeping with its origins as a set for a play, one of the buildings was used as a set in the 1993 film *Hocus Pocus*, which has become a cult favorite. In the opening scenes of the film, the character Thackeray Binx was cursed and transformed into a cat. Fans of the movie often visit the site to see the "Thackeray Binx" house: <https://www.salem.org/hocus-pocus-filming-locations-salem-ma/>

What is the current program at Pioneer Village?

The Pioneer Village is currently open weekends from June through October. Visitors arrive at the Pioneer Village along Shore Avenue and park at the recently completed parking area. Visitors cross the new bridge to the site and arrive at the tour meeting point. Two costumed guides walk through the site, building by building. The key points of discussion on the tour are:

- Native Americans
- Women's Lives
- Men's Lives
- Children's Lives
- Herb Garden and Blacksmith Forge

The main points of discussion are:

- Native Americans: the world which existed when the two cultures encountered each other
- Women's Lives (the Family Economy): fabric production, cooking, childcare, garden, housekeeping
- Men's Lives (Religious and political structures): significance of charter, size and importance of colony, differences in status and wealth, Puritan religion and beliefs
- Children's Lives (Responsibility and Play): vital responsibilities for family economy, pastimes
- Herb Garden (Food production): colonial cooking, medicine and herbs
- Blacksmith Forge: (Industry): smithing, salt pits, sawmill

A fourth building, currently unused, is known as the Lady Arabella Cottage. An adjacent structure provides space for a small gift shop.

The Pioneer Village hosts a number of events throughout the year. An example is the Salem Spice Festival, which brings vendors, exhibits, colonial music and song, open hearth cooking, herbal remedies, demonstrations, games and storytelling together on the site.

Camp Naumkeag

What is the history of Camp Naumkeag?

The following is excerpted from http://www.noblenet.org/salem/wiki/index.php/Camp_Naumkeag:

"Camp Naumkeag near the Salem Willows began as a tuberculosis health day camp. Six years later the first buildings were built on the site. After the camp's buildings were destroyed by fire in 1930, it was rebuilt as the Salem Health Camp.

From 1944 to 1946, the camp was used by the Carpenter Street Home for Children. In 1946, the Rotary Club bought the buildings for the Salem Girl Scouts. The Girl Scout organization used the camp for the next 18 years but decided in 1964 there wasn't enough land at the site and left the camp. A volunteer group, the Naumkeag Associates, Inc. ran the camp starting in 1964. This group was able to keep the camp open with various fundraising efforts until the camp was taken over by the city of Salem in 2002.

Salem's Park and Recreation Commission took over the operation of this city-owned area, with the manager of Winter Island doing the bookings for family and business outings at the camp. The Salem YMCA has also used the camp for summer day care."

Additional information on the history of the Camp Naumkeag site is available here:

<https://patch.com/massachusetts/salem/then-now-a-history-of-health>

IV. The Vision

The goal of the relocation of the Pioneer Village is to recreate this educational resource on a more visible and accessible site with a sustainable financial plan to support the program.

The proposed program for the Pioneer Village on the Camp Naumkeag site

A key requirement of the relocation will be to maintain the physical arrangement of the four core historic structures (site of Women's Live, Men's Lives, Children's Lives and the Thackeray Binx house) in their historic spatial relationship. The image of these buildings and their physical relationships has been repeatedly documented and recorded and will continue to form the core of the Pioneer Village.

The proposed relocation of the Pioneer Village would incorporate the following to serve visitors:

- A trolley stop along Memorial Drive
- Handicapped parking for visitors
- A small visitor's center to provide space for: check-in and ticket collection, exhibit space, orientation film space, bathrooms, office and staff break room

In addition, the project may recreate some structures to illustrate the narrative of lives of the Native Americans or provide representation to be determined by the Massachusetts tribe:

- Wetu (a domed hut providing shelter)
- Wigwam (a hybrid structures, also known as English wigwams, which combines a traditional native structure with a chimney and door)
- Tribal longhouse
- Fishing Weir
- Covered structure for mat production

Another important aspect of the Camp Naumkeag location is its proximity to Fort Lee. From Wikipedia:

"Fort Lee is a historic American Revolutionary War fort..... The site, located at a high point next to Fort Avenue on Salem Neck, is a relatively rare fortification from that period whose remains are relatively unaltered. Although there is some documentary evidence that the Neck was fortified as early as the 17th century, the earthworks built in 1776 are the first clear evidence of the site's military use. The site, of which only overgrown earthworks survive..... was federalized in 1867 and transferred to the City of Salem in 1922. The site was briefly rehabilitated at the time of the United States bicentennial in 1976, with trails and interpretive signs, but these were later removed, and the site has again become overgrown. The fort site was listed on the National Register of Historic Places in 1994."

The adjacency of Fort Lee offers an opportunity to further enrich the potential program of activities focusing on Salem's history in this area

Creating a sustainable program

The current Pioneer Village exists on a shoestring budget. The creation of a “new” Pioneer Village on the Camp Naumkeag site will be based on a financial pro forma for the operation of this historical amenity. The new site will bring both opportunities for revenue and operating costs that are not part of the current site and its uses. A key next step will be to develop an approach to operating the Pioneer Village that will underpin additional investment in the development of the project.

In keeping with the City of Salem’s sustainable energy goals, the project will be designed to be Net Zero, meaning that the amount of energy provided by on-site renewable energy sources is equivalent to the amount of energy used.

V. What are the conditions of the existing facilities?

In 2018, EMG completed a Facility Condition Assessment of the facilities at both Camp Naumkeag and the Pioneer Village on behalf of the City of Salem. These studies are included as attachments.

It is important to note that the original structures of the Pioneer Village were constructed as a stage set and have been maintained by staff and friends of the Pioneer Village Museum. Because of the origin as a stage set, the buildings have only rubble foundations, do not have sanitary service and are not accessible.

VI. What permits are required to undertake the project in addition to the permission of the Salem Historic Commission?

Massachusetts Historic Commission (MHC). Four buildings at Camp Naumkeag are listed in the Massachusetts Cultural Resource Information system (MACRIS) but not included in the inventory. The MACRIS listing is attached to this document. The Pioneer Village is not in the inventory of MACRIS. However, the entire project can be presumed to be of great interest to MHC.

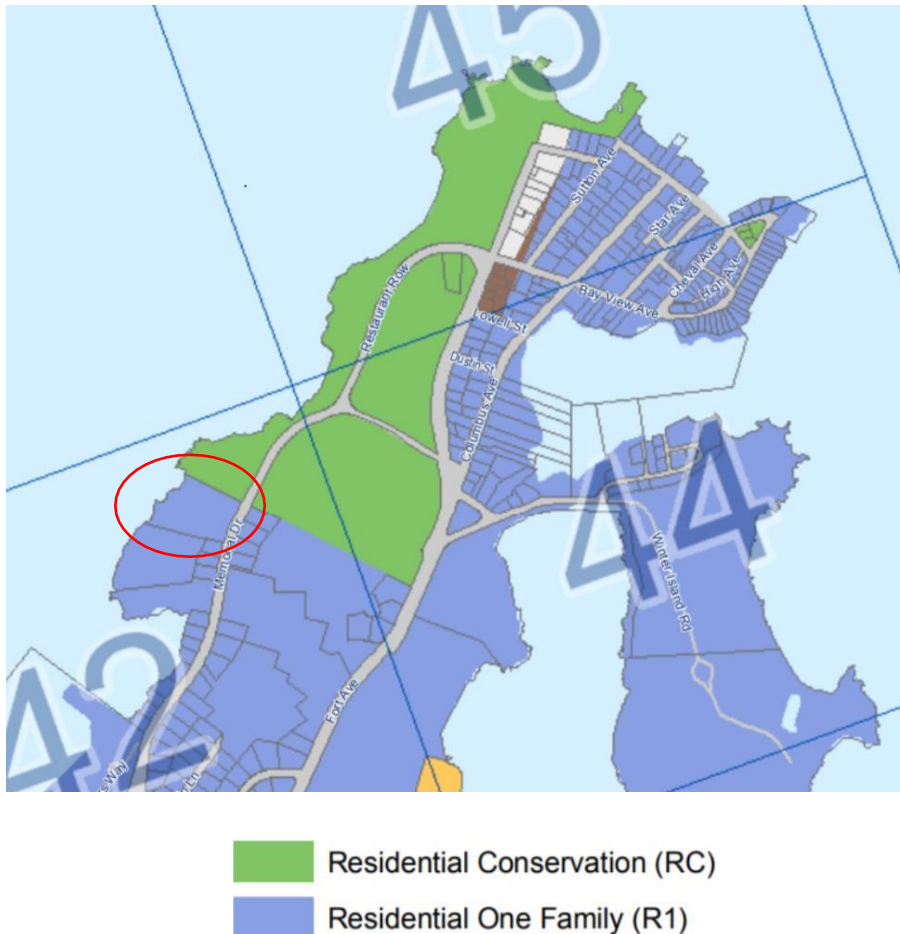
Modifications to the Naumkeag site, including any demolition/relocation of the buildings, are anticipated to require the filing of a Project Notification Form (PNF) and will require MHC review and approval. As part of due diligence, a survey of archaeological sources was completed by The Public Archaeology Lab, Inc. and found no potential archaeological resources. This survey was subsequently shared with MHC and confirmation of this conclusion was received December 4, 2020.

Conservation Commission. The relocation of the Pioneer Village may require an Order of Conditions from the Salem Conservation Commission. The Wetlands Protection Act requires that ConComm review projects which disturb land less than 100’ from the high tide line. A goal of the design will be to remain outside of this boundary to minimize impacts on this sensitive environmental area.

Massachusetts Environment Protection Act (MEPA). The project as proposed does not appear to meet any of the thresholds that would require MEPA review:

<https://www.mass.gov/regulations/301-CMR-1100-mepa-regulations#11-03-review-thresholds>

Zoning. The site of Camp Naumkeag is zoned Residential One Family (R1). City owned land to the east of the site is zoned Residential Conservation (RC). Private property to the west and across the street is Residential (R1). Municipal facilities, defined as facilities and buildings owned or operated by the City of Salem, are allowed by-right.



Local Water and Sewer. The introduction of a visitor's center on the Naumkeag site will require the introduction of sanitary facilities and will require a new water and sewer connection. Location of existing facilities will be gathered in the survey.

Local Site Plan Review. Site plan review is required for nonresidential structures or premises exceeding 10,000 gross square feet. As the "premises" are over 10,000sf it is anticipated that Site Plan Review will also be required.

At this time, the project is anticipated to be exempt from the Stormwater Management Permit from the Planning Board under Chapter 37 of the Code of Ordinances per Subsection 37.3(b)(6), which exempts: *Stormwater discharges resulting from the activities identified in subsection 37-3(a) that are wholly subject to jurisdiction under either the Wetlands Protection Act or activities which are subject to Salem's Wetlands Protection and Conservation Ordinance and demonstrate compliance with the Massachusetts Stormwater Management Standards as reflected in an order of conditions issues by the conservation commission.*

VII. Who will be the key participants in the process?

The Mayor has established an Advisory Group to comment on and assist with outreach to their communities. The Advisory Group is chaired by Elizabeth Peterson, the Executive Director of the Pioneer Village and the Witch House. The Advisory Group has met twice and anticipates meeting 2-3 times per year to provide a sounding board for the progress of the project. The current list of organizations and individuals who are participating includes:

- Ward 1 Councilor 1 (Bob McCarthy) and Ward 5 Councilor (Josh Turiel)
- Salem 400 (Whitney Leese)
- National Parks Service (Emily Murphy)
- House of 7 Gables (Dan Marshall)
- Salem Historical Commission (Patti Kelleher)
- Historic Salem, Inc. (Caroline Watson-Felt, Emily Udy)
- Salem Historical Society (David Moffatt)
- Peabody Essex Museum (Dean Lahikainen and Karen Kramer)
- Essex National Heritage (Ryan Conary)
- Gordon College and Salem Museum (David Goss)
- Peter Lachappele, retired NPS
- Jim McCallister, local tour guide
- Salem Trolley representative (Jim Hurrell)
- Salem State History Department and Dean (Tad Baker and Donna Seger)
- Massachusetts Tribe (Elizabeth Solomon and Ren Green)
- Destination Salem (Kate Fox)
- YMCA (Charity Lezama)
- Salem Public Schools (Emily Ullmann)

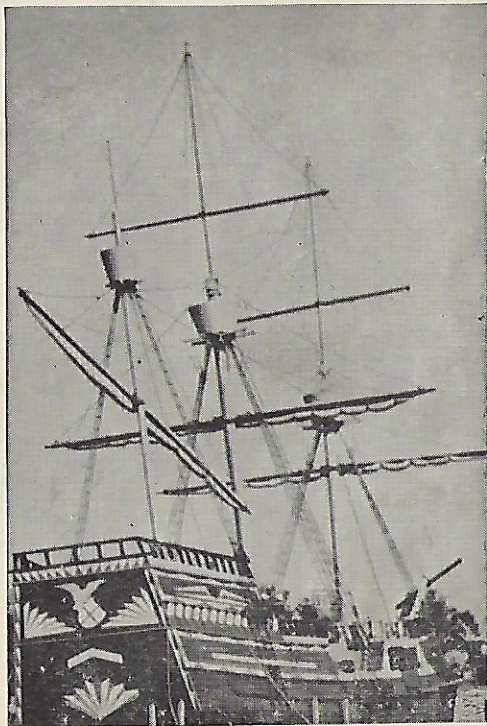
The City anticipates adding neighborhood representatives to this list as the project development progresses.

The project will also involve meetings with and participation from a number of City departments, particularly Parks & Recreation, Fire, Police and Engineering.

A regular cycle of updates for community input is also anticipated.

Attachments

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The Arbella

Moored at the edge of the Village is the representation of Gov. Winthrop's flagship, the Arbella, a merchant ship of the early 17th century.

In this full size model the essential characteristics of a ship of that period are in evidence, including the Great Cabin, the lofty poop, fighting tops, the lateen rigged mizzen, the whip staff and high forecastle.

The Arbella completes the picture of early settlement, providing information on the methods of that romantic period of voyaging.

The Village is located in Forest River Park, one block east of the Salem Teachers' College at the junction of Route 1A and Route 129. Boston and Maine trains to Salem connect with busses.

ADMISSION TO VILLAGE 25c
CHILDREN, 15c

SALEM PARK DEPARTMENT

The Pioneers' Village

Salem, Massachusetts

A REPRODUCTION OF THE SETTLEMENT IN THE
WILDERNESS THAT WAS SALEM IN 1630.

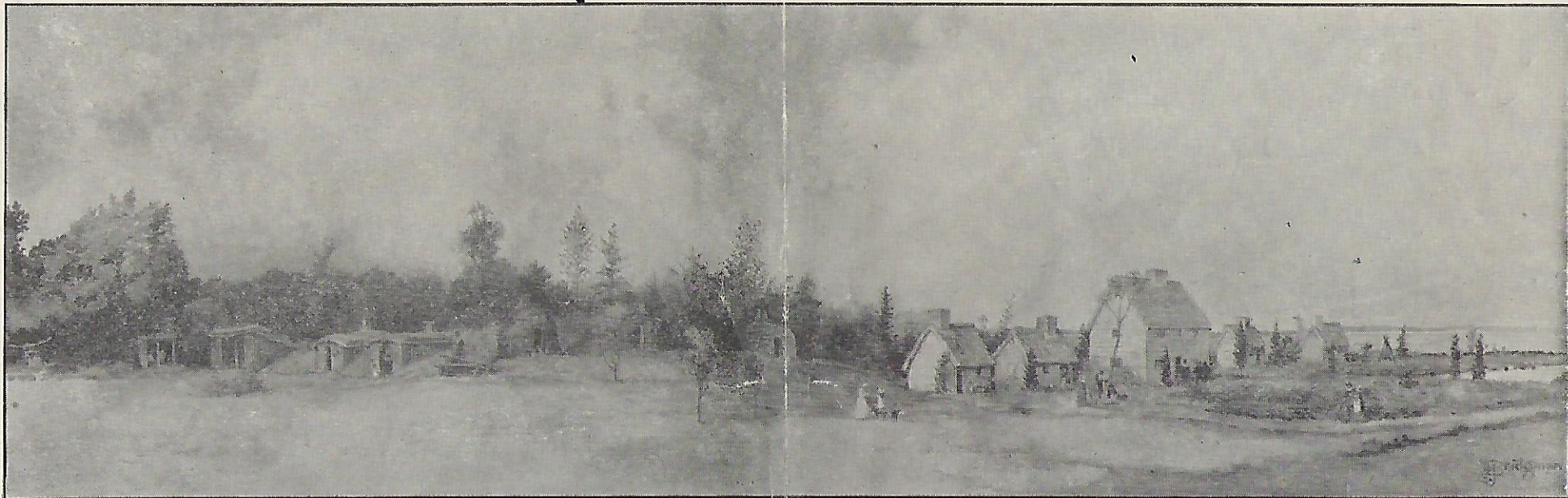


Salt Works and Arbella House

"Actually worth a library of volumes on early settlement," is the opinion of a professor of American history.

Calvin Coolidge in 1931, writing of his visit to the Village and the hardihood of the pioneers said, "It would be wholesome to think more of these things. It would reduce complaint and increase contentment."

OPEN DAILY UNTIL DUSK



Panoramic view of Pioneer's Village reproducing Salem in 1630, four years after Roger Conant and the Old Planters had established themselves here in 1626 and two years after the arrival of John Endecott, governor and agent of the English syndicate which had purchased the land from the Plymouth Company.

The Village was established in 1930 by the City of Salem and citizens of Salem as Salem's contribution to the observance of the 300th anniversary of the founding of Massachusetts and the arrival of Gov. Winthrop in 1630 with the royal charter under Charles I.

It presents a complete and faithful picture of domestic life in New England three centuries ago.

Nowhere else in the country can be seen the types of homes built by the first settlers; how they built them and furnished them; how they dressed; how they supplied their needs in the wilderness and laid the foundation of a great commonwealth.

Here are the sod-roofed dugouts of palisaded logs and bark covered wigwams—types of shelters first built while the slow work of hewing timber and sawing it in the log pit for more permanent construction went on.

Here are the pine cottages, thatch-roofed, with catted chimneys of logs and clay and deep fireplaces, typical of the homes they left in England.

Here is "the governor's fayre house" so described by Rev. Francis Higginson in letters to England, and representing the earliest type of architecture of the better kind in New England. And in its dooryard is a typical Puritan garden, where only plants useful in cooking or medicine were encouraged, and bloom was of secondary importance.

Within these homes are the furnishings, cooking utensils and few comforts that served the needs of these hardy pioneers.

About the Village are the evidences of their industries—the apparatus for salt making; the pit for log sawing; the forge; the fish flakes; the brick kiln.

The pillory and stocks, required by law in Massachusetts settlements, stand in the Village square.

Photographs of Camp Naumkeag Site











Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SAL.IN
Historic Name:	Camp Naumkeag
Common Name:	Salem Health Camp
Address:	
City/Town:	Salem
Village/Neighborhood:	Salem Willows
Local No:	42-102
Year Constructed:	
Architect(s):	
Architectural Style(s):	
Use(s):	Camp; Other Medical
Significance:	Architecture; Community Planning; Health Medicine; Recreation
Area(s):	
Designation(s):	
Building Materials(s):	



The Massachusetts Historical Commission (MHC) has converted this paper record to digital format as part of ongoing projects to scan records of the Inventory of Historic Assets of the Commonwealth and National Register of Historic Places nominations for Massachusetts. Efforts are ongoing and not all inventory or National Register records related to this resource may be available in digital format at this time.

The MACRIS database and scanned files are highly dynamic; new information is added daily and both database records and related scanned files may be updated as new information is incorporated into MHC files. Users should note that there may be a considerable lag time between the receipt of new or updated records by MHC and the appearance of related information in MACRIS. Users should also note that not all source materials for the MACRIS database are made available as scanned images. Users may consult the records, files and maps available in MHC's public research area at its offices at the State Archives Building, 220 Morrissey Boulevard, Boston, open M-F, 9-5.

Users of this digital material acknowledge that they have read and understood the MACRIS Information and Disclaimer (<http://mhc-macris.net/macrisdisclaimer.htm>)

Data available via the MACRIS web interface, and associated scanned files are for information purposes only. THE ACT OF CHECKING THIS DATABASE AND ASSOCIATED SCANNED FILES DOES NOT SUBSTITUTE FOR COMPLIANCE WITH APPLICABLE LOCAL, STATE OR FEDERAL LAWS AND REGULATIONS. IF YOU ARE REPRESENTING A DEVELOPER AND/OR A PROPOSED PROJECT THAT WILL REQUIRE A PERMIT, LICENSE OR FUNDING FROM ANY STATE OR FEDERAL AGENCY YOU MUST SUBMIT A PROJECT NOTIFICATION FORM TO MHC FOR MHC'S REVIEW AND COMMENT. You can obtain a copy of a PNF through the MHC web site (www.sec.state.ma.us/mhc) under the subject heading "MHC Forms."

Commonwealth of Massachusetts
Massachusetts Historical Commission
220 Morrissey Boulevard, Boston, Massachusetts 02125
www.sec.state.ma.us/mhc

This file was accessed on: Tuesday, October 25, 2016 at 10:10 AM

FORM A - AREA

Assessor's Sheets

USGS Quad

Area Letter

Form Numbers in Area

42-102

Salem

IN

3886-3889

Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, Massachusetts 02125

3886



85 MEMORIAL DRIVE - SAL. 3886

Town: Salem

Place (neighborhood or village): Salem Willows

Name of Area: Camp Naumkeag

Present Use: Recreational

Construction Dates or Period: by 1932

Overall Condition: good

Major Intrusions and Alterations: removal of
two small buildings

Acreage: 2.2 acres

Recorded by: Lisa Mausolf

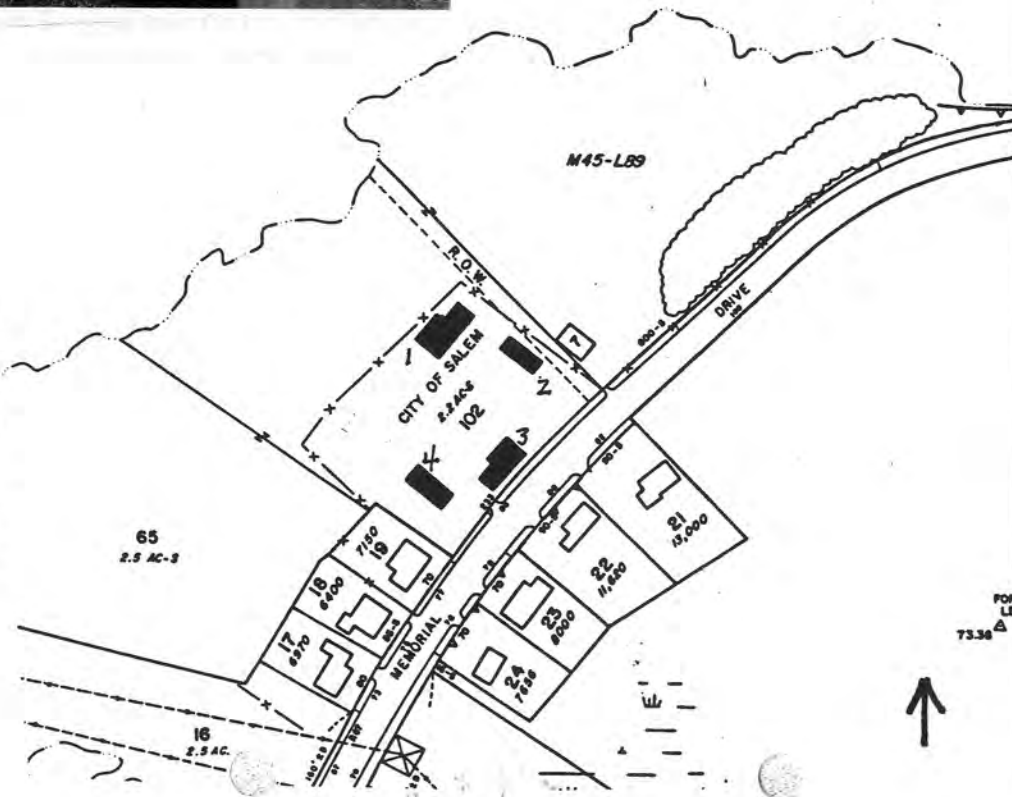
Organization: Salem Planning Department

Date (month/year): June 1998

RECEIVED

SEP 30 1998

MASS. HIST. COMM



AREA FORM (Camp Naumkeag)

ARCHITECTURAL DESCRIPTION

Describe architectural, structural and landscape features and evaluate in terms of other areas within the community.

Camp Naumkeag is a group of four wood-frame buildings located on the waterfront at Salem Neck, just west of Salem Willows. The site is accessed from Memorial Drive by a paved driveway to the west of the Men's Cabin with a parking area up the hill at the western corner of the property. The area between the Ladies Cabin and the Lodge is enclosed by a picket fence. The property is largely open with vegetation consisting primarily of grass, punctuated by rock outcroppings. There is a flagpole and two concrete outdoor grills. The high point of the property is located in front of the Cottage - from this point the terrain descends to the road at the south end and to the sandy beach at the north end. A volleyball court is located to the south of the Men's Cabin.

The four buildings face each other roughly at right angles, forming a grassy, interior courtyard. The largest of the four buildings on the property is the Cottage (#1, MHC.3886), a single-story residence connected to a large open eating area, capped by a hip roof, on the southwest end. A screened porch projects from the east gable end of the cottage. Fenestration consists primarily of 6/6 sash, an additional casement window is a recent addition. Doors include wooden doors with five horizontal panels. The roof of the adjacent eating area is supported by pairs of 2 x 4's above a wooden deck with simple stick balusters. This building served as the residence of the camp director and as the nurse's residence during the health camp years.

To the east of the Cottage is the Men's Cabin (#2, MHC.3887), a single-story building sheathed in shiplap siding and capped by an asphalt roof. The building is oriented with its gable end, displaying close eaves, facing the Cottage. Entrances are centered on the north and west elevation, which respectively contain a vertical board door and a half-glass door. The walls are punctuated by square screened openings which are fitted with shutters for the winter.

To the southwest of the Men's Cabin is the Lodge (#3, MHC.3888), a long, single-story building set at right angles with its southeast elevation facing Memorial Drive. It is sheathed in shiplap siding. Rising from the asphalt roof is a brick, off-ridge chimney. Much of the northwest elevation is spanned by a three-bay porch supported by plain posts. The east end of the building displays screened openings while the west end is lit by 6/6 windows. This building has always served as a kitchen/dining hall for the camp. On June 15, 1981, the Lodge was dedicated in memory of Madelyn Le Brun.

The last of the four buildings is the Women's Cabin (#4, MHC.3889), which faces the Men's Cabin and is nearly identical in its detailing. Like the other building, this functioned as a bunkhouse with two toilets.

Several additional camp buildings which were once here have been removed. These include another cottage on the hill, under the tree, and a small office building.

☐ Recommended as a National Register District. *If checked, you must attach a completed National Register Criteria Statement form.*

INVENTORY FORM CONTINUATION SHEET

Town
Salem

^{SAL. IN}
Property Address
85 Memorial Drive
Area(s) Form No.

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

IN	
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HISTORICAL NARRATIVE

Explain historical development of the area. Discuss how this area relates to the historical development of the community.

The history of Camp Naumkeag dates back to 1910 when the property was used as a tuberculosis day camp. On May 7, 1910 over \$3,000 was realized for the work of the camp by the sale of a special edition of the Salem Evening News. The 1913 City Documents indicate that the camp, located on the bluff overlooking Horseshoe Beach, was run from June to October by the Committee for the Prevention of Tuberculosis. Dinners were furnished by the Health Department.

The original buildings were reportedly destroyed by fire during a severe thunderstorm in the early 1930s. The present Camp Naumkeag was completed prior to 1932. The camp continued to be operated by the Salem Association for the Prevention of Tuberculosis. An average of 2,000 meals were provided to the Day Camp from the nearby Hospital.

In 1934 the facility was known as the Salem Health Camp. From 1944 until 1946 it was used by the Carpenter Street Home for Children. In 1946 the buildings were purchased by the Rotary Club on behalf of the Salem Girl Scouts, with the land being owned by the City of Salem. The Girl Scouts paid the City \$1.00/year for the use of the land. In 1964 the Girl Scouts organization decided it no longer wanted Camp Naumkeag and a non-profit group known as Naumkeag Associates, Inc. was formed to keep the facility open for the youth of Salem. Today, it is rented out to various members during the summer and fall.

To the east of Camp Naumkeag is a small fenced playground established in 1960 for the sole use of the exceptional children of the city.

BIBLIOGRAPHY and/or REFERENCES

Naumkeag Associates, Inc. Brochure on Camp Naumkeag: History and Purpose, (no date).
Salem City Directory, 1910-1915.
Salem City Documents, 1910-1960.

INVENTORY FORM CONTINUATION SHEET

Town
SalemSAL. IN
Property Address
85 Memorial Drive
Area(s) Form No.Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

IN	
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Camp Naumkeag
Data Sheet

Map #	MHC #	Resource/Historic Name	Date
1	3886	The Cottage	by 1932
2	3887	Men's Cabin	by 1932
3	3888	The Lodge	by 1932
4	3889	Women's Cabin	by 1932

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Town
Salem

SAL. IN
Property Address
85 Memorial Drive
Area(s) Form No.

IN	
----	--



Men's
Cabin
3867



The Lodge
3888

INVENTORY FORM CONTINUATION SHEET

Massachusetts Historical Commission
Massachusetts Archives Building
220 Morrissey Boulevard
Boston, Massachusetts 02125

Town
Salem

SAL IN
Property Address
85 Memorial Drive
Area(s) Form No.

IN	
----	--



Women's
Cabin
3889



Lodge
+
Women's
Cabin

Massachusetts Cultural Resource Information System

Scanned Record Cover Page

Inventory No:	SAL.GM
Historic Name:	Pioneer Village
Common Name:	
Address:	
City/Town:	Salem
Village/Neighborhood:	South Salem
Local No:	
Year Constructed:	
Architect(s):	
Architectural Style(s):	
Use(s):	Museum; Other Institutional
Significance:	Architecture; Education
Area(s):	
Designation(s):	
Building Materials(s):	



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This file was accessed on: Tuesday, October 25, 2016 at 10:11 AM

GM

FORM A - AREA

Area Letter

Forms in this area

MASSACHUSETTS HISTORICAL COMMISSION
80 BOYLESTON STREET, BOSTON, MA 02116

Photographs

Town **SALEM**

Name of Area **Pioneer Village**

Present Use **Outdoor Museum**

General Date or Period **1930**

General Condition **Good**

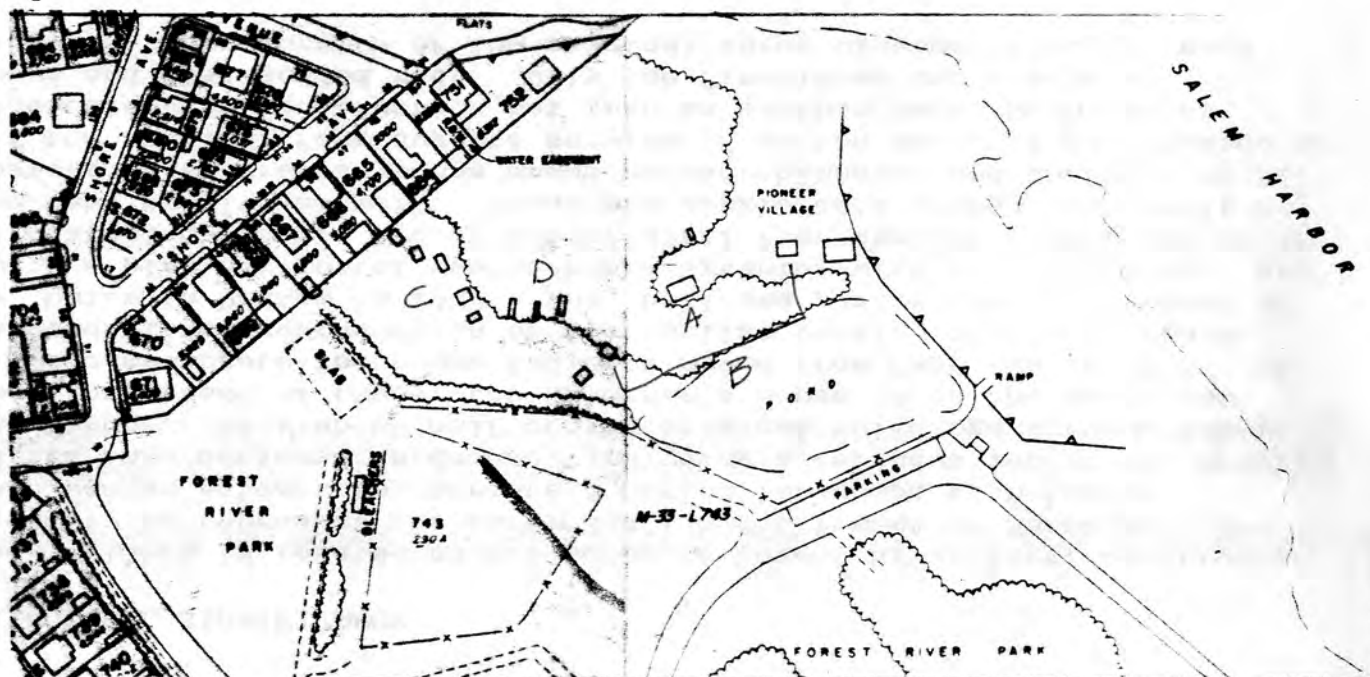
Acreage **3.5 acres**

Recorded by **Claire Dempsey**

Organization **Salem Planning Dept.**

Date **October 1988**

Sketch Map



UTM REFERENCE **19.345000.4707650**

USGS QUADRANGLE **Salem, MA**

SCALE **1:25,000**

NATIONAL REGISTER CRITERIA STATEMENT

Pioneer Village does not retain sufficient integrity to be eligible to the National Register of Historic Places.

ARCHITECTURAL SIGNIFICANCE

Pioneer Village is located on 3.5 acres of Forest River Park, constructed by the City to represent the early English settlement at Naumkeag. The Village was an attempt to recreate a period landscape with twelve buildings in a designed landscape, including a reproduction of the Arbella in the Harbor. Only about half of the original buildings survive today. The most prominent of these, the Governor's House (A on the map), was built to commemorate the house Endicott moved from Cape Ann in 1628. It is a generalized reproduction of the earliest portion of the Fairbanks House, built in Dedham in 1636. The hall and parlor house is framed of oak with a pine horizontal weatherboard exterior with a shingled roof and brick central chimney. Two of the original four smaller framed houses (B on the map) survive as well. These are single cell houses with smaller dimensioned pine frames, stone based catted chimneys, and thatched roofs. Two of the original four dugouts survive (C on the map), of pallosadoed of perpendicular log construction set into an earthen bank, with catted chimneys and flat sodded roof. Only the fireplaces and a single bent-branch frame survive of the original three wigwams (D on the map).

HISTORICAL SIGNIFICANCE

In 1930, in celebration of the Massachusetts Tercentenary, the City of Salem built Pioneer Village in Forest River Park in South Salem. As the location of the early Naumkeag settlement, the City was mindful of its key role in the formative years of the Massachusetts Bay Colony. The Tercentenary Commission planned the recreation of this English settlement established by Roger Conant in 1626 and joined by John Endicott in 1628, as it appeared during the first landing of John Winthrop's fleet in 1630.

The Village and the pageants and re-enactments held there were key to the Salem festivities. To accomplish the reconstruction a portion of the park was relandscaped and furnished with period reproduction buildings, furniture, and costumed interpreters. A pond with two islands was created to simulate the Mill Pond, fed by a spring and brook. Twelve buildings were arranged near it in three clusters. Only one of these, the Ruck House, was old, moved from the site of the newly constructed Post Office. Five reproduction English framed houses were constructed in a row set back from the pond. On a rise to the north and west of these, three conjectural contact-period wigwams were added, and still further four "dugouts" to imitate those built during the first season of settlement. The surviving portions of these buildings are described in the section ARCHITECTURAL SIGNIFICANCE. Surrounding these a group of workplaces illustrated pitsawing, saltmaking, blacksmithing, brickmaking, carpentry, and fish drying, as well as period punishments in stocks and pillory.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

SALEM

Form No:

GM

Property Name: Pioneer Village

Indicate each item on inventory form which is being continued below.

PIONEER VILLAGE, FOREST RIVER PARK

HISTORICAL SIGNIFICANCE CONT'D.

Finally over two thousand trees, shrubs and vines and nearly that number of herbaceous plants were added to recreate a period landscape. On 12 June 1930 a pageant in thirty episodes illustrated daily life and work in the colony and the arrival of the ship Arbella. Intended to last only through the year the Village was never dismantled and much remains today inspite of long periods of neglect.

The isolated location of the park brought vandalism and loss. The reproduction Arbella was severely damaged in a hurricane in 1954 and subsequently burned by the City. The Ruck House burned in the 1960s and a simple frame structure was reconstructed in its place to serve as a visitor center, intended to blend with the other structures rather than to reproduce a specific building. Two of the small frame structures burned, one in the 1960s and another a decade later. One was replaced by a similar but not reproduction building. The times of the losses of the wigwams and the blacksmith and animal dugouts are not currently known. In recent years the Village has been reactivated and some additional reconstruction undertaken. The existing wigwam frame has been covered in bark to resemble one of the originals. The small frame houses were re-thatched. The last missing small framed house was replaced with a similarly scaled house, but one that reflects a contemporary reconstruction of a 17th century building rather than of its immediate 1930 predecessor.

George Francis Dow, Rose Briggs and Donald Miller acted as advisors to the reconstruction, arrangement, and furnishing of the Village. Dow is the best known of these, closely associated with research on colonial New England in his position as secretary of the Essex Institute between 1898 and 1918 and as editor and museum director at the Society for the Preservation of New England Antiquities between 1920 and his death in 1936. His expertise in the material life of seventeenth century Essex County was demonstrated through his restoration of the Parson Capen House in 1895 and the relocation and restoration of the John Ward House in 1912. It appears that Dow conducted research into period sources, locating descriptions of the early settlement, and directed the construction of the most accurate reproductions possible. Briggs, of Pilgrim Hall in Plymouth, was responsible for the design of the costumes, which survive at the Essex Institute.

Donald Macdonald-Millar is less well-known. Born in Nashville in 1884, he worked first in an architect's office there before attending the General Theological Seminary in New York and being ordained an Episcopal

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community:

SALEM

Form No:

GM

Property Name: Pioneer Village

Indicate each item on inventory form which is being continued below.

PIONEER VILLAGE, FOREST RIVER PARK

HISTORICAL SIGNIFICANCE, CONT'D.

priest. An advocational student of historic architecture, Macdonald-Millar was an early member of S.P.N.E.A., and friend of Dow, Harry Deane, and William Sumner Appleton. He conducted some of the earliest field work on New England architecture and his drawings are on file at S.P.N.E.A. Among them are drawings for the Governor's House for Pioneer Village.

BIBLIOGRAPHY and/or REFERENCES

Cummings, Abbott Lowell, personal communication.

Farnum, Anne, "George Francis Dow: A Career in Bringing the 'picturesque traditions of sleeping generations' to Life in the Early Twentieth Century," Essex Institute Historical Collections 121:77- (1985).

Lancaster, Clay, "Obituary of Donald Macdonald-Millar," Newsletter, the Society of Architectural Historians, XVII, 3 (June, 1973).

Massachusetts Bay Tercentenary Guide to Salem, 1930.

Tolles, Bryant F., Jr. Architecture in Salem: An Illustrated Guide. Salem: Essex Institute, 1983.

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

SAL. GM 4 of 6

Community:

SALAM

Form No:

GM

Property Name: Pioneer Village

Indicate each item on inventory form which is being continued below.



Pioneer Village -
Governor's House



Pioneer Village -
New Construction

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

SAL. 6M

Community:

SALEM

SAC

Form No:

6M

Property Name: Pioneer Village

Indicate each item on inventory form which is being continued below.



Pioneer Village -
New House



Pioneer Village -
Original House &
Replacement
Visitors Center

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

SAL. GM

60FG

Community:

SAL. GM

Form No:

GM

Property Name: Pioneer Village

Indicate each item on inventory form which is being continued below.



Pioneer Village -
Dugouts
(2 replacements +
2 originals)



Pioneer Village -
Wigwams
(new frame + new
cover on old frame)

SAL. GM



16 PIONEER VILLAGE
(1630) — A realistic picture of the earlier Salem, reproducing the buildings the early settlers erected; Pioneer Industries — pillory, stocks, etc.

ATURE SURVEY
ORICAL COMMISSION
State House, Boston

rically significant to:
wealth Nation

al connection with the
e also reverse side)

ommerce/Industry
ence/Invention
vel/Communication
itary Affairs
igion/Philosophy
ans

elopment of Town/City

nt Good Fair Deteriorated Moved Altered

to area: Great Little None SITE endangered by

2. Town

Street

Name

Original Use

Present Use

Present Owner

Date 1630 Style

Source of Date

Architect

4. DESCRIPTION

FOUNDATION/BASEMENT: High Regular Low Material:

WALL COVER: Wood Brick Stone Other

STORIES: 1 2 3 4 CHIMNEYS: 1 2 3 4 Center End Cluster Elaborate Irregular

ATTACHMENTS: Wings Ell Shed Dependency Simple/Complex

PORCHES: 1 2 3 4 Portico Balcony Recessed

ROOF: Ridge Gambrel Flat Hip Mansard
Tower Cupola Dormer windows Balustrade Grillwork

FACADE: Gable End: Front/Side Symmetrical/Asymmetrical Simple/Complex Ornament

Entrance: Front/Side Centered Double Features:

Windows: Spacing: Regular/Irregular Identical/Varied

Corners: Plain Pilasters Quoins Obscured

OUTBUILDINGS

LANDSCAPING

5. Indicate location of structure on map below

6. Footage of structure from street

Property has feet frontage on street

Recorder

For

Photo

E-05 258-1-147

NOTE: Recorder should obtain written permission from Commission or sponsoring organization before using this form. (See Reverse Side)

FOR USE WITH IMPORTANT STRUCTURES (Indicate any interior features of note)

Fireplace

Stairway

Other

GIVE A BRIEF DESCRIPTION OF HISTORIC IMPORTANCE OF SITE (Refer and elaborate on theme circled on front of form)

REFERENCE (Where was this information obtained? What book, records, etc.)

BIBLIOGRAPHY

Original Owner:

Deed Information: Book Number Page Registry of Deeds

Community: Salem, MA
SAL GM

CLGC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received: December 24, 1986

Date Reviewed: January 21, 1987

Type: Individual District (Attach map indicating boundaries)

Name: Pioneer Village

Inventory Form: GM

Address: Forest River Park

Action: Honor ITC Grant CLGC initiated Other:

INDIVIDUAL PROPERTIES

- ☒ Eligible
☐ Eligible, also in district
☐ Eligible only in district
☐ Ineligible
☐ More information needed

DISTRICTS

- ☐ Eligible
☐ Ineligible
☐ More information needed

CRITERIA:

LEVEL:

(A)

B

(C)

D

Local

(State)

National

STATEMENT OF SIGNIFICANCE by Debra Hilbert, for Salem Historical Commission.
(Refer to criteria cited above in statement of significance. If more information is needed, use space to describe what is needed to finish eligibility opinion.)

As architectural historian Bryant Tolles has described:

Under the direction of historian George Francis Dow, Pioneer Village was built in 1930 for the Massachusetts Bay Tercentenary and commemorates the arrival of Gov. John Winthrop, his ship Arbella, and the Charles I charter to the New World. Situated on city park land on Salem Harbor, the village is a conjectural recreation of the wilderness settlement of Salem during its first years. At the same time it provides a more general picture of what architecture and domestic life were like in all of New England's primitive, 17th-century seacoast communities. Only at Plimouth Plantation (founded in 1947) is it possible to view similar replica structures in an appropriate historic setting (Architecture in Salem, p. 246).

Pioneer Village's historical significance rests with the fact that it is one of the very few surviving sites associated with the Commonwealth's Tercentenary and the only one in Salem. Also, it is one of the earliest open air living history museums in the country and one of the few municipally owned museums of its type for a city of Salem's size. During the 1930s, Pioneer Village caught the nation's attention for its overall accuracy and was used for study by colleges and schools.

Use reverse if necessary.

MHC STAFF OPINION

Date Received:

Date Reviewed:

Opinion: Concur Disagree More information needed

See Reverse for Comments

Pioneer Village is architecturally significant for the high quality of the design and construction and the well-known architects and historians who worked at the site. The structures were authentically replicated with original tools, reconstruction methods, and materials. All wood, reed, and building materials were of native origin. All iron-work was forged by hand and all mortar and lime were made locally.

George Francis Dow, architect-in-chief, was a renowned antiquarian who was instrumental in the restoration/preservation of many early colonial homes. Dow worked together with Donald MacDonald-Millar of New York, who was associated with the restoration of Williamsburg in 1926, and Harlan P. Kelsay, a landscape architect of national reputation, who adapted the site to the colonial period through the use of trees, shrubs, and gardens.

Nowhere else can one find the progression of housing from palisado dugouts to a 4-room post and beam "Governor's House." As Tolles explains:

Contained in the village are representative reconstructions of dwellings and outbuildings believed to have been erected from c. 1628 to c. 1630. The earliest of these, derived from local Indian shelters, are three palisaded-log, sod-roofed dugouts, and three "wigwams" made of bent-pole frames, lashed together and covered with bark slabs, sailcloth, or thatched mats, but improved with English-style wooden doors and fireplaces. In his replica village Dow also included four small one-story cottages, roofed with thatch, walled with pine weather boarding (with nogging) or wattle and daub, and equipped with brick or "catted" (log and clay) chimneys. Dominating this entire group is the two-storied "Governor's Fayre House," an interpretation of Gov. John Endecott's 1630 dwelling moved from Cape Ann--roofed with large hand-hewn wood shingles, it has brick chimney and external walls faced with wide flush boards and penetrated by diamond-paned casement windows (Architecture in Salem, p. 247).

Upon review, the Salem Historical Commission determined that Pioneer Village was eligible for the National Register based on Criteria A and C. The site meets Criterion A for its associations with the Commonwealth's Tercentenary, the early development of outdoor museums, and the beginnings of an interest in the early 20th century of accurately restoring or recreating 17th century building types. Criterion C was chosen because of the distinctive style of the structures (20th century recreations of 17th century buildings), the craftsmanship used in their construction, and the architects and historians associated with the project.

Community: SALEM

CLGC OPINION: ELIGIBILITY FOR NATIONAL REGISTER

Date Received:

Date Reviewed

Type: Individual

☒ District

Name: Pioneer Village

Inventory Form:

Address: Forest River Park

Action: Honor ITC Grant CLGC initiated Other

INDIVIDUAL PROPERTIES

DISTRICTS

☐ Eligible
☐ Eligible, also in district
☐ Eligible only in district
☐ Ineligible
☐ More information needed

☐ Eligible
☒ Ineligible
☐ More information needed

CRITERIA: A B C D

LEVEL: Local State National

STATEMENT OF SIGNIFICANCE by Claire Dempsey for Salem Planning Dept.

Pioneer Village does not retain sufficient integrity to be eligible for the National Register of Historic Places. Built as a temporary exhibit for the Commonwealth's Tercentenary, as many as half of the original structures have not survived the intervening 58 years. The City of Salem has recently improved maintenance and security at the Village and a supervisory committee has undertaken the replacement of fabric and the development of an interpretive plan.

MHC STAFF OPINION

Date Received:

Date Reviewed: 10/18/89

Opinion:

Concur

Disagree

More information needed

See Reverse for Comments



March 31, 2017

Tracy Adamski
Senior Planner, Associate
Tighe & Bond
53 South Hampton Road
Westfield, MA 01085

PURPOSE:

MDA conducted on-site building evaluations of the five structures located at Camp Naumkeag in Salem, MA in November of 2016 for the purpose of determining the structures suitability for adaptive reuse and or continued operation as a day camp sub-let by the City for recreational activities.

Evaluation consisted of a visible assessment of the structures physical attributes including, building size, construction, materials, condition, handicapped accessibility and ability to be repurposed for similar use. The evaluation was conducted by a registered architect during the off season.

The results along with a general condition assessment are contained in each buildings individual report which also includes pertinent photographs and a floor diagram. Each structure was measured and drawn in plan for the purpose of illustrating the overall layout and has been provided for reference.

This summary consolidates the findings of the individual building reports and offers additional information and considerations used in the determination.

FINDINGS:

It should be noted that, most of the deficiencies pertain to the four older wood framed structures. As the lower restroom building is constructed of CMU and was built after the other structures and is the result of newer codes it is in substantially better condition and subsequently has fewer deficiencies listed in findings below.

Use Group and Egress: The property has been utilized as a day camp and four of the buildings appear to have areas specifically for group activities. Depending on how these spaces are actually utilized, they could fall under one of two likely use groups.

1. A-3: Assembly (Recreation)
2. E: Education

The use group classification in both cases is permitted in the buildings with respect to size and construction type. Potential issues arise if the spaces are classified as A-3 and a 5 square foot per occupant standing floor allowance is assigned to the 450 - 570 square foot activity areas.

This designation and would result in a possible occupancy of 90 - 114 in those areas alone. While not likely, it is possible and would require the architect to design for this number of occupants for purposes of egress. Any number of occupants exceeding 49 for either use group would require two separate, out-swinging and remote means of egress from the building. At present, none of the four would meet code.

Should the use group be classified as E it would result in the occupancy being 20 – 29, as such the spaces would meet the requirements for a single means of egress. This is our opinion is the more sensible scenario for the buildings.

In all cases the existing egress doors swing in, lack the minimum 32" net clear width and do not have adequate hardware for egress. In addition, due to the seasonal nature of the current use, all the doors are secured from the outside using pad locks, which is prohibited by code as it is a potential impediment to egress.

Foundations: Only one of the four wood framed buildings appear to have an actual (or partial) below grade concrete foundation. The other structures appear to rest on or slightly below grade. In all but one case, the foundations and their associated unreinforced CMU piers are inadequate with respect to lateral support, have unrestrained connections to the buildings structural beams and are likely subject to differential settlement.

With limited or no physical connections tying the structure to the piers these buildings lack the basic hold down anchoring requirements of a common residence. As they are elevated on piers and adjacent to the coast these buildings are subject to a higher probability of damage in a severe wind event.

Any meaningful undertaking to improve the buildings would require the foundations be replaced in order to meet current codes.

Building Construction: The structures were designed and built using methods conducive to seasonal operation and lack structural sheathing, insulation and vapor barriers. Both the wood siding and flooring are fastened directly to the wall studs and floor joists respectively. No plywood or plank sheathing is present. Proximity of wood construction and or siding to grade has resulted in rot and failure in several locations.

Lack of ceiling joists have resulted in roof deflection and in a rotational moment being exerted on the exterior walls, pushing them out. In at least one case the ridge has split under the weight of the roof as the rafters push out and subsequently pull down and away from it.

Roof covering on all buildings is a standard three tab asphalt shingle type. In all cases the shingles are near or beyond their life expectancy, showing various degrees of delamination. It is unlikely any of the buildings have ice and water shield where required by code.

Interior finishes are either nonexistent or dated and in poor condition. Restrooms have painted porous baseboards and toilet partitions. Mold was evident on the drywall in one restroom.

Utilities: The utilities are undersized for almost anything other than the facilities current use. The four wood framed buildings share a single 200 AMP service, which is equivalent to that of a large residence. The lower restroom has a separate electric service of approximately 90 amps, which is adequate.

Water service is centralized and distributed below ground and is split between the four, in a small service box which lacks both a meter and backflow prevention. Water service to the lower restroom is again separate however it also lacks a meter and backflow prevention.

Sanitary service runs above grade in several areas and is subject to frost heaving. Potable water and toilets must be drained seasonally as the nature of a raised structure offers no protection from pipe freezing. The two wooden framed structures that have public restrooms do not have a means to provide hot water.

Only the caretaker's building has liquid propane available. No natural gas or oil is present on site.

Life safety: Most of the buildings have smoke detector coverage and some level of emergency lighting, however they lack illuminated exit signs, exterior egress lighting and overall general interior illumination is poor. The buildings are below the threshold for fire alarm and sprinkler requirements with respect to size.

Handicapped Accessibility: All four wooden framed buildings are elevated and have ramps within the accepted slope range for accessibility however; they lack compliant handrails, landings and entrance doors. Likewise the stairs have open risers with irregular heights and noncompliant handrails. Both the stairs and ramps lack proper footings and are of an age and condition making them unworthy code compliant repairs.

Once inside the generally open areas of the buildings interiors are accessible. Within the two wood framed facilities containing restrooms, an attempt was made to provide accessible accommodations. While the overall stall width is appropriate, there are no grab bars and accessories are not mounted within acceptable heights or reach. In addition, there are only curtains in place of doors, offering no secure privacy for occupants.

One of the two lavatories in each of the restrooms has an appropriate amount of under counter wheelchair space but lacks lever faucets and drain insulation. Restrooms could be modified to provide accessibility.

The lower restroom building activity area is fully accessible as the entrance is at grade and the door meets the necessary width and approach requirements. The restrooms are undersized and fixtures do not have compliant dimensional offsets from walls or each other. In addition, the rear wall grab bars are missing. Restrooms could be modified to provide accessibility but would require the removal and reconstruction of CMU walls to do so.

DETERMINATION:

With respect to the four wooden framed buildings, their condition, construction and number of modifications required to bring them up to current building codes greatly reduces their ability to serve alternate uses. It is our opinion that the cost and effort required to rehabilitate the structures would exceed their value once completed and therefore it is not recommended that these buildings be repurposed for a different occupancy. If site development is being considered the four wooden framed buildings should be razed.

The lower restroom building can be rehabilitated for reuse with relative ease and at modest expense.

Best regards,
Joseph A. DeLuca, RA, NCARB
Principal architect



BUILDING SURVEY REPORT

REPORT DATE

12/27/2016

BUILDING LOCATION

Caretakers Building (Building #1)
85 Memorial Drive
Salem, MA 01970

PREPARED FOR

Tighe & Bond
53 South Hampton Road
Westfield, MA 01085

PREPARED BY

Millennium Design Associates, Inc
1599 Washington Street
Suite 1A
Braintree, MA 02182
781.843.9400

www.MDAarchitecture.com

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GENERAL BUILDING SUMMARY

Comments: *The subject building is a single story wood framed seasonal residence 23 feet long by 22 feet wide built in a conventional residential platform framing style. It is attached to a 34' x 34' covered dining structure. Both structures sit on piers of unreinforced concrete blocks that act as the foundation. Foundation depth could not be verified, however it is not uncommon for older structures to sit upon or go slightly below grade and not to the proper depth to prevent frost heaving.*

The structure, finish and utilities are provided to an extent than would be adequate for seasonal occupancy. Due to the elevation of the structure the plumbing is exposed and subject to freezing. In addition the structure is mostly non-insulated. An attempt to insulate a portion of the bed room and living area floor was made with fiberglass batts in the joist cavities however it is not intact in many areas. The structure could not be replaced today without significant code improvements being necessary.

The lack of structural sheathing throughout, in combination with framing members which are close to their nominal sizes in thickness and depth, suggest that this structure was built in the early half of the 20th century.

Overall condition of the structure is fair. The wood framing and siding of the residence is not contact with grade, however the exterior dining structures south end is. There is no discernible differential settlement, however the porch structure appears to racking towards the west.

BUILDING EXTERIOR

Comments: *Exterior wood siding is cove type clapboard commonly referred to as "Type #105" with a 5" exposure. The siding has been painted numerous times over the years. It is unknown if lead is present the paint. The exterior wood siding is fastened directly to the wood stud structure, no plywood sheathing is present.*

Siding rot is evident along the west side of the building. There has been an attempt to prevent access to the space below the structure using wooden lattice panels. The panels are in contact with the ground and have failed or been removed altogether in numerous areas, allowing access to the underside of the structure.

The roof is past its reasonable life expectancy and has badly delaminated.

BUILDING INTERIOR

Comments: *The interior is divided into four spaces a kitchen, living area, bathroom and bedroom. The kitchen has a sink, refrigerator, propane stove and dishwasher. All appliances are older and were not tested. The interior of the residence is finished with paneling and or laminate. The flooring, like the siding, is fastened directly to the structural framing, no sheathing is present. Ceiling finish is drywall with a textured finish.*

TENANT MEP F/P SYSTEMS

Comments: *There is electric base board heating in the main living area only, none is present in the bed room or bathroom. Cooling was provided by an in window AC unit. The water heater has been removed and only cold water is available to the lavatories. There is a functioning toilet exhaust present.*

BUILDING UTILITIES AND SYSTEMS

Comments: *Electricity, propane, telephone service, satellite tv, potable cold water and a sanitary service are present in the building.*

ADDITIONAL COMMENTS

Comments:

Building recommendations are based on a visual evaluation of the materials and systems. Note there may be instances where the portions of components and or system may not be visible or able to be verified.

RECOMMENDATIONS		
Architectural		
Building exterior		
Wall cladding	<i>Modification required</i>	Notes
Fenestration		
Doors	<i>Replacement required</i>	Notes
Storefront / Windows	<i>Replacement required</i>	Notes
Roof	<i>Replacement required</i>	Notes
Thermal / insulation	<i>Replacement required</i>	Notes
Lighting	<i>None existing</i>	Notes
Building interior		
Wall finishes	<i>Replacement required</i>	Notes
Floor finishes	<i>Modification required</i>	Notes
Ceiling finishes	<i>Modification required</i>	Notes
Lighting	<i>Suitable for reuse</i>	Notes
MEP		
Electrical	<i>Modification required</i>	Notes
Telephone	<i>Suitable for reuse</i>	Notes
HVAC	<i>Replacement required</i>	Notes
Water service	<i>Replacement required</i>	Notes
Sprinkler	<i>None existing</i>	Notes
Sanitary	<i>Modification required</i>	Notes
Natural gas	<i>Modification required</i>	Notes
Fire alarm	<i>Modification required</i>	Notes
Security	<i>None existing</i>	Notes
Comments: <i>Building is not recommended for adaptive reuse.</i>		

CONTACT INFORMATION			
Client			
Company name	<i>Tighe & Bond</i>		
Contact name	<i>Tracy Adamski</i>		
Job title	<i>Senior Planner, Associate</i>		
Street address	<i>53 South Hampton Road</i>		
City, State, Zip	<i>Westfield, MA 01085</i>		
Office Phone	<i>413.572.3256</i>	Mobile phone	
Email	<i>TJAdamski@tighebond.com</i>		
Landlord			
Company name	<i>City of Salem</i>		
Contact name			
Job title			
Street address	<i>85 Memorial Drive</i>		
City, State, Zip	<i>Salem, MA 01970</i>		
Office Phone		Mobile phone	<i>978.815.3152</i>
Email			
Building engineer			
Company name	<i>City of Salem - Winter Island Recreational Park</i>		
Contact name	<i>David Gilbert</i>		
Job title	<i>Park Manager</i>		
Street address	<i>50 Winter Island Road</i>		
City, State, Zip	<i>Salem, MA 01970</i>		
Office Phone	<i>978.745.9430</i>	Mobile phone	<i>978.815.3152</i>
Email	<i>dgilbert@salem.com</i>		
Real estate broker			
Company name			
Contact name			
Job title			
Street address			
City, State, Zip			
Office Phone		Mobile phone	
Email			
Survey Team			
Company name	<i>MDA</i>		
Contact name	<i>Joseph A DeLuca, RA</i>		
Contact name			
Company name			
Contact name			
Contact name			

OCCUPANCY, USE AND SIZE			
Occupancy status	Vacant		
Tenant aware of displacement	*		
Current use	Recreational		
Previous use	Recreational		
Operational utilities for survey	Yes		
Building / space survey availability	Full (All spaces)		
Space(s) not surveyed	☒ None or N/A	☐ Floor above	☐ Floor below
	☐ Basement	☐ Roof	☐ Utility room(s)
	☐ LL Common area	Other	*
Building / space type	Existing		
Building configuration	Stand alone		
Project located on floor(s)	1		
Building / space over all dimensions	L 23'-8	W 22'-4"	
Building / space square footage	528		
Number of floors in building	1	Building Height	12'
Comments: Building is used as the caretakers residence during the camps rental season.			

SITE ACCESS					
Primary street / road	None	Material	*	Cond.	*
Street name	*			Type	*
Traffic configuration	*			Spd limit	*
Street / road provides access to	*				
Curb cut	*	Material	*	Cond.	*
Sidewalk	*	Material	*	Cond.	*
Clear accessible path on to site	*	Width	*		
Signaled intersection	*	Distance from site	*		
Comments:					
Secondary street / road	None	Material	*	Cond.	*
Street name	*			Type	*
Traffic configuration	*			Spd. limit	*
Street / road provides access to	*				
Curb cut	*	Material	*	Cond.	*
Sidewalk	*	Material	*	Cond.	*
Clear accessible path on to site	*	Width	*		
Signaled intersection	*	Distance from site	*		
Comments:					

ON SITE PARKING AND ACCESS						
Parking lot	*	Material	*		Cond.	*
Curbing	*	Material	*		Cond.	*
Striping	*	Material	*		Cond.	*
Accessible pavement markings	*	Material	*		Cond.	*
Accessible signage	*	Type	*		Cond.	*
Car stops	*	Material	*		Cond.	*
Ponding evident	*	Location	*			
Parking lot lighting	*		Light type	*		
Parking stalls	*	Size	*	Number	*	
Accessible stalls - Car	*	Size	*	Number	*	
Accessible stalls - Van	*	Size	*	Number	*	
Accessible aisle - Car	*	Size	*	Number	*	
Accessible aisle - Van	*	Size	*	Number	*	
Comments:						
Sidewalk	None	Material	*		Cond.	*
Clear accessible path to building	No	Width	*			
Stairs	Yes	Material	Wood		Cond.	Poor
Stair location	Main entrance					
Riser and tread dimensions	Height	8"	Depth	11"	Total stair rise	36"
Number of risers / treads	Risers	5	Treads	4		
Railings present	Yes	Material	Wood		Cond.	Poor
Railings system type	Handrails on structure		Diameter	2 x 4 flat	Railing Height	36"
Accessible continuous handrails	No					
12" top extension	No	Tread depth + 12" bottom extension			No	
Landing	Yes	Material	Wood		Cond.	Fair
Dimensions	L 4'-0"	W 4'-2"	H	*		
Railings present	Yes	Material	Wood		Cond.	Fair
Railings system type	Handrails on structure		Diameter	2 x 4 flat	Railing Height	36"
Ramp	Yes	Material	Wood		Cond.	Fair
Dimensions	L 12--0"	W 4'-3"	H 15"	Total ramp rise	8"	
Accessible ramp slope	Yes					
Railings present	Yes	Material	Wood		Cond.	Fair
Railings system type	Handrails on structure		Diameter	2 x 4 flat	Railing Height	36"
12" top / bottom extension	No					
Loading area	*	Type	*			
Receiving door size	W *	H *	Door type	*		
Trash enclosure	None		Material	*		
Number of trash / recycle bins	*		Bin size	*		
Comments: Only the outdoor covered dining area is handicap accessible, the caretaker's building is not for numerous reasons including incorrect or noncompliant, accessible route, door hardware, door width, fixture height, room size and room configurations.						

EXTERIOR WALL CLADDING							
North wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Fair</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	
East wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Fair</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	
South wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Fair</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	
West wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Poor</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	

FENESTRATION						
North wall						
Door	Matl.	Steel	Sill / Head	0"- 78"	Cond.	Good
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
East wall						
Window, Operable - Noninsul.	Matl.	Wood	Sill / Head	34" / 78"	Cond.	Fair
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
South wall						
Door	Matl.	Wood	Sill / Head	0" - 78"	Cond.	Poor
Window, Operable - Noninsul.	Matl.	Wood	Sill / Head	34" / 78"	Cond.	Fair
*	Matl.	*	Sill / Head	*	Cond.	*
West wall						
Window, Operable - Noninsul.	Matl.	Wood	Sill / Head	50" / 80"	Cond.	Fair
Window, Operable - Insul.	Matl.	Vinyl	Sill / Head		Cond.	*
*	Matl.	*	Sill / Head		Cond.	*
Storefront / window frame color	*		Glazing color	*		
Door frame color	*		Glazing color	*		
Comments: Exterior wall cladding is "Type #105" cove topped clapboards. Windows are mostly true divided lite double hung wood windows with plate glazing.						

ROOF SYSTEM					
Roof					
Roof configuration	<i>Pitched</i>	Matl.	<i>Shingles - Asphalt</i>	Cond.	<i>Poor</i>
Roof edging	<i>Drip edge</i>	Matl.	<i>Aluminum</i>	Cond.	<i>Fair</i>
Drainage	<i>None</i>	Matl.	<i>*</i>	Cond.	<i>*</i>
Emergency / secondary drainage	<i>N/A</i>	Matl.	<i>*</i>	Cond.	<i>*</i>
Drain terminates at	<i>Grade</i>				
Ponding	<i>N/A</i>	Location	<i>*</i>		
Patching / repairs evident	<i>None</i>	Location	<i>*</i>		
Venting	<i>None</i>	Type	<i>*</i>		
Roof height					
Low point of	<i>Sloped roof</i>	<i>7'</i>	High point of	<i>Sloped roof</i>	<i>12'</i>

THERMAL / INSULATION					
Slab	<i>N/A</i>	Type	<i>*</i>	Cond.	<i>*</i>
Configuration	<i>*</i>		Thickness 1 <i>*</i>	Thickness 2	<i>*</i>
Vapor barrier	<i>*</i>	Material	<i>*</i>	Cond.	<i>*</i>
Floor	<i>Yes</i>	Type	<i>Fiberglass batts</i>	Cond.	<i>Poor</i>
Configuration	<i>In cavity</i>		Thickness 1 <i>6"</i>	Thickness 2	<i>*</i>
Vapor barrier	<i>*</i>	Material	<i>*</i>	Cond.	<i>*</i>
Walls	<i>None</i>	Type	<i>*</i>	Cond.	<i>*</i>
Configuration	<i>*</i>		Thickness 1 <i>*</i>	Thickness 2	<i>*</i>
Vapor barrier	<i>*</i>	Material	<i>*</i>	Cond.	<i>*</i>
Ceiling / Roof	<i>None</i>	Type	<i>*</i>	Cond.	<i>*</i>
Configuration	<i>*</i>		Thickness 1 <i>*</i>	Thickness 2	<i>*</i>
Vapor barrier	<i>*</i>	Type	<i>*</i>	Cond.	<i>*</i>
Comments: <i>Portions of the bedroom and living room floors have been insulated. The remainder of the structure does not appear to be insulated.</i>					

Refer to architectural floor diagram in the appendix for corresponding room designations.

BUILDING INTERIOR					
Room	Floor	Wall	Wall base	Ceiling	Clg height
KTCH	Wood	Laminate panels	None	GWB	SLP 7'- 11'
Cond.	Fair	Fair	*	Good	
Predominant lighting type		Incandescent	Mounting type	Surface	Cond. Fair
Emergency lighting type		*	Mounting type	*	Cond. *
Comments:					
LVG	Wood	Wood	Wood	GWB	SLP 7'- 11'
Cond.	Fair	Fair	Fair	Good	
Predominant lighting type		Fluorescent - Strip	Mounting type	Surface	Cond. Fair
Emergency lighting type		None	Mounting type	*	Cond. *
Comments:					
BTH	Carpet	Laminate panels	Wood	Plastic laminate	7'
Cond.	Poor	Fair	Fair	Poor	
Predominant lighting type		Incandescent	Mounting type	Surface	Cond. Fair
Emergency lighting type		*	Mounting type	*	Cond. *
Comments: Portions of the gwb have been removed in the area of the water heater closet, presumably due to roof leakage.					
BDRM	Wood	Wood	Wood	GWB	7'
Cond.	Fair	Fair	Fair	Poor	
Predominant lighting type		Incandescent	Mounting type	Surface	Cond. Fair
Emergency lighting type		*	Mounting type	*	Cond. *
Comments: There is evidence of roof leaking in this room in the southwest corner					
	*	*	*	*	*
Cond.	*	*	*	*	
Predominant lighting type		*	Mounting type	*	Cond. *
Emergency lighting type		*	Mounting type	*	Cond. *
Comments:					
	*	*	*	*	*
Cond.	*	*	*	*	
Predominant lighting type		*	Mounting type	*	Cond. *
Emergency lighting type		*	Mounting type	*	Cond. *
Comments:					

RESTROOMS					
Separate M / W public restrooms		<i>No</i>			
Unisex Rest Room				Cond.	<i>Poor</i>
Number of toilets / urinals	<i>1</i>	<i>None</i>	Number of lavs	<i>1</i>	
Accessible toilets / urinals	*	*	Accessible lavs	*	
Women's Room				Cond.	*
Number of toilets	*		Number of lavs	*	
Accessible toilets	*		Accessible lavs	*	
Men's Room				Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*	
Accessible toilets / urinals	*	*	Accessible lavs	*	
Separate M / W employee restrooms		<i>No</i>			
Unisex Rest Room				Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*	
Accessible toilets / urinals	*	*	Accessible lavs	*	
Women's Room				Cond.	*
Number of toilets	*		Number of lavs	*	
Accessible toilets	*		Accessible lavs	*	
Men's Room				Cond.	*
Number of toilets / urinals	*	*	Number of lavs		
Accessible toilets / urinals	*	*	Accessible lavs		
Comments: <i>Caretakers building has a single conventional non-accessible full bathroom.</i>					

BELOW GRADE AND RAISED FOUNDATION SYSTEMS					
Foundation	Yes				
Foundation system	Shallow - Pier tubes / footings				
Assembly type	Monolythic - Poured				
Slab	None	Slab thickness		*	
Primary structural members	Concrete - Pier tubes / footings				Cond. Fair
	Depth	*	Width	24" Dia	Spacing 7' to 8' O.C.'
	Direction	Paralell to longest direction			
Secondary structural members	Piers - CMU				Cond. Poor
	Depth	8"	Width	16"	Spacing 7' to 8' O.C.'
	Direction	Perpendicular to longest direction			
Space(s) below floor slab	☐ None / NA		☒ Crawlspace		☐ Cellar / Basement
Comments: Building sits on a combination of unreinforced CMU piers which rest on poured concrete footings. Foundation depth was not verified.					

STRUCTURAL SYSTEMS									
Floor		Yes							
Floor system		Composite assembly							
Assembly type		Structural - 1 way							
Slab / structural sheathing		Wood - Plank		Slab / sheathing thkns		3/4"			
Primary structural members		Beam	Material	Wood		Cond.		Fair	
		Depth	6"	Width	6"	Spacing	7' to 8' O.C.'		
		Direction	Paralell to longest direction						
Secondary structural members		Joist	Material	Wood		Cond.		Poor	
		Depth	5 1/2"	Width	1 3/4"	Spacing	16"O.C.		
		Direction	Perpendicular to longest direction						
Space(s) below floor		☐ None / NA		☒ Crawlspace		☐ Cellar / Basement			
Wall structure (Exterior)		Yes							
Wall system		Composite assembly							
Assembly type		Load bearing				Stick framed			
Structural sheathing or system		Wood - Plank		Thickness		5/8"			
Primary structural members		Studs	Material	Wood		Cond.		Fair	
		Depth	3 1/2"	Width	1 1/2"	Spacing	16+ O.C.'		
Secondary structural members		None	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Columns		None							
Perimeter columns		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Interior columns		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Cross-bracing		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Shear wall		N/A	Material	*		Cond.		*	
Roof / Floor above		Yes							
System and system type		Roof	Composite assembly						
Assembly type		Structural - 1 way							
Slab / structural sheathing		Wood - Plank		Slab / sheathing thkns		3/4"			
Primary structural members		Joists	Material	Wood		Cond.		Fair	
		Depth	5 1/2"	Width	1 1/2"	Spacing	16-18" O.C.		
		Direction	Perpendicular to longest direction						
		Height to underside of lowest structural member				7' at exterior walls			
Secondary structural members		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
		Direction	*						
		Height to underside of lowest structural member				*			
Comments: The exterior wall finish is fastened directly to the wall studs, there is no structural sheathing present. In addition, the finish flooring is nailed to the floor joists, there is no structural sheathing present. All beams rest directly upon stacked, unreinforced CMU piers which themselves sit upon circular footings of an undetermined depth None of the beam to pier connections are restrained and or attached to the piers.									

ELECTRICAL SERVICE			
Electrical service present	<i>Yes</i>	Cond.	<i>Good</i>
Service feed type	<i>Overhead</i>	Service MPOE	<i>Exterior wall - East</i>
Service amperage	<i>100</i>	Service voltage	<i>120/240</i>
Service phase	<i>Single phase</i>		
Number of conduits	<i>1</i>	Conduit size	<i>2"</i>
Incoming feeder size	<i>Unknown</i>	Feeder material	<i>Unknown</i>
CT Cabinet / location	<i>None</i>	*	
Meter	*	Cond.	*
Meter type	*	Meter number	
Dedicated tenant meter	*	Location	*
Transformer	*	Mounting Type	*
Location	*	Capacity in KVA	*
Manufacturer	*	Model number	*
Power shut down method	*	Amperage	*
Utility company name	*		
Comments: <i>Electric service is feed from the boy's room buildings via underground conduit. Electric utility meter is located inside the boy's room building.</i>			

POWER PANEL			
Panel designation (Name)	<i>None</i>	Cond.	<i>Fair</i>
Location	<i>Project space</i>	Mounting type	<i>Surface mounted</i>
Manufacturer	<i>Square D</i>	Number of breakers	<i>1 main + 17 (22 brk cap)</i>
Amperage	<i>100</i>	Panel voltage	<i>120/240</i>
Comments:			

BACK UP / EMERGENCY POWER			
Generator	<i>None</i>	Cond.	*
Generator used for	*		
Manufacturer	*	Model number	*
KW (Capacity)	*	Fuel type	*
Comments:			

TELEPHONE SERVICE			
Telephone service present	<i>Yes, in building and in project space</i>	Cond.	<i>Fair</i>
Service feed type	<i>Overhead</i>	Service MPOE	<i>Exterior wall - East</i>
Conduit size	*		
Demarc	<i>Yes</i>		
Dedicated tenant demarc	<i>Yes</i>	Location	<i>Project space</i>
Utility company name	*		
Comments: <i>Telephone service runs overhead from the Main building over to and along the Boy's room building and on to the Caretaker's building.</i>			

SECURITY SYSTEM			
Security system present	<i>None</i>	Cond.	*
System type	*		
Manufacturer	*	Model number	*
Comments: *			

GENERAL HVAC INFORMATION				
HVAC system present	<i>Yes, in building and in project space</i>			Cond. *
System(s) type(s) present	☐ RTU's	☐ VAV	☐ Split	☒ Elect ☐ Solid fuel/ wood burning
	☐ Chilled / Condenser water - *			
Type of conditioning available	<i>Heat only</i>			
Number of units serving area	*	Total HVAC tonnage	<i>N/A</i>	
Exhaust systems	<i>No</i>			Cond. *
System type (Non-toilet room)	☐ Gen	☐ Ktchn	☐ Rstrm	☐ Smoke
Comments: <i>Heat is provided via electric baseboard. An in window AC unit was present in the building but not installed.</i>				

HVAC UNIT				
Heating / Cooling Air handler	<i>None</i>			Cond. *
System type	*			
Manufacturer	*	Model number	*	
Operational during assessment	*			
Age of unit	*	Serial No	*	
Unit heat source	*	BTUH output	*	
Cooling Tonnage	*	CFM output	*	
Amperage	*	Voltage	*	
Unit location	*			
Temperature control system	*	Location of device	*	
Condenser unit	<i>None</i>			Cond. *
Manufacturer	*	Model number	*	
Age of unit	*	Serial No	*	
Amperage	*	Voltage	*	
Unit location	*			
Chilled / Condenser water	<i>None</i>			
Water temperatures	Hot	*	Cold	*
Pipe sizes	Hot	*	Cold	*
Average gallons per minute	*	Available	*	
VAV	<i>None</i>			
Incoming air temperature	*	CFM provided	*	
Air distribution system	<i>None</i>			Cond. *
Supply air distributed via	*	Return air collected via	*	
Comments:				

DOMESTIC WATER SERVICE			
Water service present	<i>Yes, in building and in project space</i>		Cond. <i>Fair</i>
Service feed type	<i>Underground</i>	Service MPOE	<i>Exterior wall - East</i>
Largest pipe size	<i>1"</i>	Pipe material	<i>Copper</i>
Private or municipal service	<i>Municipal</i>		
Meter	<i>None</i>		Cond. <i>*</i>
Meter type	<i>*</i>	Meter number	<i>*</i>
Dedicated tenant meter	<i>*</i>	Location	<i>*</i>
Backflow preventer	<i>None</i>		
Filtration system	<i>None</i>		
Water heater	<i>Yes</i>		Cond. <i>Good</i>
Water heater type	<i>Tank type</i>		
Dedicated tenant hot water	<i>Yes</i>		
Manufacturer	<i>Bradford White</i>	Model Number	<i>M240S6DS-1NCWW</i>
	Year Mfgr <i>*</i>	Capacity	<i>40 Gallons</i>
	Wattage <i>*</i>	Voltage	<i>240</i>
Utility company name	<i>Salem Water and Sewer Dept.</i>		
Comments:			

SANITARY SERVICE			
Sanitary service present	<i>Yes</i>		Cond. <i>Poor</i>
Service feed type	<i>Underground</i>	Service MPOE	<i>Exterior wall - East</i>
Largest pipe size	<i>4"</i>	Pipe material	<i>PCV</i>
Private or municipal service	<i>Municipal</i>		
Vent size	<i>4"</i>	Location	<i>At bathroom</i>
Grease trap	<i>None</i>		Capacity in GAL <i>*</i>
Trap type	<i>*</i>	Location	<i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>
Lift station	<i>None</i>		Capacity in GAL <i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>
Utility company name	<i>Salem Water and Sewer Dept.</i>		
Comments:			

GAS SERVICE				
Gas present	Yes, in building and in project space			Cond. Good
Service feed type	Tank	Service MPOE	Exterior wall - West	
Largest pipe size	1/2"	Pipe material	Flexible metal	
Type of gas	Liquid Propane			
Meter	*			Cond. *
Meter type	*	Meter number	*	
Dedicated tenant meter	*	Location	*	
Utility company name	*			
Comments: Tank is unrestrained and leaning.				

FIRE SPRINKLER SERVICE					
Sprinkler service present		None		Cond.	*
Service feed type		*	Service MPOE	*	
Largest pipe size		*	Pipe material	*	
Lowest pipe height		*	System type	*	
Riser location		*	F.D. Connection	*	
Backflow preventer		*			
Air compressor		*		Cond.	*
Manufacturer		*	Model number	*	
Comments:					

FIRE ALARM AND DETECTION SYSTEMS					
Fire alarm present		None		Cond.	*
System type	*	Service MPOE	*		
Panel location	*				
Manufacturer	*	Model number	*		
Annunciator panel		None		Cond.	*
Annunciator location	*				
Manufacturer	*	Model number	*		
Notification devices		None			
Pull stations	*				
Horn / strobes	*				
Smokes / Heat detectors present		Yes			
Fire extinguishers present		None			

PHOTOS



East facing elevation



South facing elevation



West facing elevation



North facing elevation



Typical pier construction



Typical unrestrained pier to beam connections



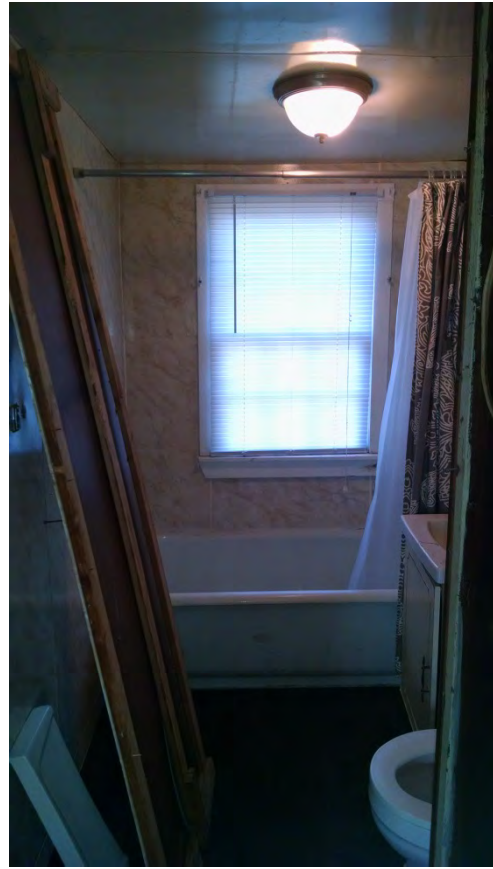
Main stair to porch



Notched rafters over doorway into caretaker's building



Kitchen



Bathroom



Living area with electric base board heat

PROJECT NO.:

TAB-1153

SEAL:

DATE:

CLIENT:

PROJECT LOCATION:

CAMP NAUMKEAG
85 MEMORIAL DRIVE
SALEM, MA 01970

DATE ISSUED:

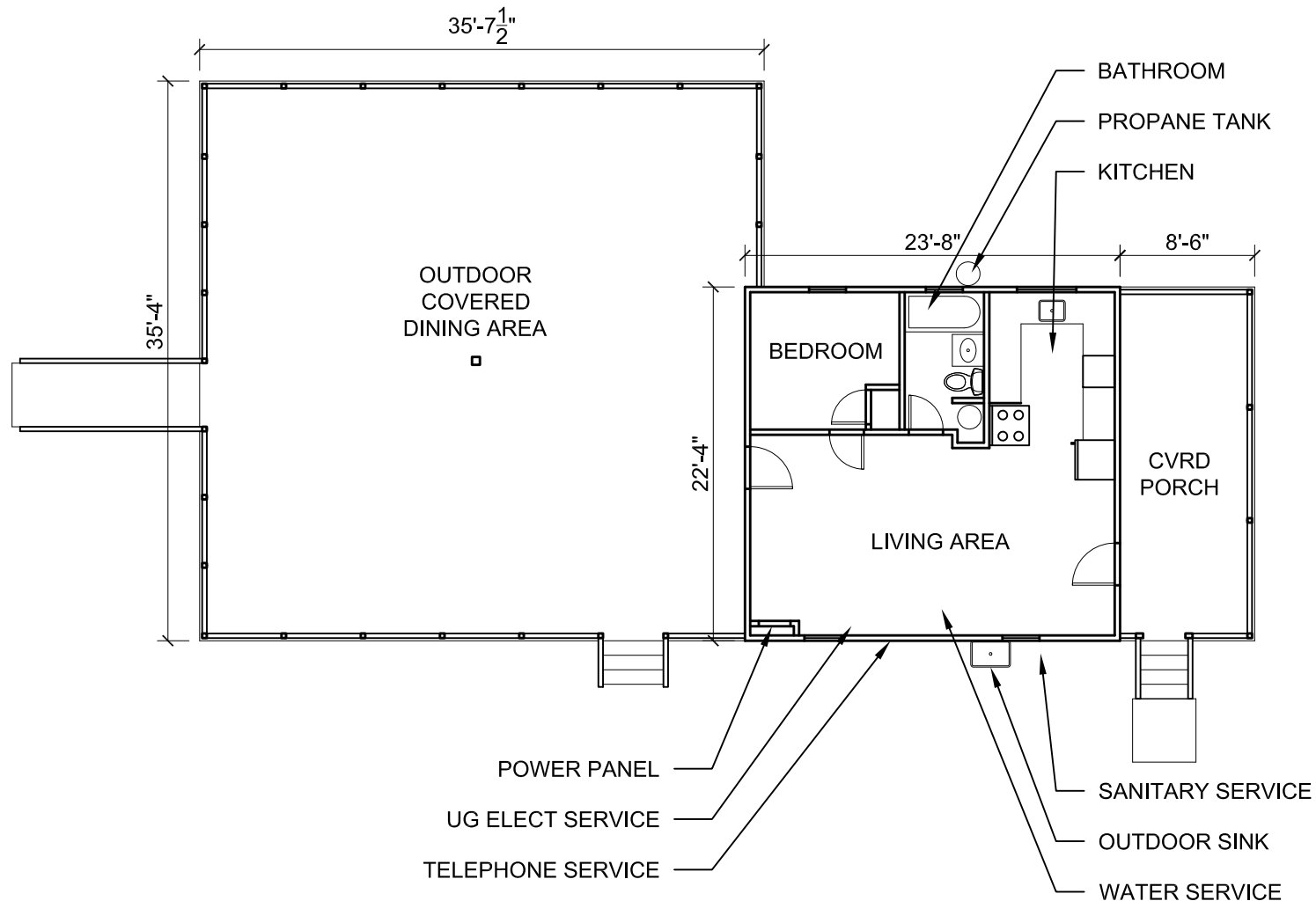
12.27.16

DRAWING NAME:

FLOOR DIAGRAM
CARETAKER'S BLDG
BUILDING #1

DRAWING NO.:

ECD-1



NOTE: DIAGRAM IS FOR REFERENCE ONLY
DIMENSIONS ARE APPROXIMATE

FLOOR DIAGRAM 3/32" = 1'-0"

1



BUILDING SURVEY REPORT

REPORT DATE

12/27/2016

BUILDING LOCATION

Boy's Room Building (Building #2)
85 Memorial Drive
Salem, MA 01970

PREPARED FOR

Tighe & Bond
53 South Hampton Road
Westfield, MA 01085

PREPARED BY

Millennium Design Associates, Inc
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FLOOR DIAGRAM	APPENDIX

GENERAL BUILDING SUMMARY

Comments: *The subject building is a single story wood framed seasonal shelter 50 feet long by 20 feet wide built in a conventional residential platform framing style. The structure sits on piers of unreinforced concrete blocks that act as the foundation. Foundation depth could not be verified, however it is not uncommon for older structures to sit upon or go slightly below grade and not to the proper depth to prevent frost heaving.*

The structure, finish and utility components are provided to a lesser extent than would be required for year round occupancy and could not be replaced today without significant code improvements being necessary. The lack of structural sheathing throughout, in combination with framing members which are close to their nominal sizes in thickness and depth, suggest that this structure was built in the early half of the 20th century.

Overall condition of the structure is fair. The wood framing and siding of the structure is in limited contact with grade at the south west corner of the building. There is no discernible differential settlement. The ceiling joists have been reinforced with cables and the exterior walls of the building appear plumb.

BUILDING EXTERIOR

Comments: *Exterior wood siding is cove type clapboard commonly referred to as "Type #105" with a 5" exposure. The siding has been painted numerous times over the years. It is unknown if lead is present the paint. The exterior wood siding is fastened directly to the wood stud structure, no plywood sheathing is present.*

Siding rot is evident along the north side of the building. There has been an attempt to keep animals and children from accessing the space below the structure using a wooden fence like enclosure. The enclosure is in contact with the ground and has failed in numerous areas, allowing access to the underside of the structure.

The roof is past its reasonable life expectancy and has begun to delaminate.

BUILDING INTERIOR

Comments: *In most areas the structure is also the finished interior surface. The flooring, just like the siding, is fastened directly to the structural framing, no sheathing is present. Except in the kitchen, the walls are open stud cavities as is the underside of the roof. Restroom toilet partitions are constructed of wood and are painted as opposed to more readily cleanable and sanitary materials.*

TENANT MEP F/P SYSTEMS

Comments: *There is no heating or cooling present in the building. The hot water heater has been removed and only cold water is available to the lavatories. There is a functioning toilet exhaust present.*

BUILDING UTILITIES AND SYSTEMS

Comments: *Electricity, potable cold water and a sanitary service are present in very limited capacity and fair to poor condition.*

ADDITIONAL COMMENTS

Comments:

Building recommendations are based on a visual evaluation of the materials and systems. Note there may be instances where the portions of components and or system may not be visible or able to be verified.

RECOMMENDATIONS		
Architectural		
Building exterior		
Wall cladding	<i>Modification required</i>	Notes
Fenestration		
Doors	<i>Replacement required</i>	Notes
Storefront / Windows	<i>Replacement required</i>	Notes
Roof	<i>Replacement required</i>	Notes
Thermal / insulation	<i>Replacement required</i>	Notes
Lighting	<i>Replacement required</i>	Notes
Building interior		
Wall finishes	<i>Replacement required</i>	Notes
Floor finishes	<i>Modification required</i>	Notes
Ceiling finishes	<i>None existing</i>	Notes
Lighting	<i>Replacement required</i>	Notes
MEP		
Electrical	<i>Modification required</i>	Notes
Telephone	<i>None existing</i>	Notes
HVAC	<i>None existing</i>	Notes
Water service	<i>Modification required</i>	Notes
Sprinkler	<i>None existing</i>	Notes
Sanitary	<i>Modification required</i>	Notes
Natural gas	<i>None existing</i>	Notes
Fire alarm	<i>None existing</i>	Notes
Security	<i>None existing</i>	Notes
Comments: <i>Building is not recommended for adaptive reuse.</i>		

CONTACT INFORMATION			
Client			
Company name	<i>Tighe & Bond</i>		
Contact name	<i>Tracy Adamski</i>		
Job title	<i>Senior Planner, Associate</i>		
Street address	<i>53 South Hampton Road</i>		
City, State, Zip	<i>Westfield, MA 01085</i>		
Office Phone	<i>413.572.3256</i>	Mobile phone	
Email	<i>TJAdamski@tighebond.com</i>		
Landlord			
Company name	<i>City of Salem</i>		
Contact name			
Job title			
Street address	<i>85 Memorial Drive</i>		
City, State, Zip	<i>Salem, MA 01970</i>		
Office Phone		Mobile phone	<i>978.815.3152</i>
Email			
Building engineer			
Company name	<i>City of Salem - Winter Island Recreational Park</i>		
Contact name	<i>David Gilbert</i>		
Job title	<i>Park Manager</i>		
Street address	<i>50 Winter Island Road</i>		
City, State, Zip	<i>Salem, MA 01970</i>		
Office Phone	<i>978.745.9430</i>	Mobile phone	<i>978.815.3152</i>
Email	<i>dgilbert@salem.com</i>		
Real estate broker			
Company name			
Contact name			
Job title			
Street address			
City, State, Zip			
Office Phone		Mobile phone	
Email			
Survey Team			
Company name	<i>MDA</i>		
Contact name	<i>Joseph A DeLuca, RA</i>		
Contact name			
Company name			
Contact name			
Contact name			

OCCUPANCY, USE AND SIZE			
Occupancy status	Vacant		
Tenant aware of displacement	*		
Current use	Recreational		
Previous use	Recreational		
Operational utilities for survey	Yes		
Building / space survey availability	Full (All spaces)		
Space(s) not surveyed	☒ None or N/A	☐ Floor above	☐ Floor below
	☐ Basement	☐ Roof	☐ Utility room(s)
	☐ LL Common area	Other	*
Building / space type	Existing		
Building configuration	Stand alone		
Project located on floor(s)	1		
Building / space over all dimensions	L 50'-2"	W 20'-2"	
Building / space square footage	1,012		
Number of floors in building	1	Building Height	12'
Comments: Building is used for storage, activities and contains a boy's restroom. There is an area for secured storage at the east end of the structure that is also used as the maintenance / workshop area.			

SITE ACCESS			
Primary street / road	None	Material	*
Street name	*	Type	*
Traffic configuration	*	Spd limit	*
Street / road provides access to	*		
Curb cut	*	Material	*
Sidewalk	*	Material	*
Clear accessible path on to site	*	Width	*
Signaled intersection	*	Distance from site	*
Comments:			
Secondary street / road	*	Material	*
Street name	None - Driveway to the parking area	Type	*
Traffic configuration	*	Spd. limit	None
Street / road provides access to	*		
Curb cut	*	Material	*
Sidewalk	*	Material	*
Clear accessible path on to site	*	Width	*
Signaled intersection	*	Distance from site	*
Comments:			

ON SITE PARKING AND ACCESS						
Parking lot	*	Material	*		Cond.	*
Curbing	*	Material	*		Cond.	*
Striping	*	Material	*		Cond.	*
Accessible pavement markings	*	Material	*		Cond.	*
Accessible signage	*	Type	*		Cond.	*
Car stops	*	Material	*		Cond.	*
Ponding evident	*	Location	*			
Parking lot lighting	*		Light type	*		
Parking stalls	*	Size	*	Number	*	
Accessible stalls - Car	*	Size	*	Number	*	
Accessible stalls - Van	*	Size	*	Number	*	
Accessible aisle - Car	*	Size	*	Number	*	
Accessible aisle - Van	*	Size	*	Number	*	
Comments:						
Sidewalk	*	Material	*		Cond.	*
Clear accessible path to building	*	Width	*			
Stairs	*	Material	*		Cond.	*
Stair location	Main entrance					
Riser and tread dimensions	Height	5 1/2" - 9"	Depth	11"	Total stair rise	20" + 7"
Number of risers / treads	Risers	3 + 1	Treads	2		
Railings present	Yes	Material	Wood		Cond.	Fair
Railings system type	Handrails on structure		Diameter	2 x 4 flat	Railing Height	36"
Accessible continuous handrails	No					
12" top extension	No	Tread depth + 12" bottom extension			No	
Landing	Yes	Material	Wood		Cond.	Fair
Dimensions	L 4'-0"	W 4'-2"	H	*		
Railings present	Yes	Material	Wood		Cond.	Fair
Railings system type	Handrails on structure		Diameter	2 x 4 flat	Railing Height	36"
Ramp	Yes	Material	Wood		Cond.	Fair
Dimensions	L 10'-0"	W 5'-0"	H 15"	Total ramp rise	15"	
Accessible ramp slope	Yes					
Railings present	Yes	Material	Wood		Cond.	Fair
Railings system type	Handrails on structure		Diameter	2 x 4 flat	Railing Height	36"
12" top / bottom extension	No					
Loading area	*	Type	*			
Receiving door size	W *	H *	Door type	*		
Trash enclosure	None		Material	*		
Number of trash / recycle bins	*		Bin size	*		
Comments: This building is not handicap accessible for numerous reasons including incorrect or noncompliant, accessible route, door hardware, door width, fixture height, room size and room configurations. Ramp provided is suitable for use as utility access to building only and in not ADA / AAB Compliant despite the slope provided.						

EXTERIOR WALL CLADDING							
North wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Fair</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	
East wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Poor</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	
South wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Fair</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	
West wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Fair</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	

FENESTRATION						
North wall						
<i>Opening - no widow</i>	Matl.	<i>Wood</i>	Sill / Head	<i>30" / 84"</i>	Cond.	<i>Fair</i>
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
East wall						
<i>Opening - no widow</i>	Matl.	<i>Wood</i>	Sill / Head	<i>30" / 84"</i>	Cond.	<i>Fair</i>
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
South wall						
<i>Door</i>	Matl.	<i>Wood</i>	Sill / Head	<i>0" - 80"</i>	Cond.	<i>Poor</i>
<i>Opening - no widow</i>	Matl.	<i>Wood</i>	Sill / Head	<i>30" / 84"</i>	Cond.	<i>Fair</i>
*	Matl.	*	Sill / Head	*	Cond.	*
West wall						
<i>Door</i>	Matl.	<i>Wood</i>	Sill / Head	<i>0" - 80"</i>	Cond.	<i>Poor</i>
<i>Opening - no widow</i>	Matl.	<i>Wood</i>	Sill / Head	<i>30" / 84"</i>	Cond.	<i>Poor</i>
*	Matl.	*	Sill / Head		Cond.	*
Storefront / window frame color	*		Glazing color		*	
Door frame color	*		Glazing color		*	
Comments: Exterior wall cladding is "Type #105" cove topped clapboards. This building has simple shutters openings, no windows are present. The openings in the wall are shuttered with top or side hinged wood panels and can be easily compromised.						

ROOF SYSTEM					
Roof					
Roof configuration	<i>Pitched</i>	Matl.	<i>Shingles - Asphalt</i>	Cond.	<i>Poor</i>
Roof edging	<i>Drip edge</i>	Matl.	<i>Aluminum</i>	Cond.	<i>Fair</i>
Drainage	<i>None</i>	Matl.	<i>*</i>	Cond.	<i>*</i>
Emergency / secondary drainage	<i>N/A</i>	Matl.	<i>*</i>	Cond.	<i>*</i>
Drain terminates at	<i>Grade</i>				
Ponding	<i>N/A</i>	Location	<i>*</i>		
Patching / repairs evident	<i>None</i>	Location	<i>*</i>		
Venting	<i>None</i>	Type	<i>*</i>		
Roof height					
Low point of	<i>Sloped roof</i>	<i>7'</i>	High point of	<i>Sloped roof</i>	<i>12'</i>

THERMAL / INSULATION					
Slab	N/A	Type	*		Cond. *
Configuration	*		Thickness 1	*	Thickness 2 *
Vapor barrier	*	Material	*		Cond. *
Floor	None	Type	*		Cond. *
Configuration	*		Thickness 1	*	Thickness 2 *
Vapor barrier	*	Material	*		Cond. *
Walls	None	Type	*		Cond. *
Configuration	*		Thickness 1	*	Thickness 2 *
Vapor barrier	*	Material	*		Cond. *
Ceiling / Roof	None	Type	*		Cond. *
Configuration	*		Thickness 1	*	Thickness 2 *
Vapor barrier	*	Type	*		Cond. *
Comments: Structure is not insulated.					

Refer to architectural floor diagram in the appendix for corresponding room designations.

BUILDING INTERIOR					
Room	Floor	Wall	Wall base	Ceiling	Clg height
ACT	<i>Wood</i>	<i>Wood</i>	<i>None</i>	<i>Wood</i>	<i>11'-6"</i>
Cond.	<i>Fair</i>	<i>Fair</i>	*	<i>Fair</i>	
Predominant lighting type		<i>Fluorescent - Strip</i>	Mounting type	<i>Surface</i>	Cond. <i>Fair</i>
Emergency lighting type		<i>Battery / Bug eyes</i>	Mounting type	<i>Surface</i>	Cond. <i>Good</i>
Comments:					
BR	<i>Vinyl - Sheet</i>	<i>Laminate</i>	<i>Wood</i>	<i>Wood</i>	<i>8'-0"</i>
Cond.	<i>Fair</i>	<i>Poor</i>	<i>Poor</i>	<i>Fair</i>	
Predominant lighting type		<i>Fluorescent - Strip</i>	Mounting type	<i>Surface</i>	Cond. <i>Fair</i>
Emergency lighting type		<i>None</i>	Mounting type	*	Cond. *
Comments:					
UTL	<i>Wood</i>	<i>Wood</i>	<i>None</i>	<i>Wood</i>	<i>11'-6"</i>
Cond.	<i>Fair</i>	<i>Fair</i>	*	<i>Fair</i>	
Predominant lighting type		<i>Fluorescent - Strip</i>	Mounting type	<i>Surface</i>	Cond. <i>Fair</i>
Emergency lighting type		<i>None</i>	Mounting type	*	Cond. *
Comments:					
	*	*	*	*	*
Cond.	*	*	*	*	
Predominant lighting type		*	Mounting type	*	Cond. *
Emergency lighting type		*	Mounting type	*	Cond. *
Comments:					
	*	*	*	*	*
Cond.	*	*	*	*	
Predominant lighting type		*	Mounting type	*	Cond. *
Emergency lighting type		*	Mounting type	*	Cond. *
Comments:					
	*	*	*	*	*
Cond.	*	*	*	*	
Predominant lighting type		*	Mounting type	*	Cond. *
Emergency lighting type		*	Mounting type	*	Cond. *
Comments:					

RESTROOMS					
Separate M / W public restrooms		<i>No</i>			
Unisex Rest Room					Cond. *
Number of toilets / urinals	*	*	Number of lavs	*	
Accessible toilets / urinals	*	*	Accessible lavs	*	
Women's Room					Cond. *
Number of toilets	*		Number of lavs	*	
Accessible toilets	*		Accessible lavs	*	
Men's Room					Cond. *
Number of toilets / urinals	4	<i>None</i>	Number of lavs	2	
Accessible toilets / urinals	<i>None</i>	<i>None</i>	Accessible lavs	<i>None</i>	
Separate M / W employee restrooms		<i>No</i>			
Unisex Rest Room					Cond. *
Number of toilets / urinals	*	*	Number of lavs	*	
Accessible toilets / urinals	*	*	Accessible lavs	*	
Women's Room					Cond. *
Number of toilets	*		Number of lavs	*	
Accessible toilets	*		Accessible lavs	*	
Men's Room					Cond. *
Number of toilets / urinals	*	*	Number of lavs		
Accessible toilets / urinals	*	*	Accessible lavs		
Comments: <i>The building has dedicated restrooms for boys only. An attempt has been made to address accessibility in the form of a 5'-0" wide stall, however the restroom has numerous deficiencies including, no grab bars, incorrect fixture height, location and sizes and is not considered accessible.</i>					

BELOW GRADE AND RAISED FOUNDATION SYSTEMS					
Foundation	Yes				
Foundation system	Shallow - Pier tubes / footings				
Assembly type	Monolythic - Poured				
Slab	None	Slab thickness		*	
Primary structural members	Concrete - Pier tubes / footings				Cond. Fair
	Depth	*	Width	24" Dia	Spacing 7' to 8' O.C.'
	Direction	Paralell to longest direction			
Secondary structural members	Piers - CMU				Cond. Poor
	Depth	8"	Width	16"	Spacing 7' to 8' O.C.'
	Direction	Perpendicular to longest direction			
Space(s) below floor slab	☐ None / NA		☒ Crawlspace		☐ Cellar / Basement
Comments: Building sits on a combination of unreinforced CMU piers which rest on poured concrete footings. Foundation depth was not verified.					

STRUCTURAL SYSTEM									
Floor		Yes							
Floor system		Composite assembly							
Assembly type		Structural - 1 way							
Slab / structural sheathing		Wood - Plank		Slab / sheathing thkns		3/4"			
Primary structural members		Beam	Material	Wood		Cond.		Poor	
		Depth	6"	Width	6"	Spacing	7' to 8' O.C.'		
		Direction	Paralell to longest direction						
Secondary structural members		Joist	Material	Wood		Cond.		Poor	
		Depth	5 1/2"	Width	1 3/4"	Spacing	16"O.C.		
		Direction	Perpendicular to longest direction						
Space(s) below floor slab		☐ None (slab on grd)		☒ Crawlspace		☐ Cellar / Basement			
Wall structure (Exterior)		Yes							
Wall system		Composite assembly							
Assembly type		Load bearing				Stick framed			
Structural sheathing or system		Wood - Plank		Thickness		5/8"			
Primary structural members		Studs	Material	Wood		Cond.		Fair	
		Depth	3 1/2"	Width	1 1/2"	Spacing	16+ O.C.'		
Secondary structural members		None	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Columns		None							
Perimeter columns		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Interior columns		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Cross-bracing		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Shear wall		N/A	Material	*		Cond.		*	
Roof / Floor above		Yes							
System and system type		Roof	Composite assembly						
Assembly type		Structural - 1 way							
Slab / structural sheathing		Wood - Plank		Slab / sheathing thkns		3/4"			
Primary structural members		Joists	Material	Wood		Cond.		Fair	
		Depth	5 1/2"	Width	1 1/2"	Spacing	18" O.C.		
		Direction	*						
		Height to underside of lowest structural member				*			
Secondary structural members		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
		Direction	*						
		Height to underside of lowest structural member				*			
Comments: The exterior wall finish is fastened directly to the wall studs, there is no structural sheathing present. In addition, the finish flooring is nailed to the floor joists, there is no structural sheathing present.									

ELECTRICAL SERVICE			
Electrical service present	<i>Yes</i>	Cond.	<i>Good</i>
Service feed type	<i>Overhead</i>	Service MPOE	<i>Exterior wall - East</i>
Service amperage	<i>200</i>	Service voltage	<i>120/240</i>
Service phase	<i>Single phase</i>		
Number of conduits	<i>1</i>	Conduit size	<i>2"</i>
Incoming feeder size	<i>Unknown</i>	Feeder material	<i>Unknown</i>
CT Cabinet / location	<i>None</i>	*	
Meter	<i>Yes</i>	Cond.	<i>Good</i>
Meter type	<i>Utility</i>	Meter number	<i>66744890</i>
Dedicated tenant meter	<i>Yes</i>	Location	<i>LL utility room</i>
Transformer	<i>None</i>	Mounting Type	<i>*</i>
Location	<i>*</i>	Capacity in KVA	<i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>
Power shut down method	<i>*</i>	Amperage	<i>*</i>
Utility company name	<i>National Grid</i>		
Comments: <i>Electric service is split in this building and feeds the other buildings via underground conduits. Electric utility meter is located inside the building.</i>			

POWER PANEL			
Panel designation (Name)	<i>None</i>	Cond.	<i>Fair</i>
Location	<i>Project space</i>	Mounting type	<i>Surface mounted</i>
Manufacturer	<i>Other / Unknown</i>	Number of breakers	<i>18</i>
Amperage	<i>150</i>	Panel voltage	<i>120/240</i>
Comments: <i>Panel is antiquated and utilizes screw in type fuses load center..</i>			

BACK UP / EMERGENCY POWER			
Generator	<i>None</i>		Cond. *
Generator used for	*		
Manufacturer	*	Model number	*
KW (Capacity)	*	Fuel type	*
Comments:			

TELEPHONE SERVICE			
Telephone service present	<i>None</i>		Cond. *
Service feed type	*	Service MPOE	*
Conduit size	*		
Demarc	*		
Dedicated tenant demark	*	Location	*
Utility company name	*		
Comments:			

SECURITY SYSTEM			
Security system present	<i>None</i>		Cond. *
System type	*		
Manufacturer	*	Model number	*
Comments: *			

GENERAL HVAC INFORMATION				
HVAC system present	<i>None</i>			Cond. <i>*</i>
System(s) type(s) present	☐ RTU's	☐ VAV	☐ Split	☐ Elect ☐ Solid fuel/ wood burning
	☐ Chilled / Condenser water - <i>*</i>			
Type of conditioning available	<i>*</i>			
Number of units serving area	<i>*</i>	Total HVAC tonnage	<i>N/A</i>	
Exhaust systems	<i>Yes, in building and in project space</i>			Cond. <i>Fair</i>
System type (Non-toilet room)	☐ Gen	☐ Ktchn	☒ Rstrm	☐ Smoke
Comments:				

HVAC UNIT				
Heating / Cooling Air handler	<i>None</i>			Cond. <i>*</i>
System type	<i>*</i>			
Manufacturer	<i>*</i>	Model number	<i>*</i>	
Operational during assessment	<i>*</i>			
Age of unit	<i>*</i>	Serial No	<i>*</i>	
Unit heat source	<i>*</i>	BTUH output	<i>*</i>	
Cooling Tonnage	<i>*</i>	CFM output	<i>*</i>	
Amperage	<i>*</i>	Voltage	<i>*</i>	
Unit location	<i>*</i>			
Temperature control system	<i>*</i>	Location of device	<i>*</i>	
Condenser unit	<i>None</i>			Cond. <i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>	
Age of unit	<i>*</i>	Serial No	<i>*</i>	
Amperage	<i>*</i>	Voltage	<i>*</i>	
Unit location	<i>*</i>			
Chilled / Condenser water	<i>None</i>			
Water temperatures	Hot	<i>*</i>	Cold	<i>*</i>
Pipe sizes	Hot	<i>*</i>	Cold	<i>*</i>
Average gallons per minute	<i>*</i>	Available	<i>*</i>	
VAV	<i>None</i>			
Incoming air temperature	<i>*</i>	CFM provided	<i>*</i>	
Air distribution system	<i>None</i>			Cond. <i>*</i>
Supply air distributed via	<i>*</i>	Return air collected via	<i>*</i>	
Comments:				

DOMESTIC WATER SERVICE			
Water service present	<i>Yes, in building and in project space</i>		Cond. <i>Fair</i>
Service feed type	<i>Underground</i>	Service MPOE	<i>Exterior wall - North</i>
Largest pipe size	<i>1 1/2"</i>	Pipe material	<i>Copper</i>
Private or municipal service	<i>Municipal</i>		
Meter	<i>None</i>		Cond. <i>*</i>
Meter type	<i>*</i>	Meter number	<i>*</i>
Dedicated tenant meter	<i>*</i>	Location	<i>*</i>
Backflow preventer	<i>None</i>		
Filtration system	<i>None</i>		
Water heater	<i>None</i>		Cond. <i>*</i>
Water heater type	<i>*</i>		
Dedicated tenant hot water	<i>*</i>		
Manufacturer	<i>*</i>	Model Number	<i>*</i>
	Year Mfgr <i>*</i>	Capacity	<i>*</i>
	Wattage <i>*</i>	Voltage	<i>*</i>
Utility company name	<i>Salem Water and Sewer Dept.</i>		
Comments:			

SANITARY SERVICE			
Sanitary service present	<i>Yes</i>		Cond. <i>Poor</i>
Service feed type	<i>Underground</i>	Service MPOE	<i>Exterior wall - East</i>
Largest pipe size	<i>4"</i>	Pipe material	<i>PCV</i>
Private or municipal service	<i>Municipal</i>		
Vent size	<i>4"</i>	Location	<i>At toilets in restroom</i>
Grease trap	<i>None</i>		Capacity in GAL <i>*</i>
Trap type	<i>*</i>	Location	<i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>
Lift station	<i>None</i>		Capacity in GAL <i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>
Utility company name	<i>Salem Water and Sewer Dept.</i>		
Comments:			

GAS SERVICE			
Gas present	<i>None</i>		Cond. *
Service feed type	*	Service MPOE	*
Largest pipe size	*	Pipe material	*
Type of gas	*		
Meter	*		Cond. *
Meter type	*	Meter number	*
Dedicated tenant meter	*	Location	*
Utility company name	*		
Comments:			

FIRE SPRINKLER SERVICE			
Sprinkler service present	<i>None</i>		Cond. *
Service feed type	*	Service MPOE	*
Largest pipe size	*	Pipe material	*
Lowest pipe height	*	System type	*
Riser location	*	F.D. Connection	*
Backflow preventer	*		
Air compressor	*		Cond. *
Manufacturer	*	Model number	*
Comments:			

FIRE ALARM AND DETECTION SYSTEMS			
Fire alarm present	<i>None</i>		Cond. *
System type	*	Service MPOE	*
Panel location	*		
Manufacturer	*	Model number	*
Annunciator panel	<i>None</i>		Cond. *
Annunciator location	*		
Manufacturer	*	Model number	*
Notification devices	<i>None</i>		
Pull stations	*		
Horn / strobes	*		
Smokes / Heat detectors present	<i>Yes</i>		
Fire extinguishers present	<i>Yes</i>		

PHOTOS



East facing elevation



South facing elevation



West facing elevation



North facing elevation



Activity area looking west.



Steel cables added to prevent outward roof thrust.



Boy's Room viewed toward
accessible stall



Standard toilet stall
Note porous wood base



Non-compliant accessible stall.
Note Caretakers building electrical conduit feed to the left.



Primary electric service feeds Main, Boy's, Girl's and Caretakers buildings.



Exposed sanitary line.

PROJECT NO.:

TAB-1153

SEAL:

DATE:

CLIENT:

PROJECT LOCATION:

CAMP NAUMKEAG
85 MEMORIAL DRIVE
SALEM, MA 01970

DATE ISSUED:

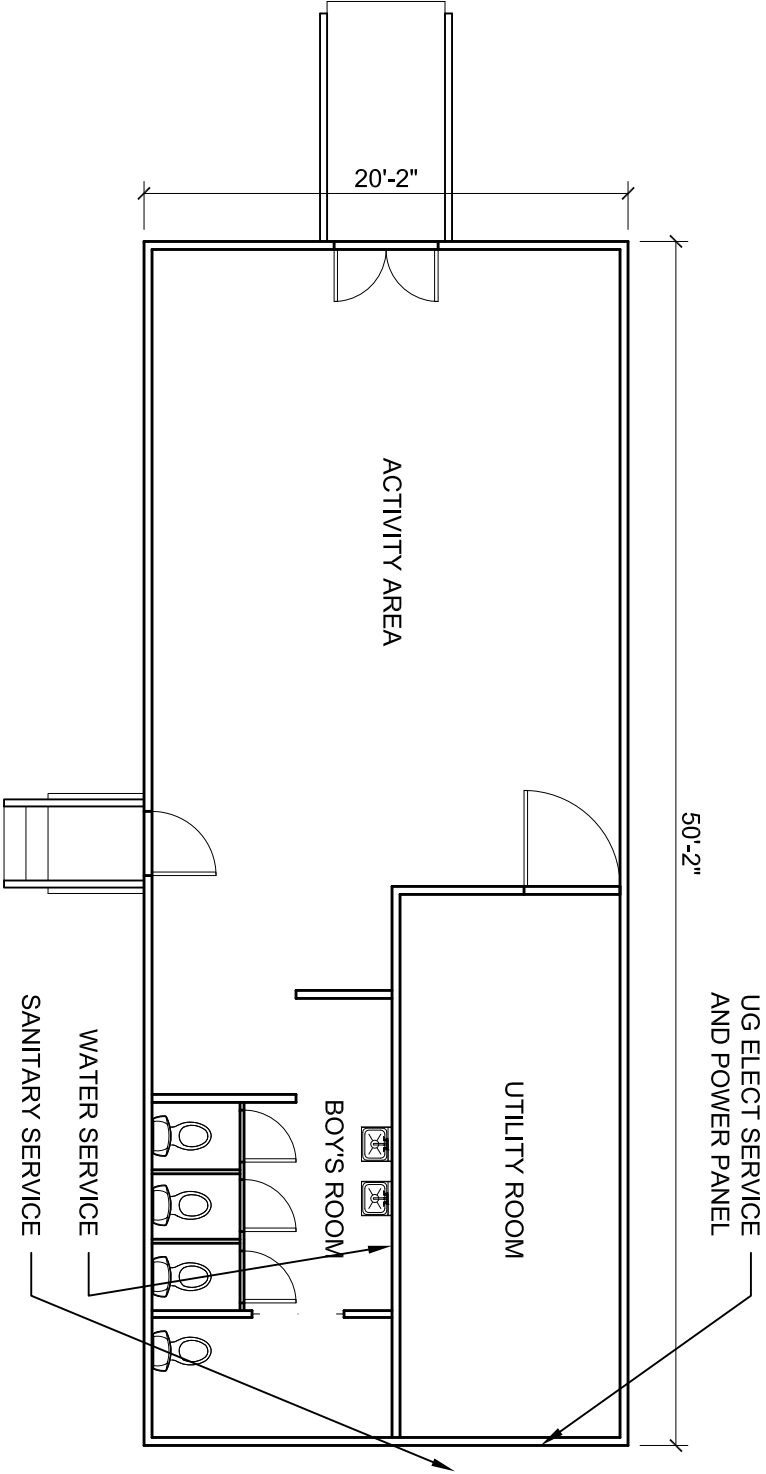
12.27.16

DRAWING NAME:

FLOOR DIAGRAM
BOY'S ROOM BLDG
BUILDING #2

DRAWING NO.:

ECD-2



NOTE: DIAGRAM IS FOR REFERENCE ONLY
 DIMENSIONS ARE APPROXIMATE

FLOOR DIAGRAM

1/8" = 1'-0"

1



BUILDING SURVEY REPORT

REPORT DATE

12/27/2016

BUILDING LOCATION

Main Building (Building #3)
85 Memorial Drive
Salem, MA 01970

PREPARED FOR

Tighe & Bond
53 South Hampton Road
Westfield, MA 01085

PREPARED BY

Millennium Design Associates, Inc
1599 Washington Street
Suite 1A
Braintree, MA 02182
781.843.9400

www.MDAArchitecture.com

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GENERAL BUILDING SUMMARY

Comments: *The subject building is a single story wood framed seasonal shelter 50 feet long by 20 feet wide built in a conventional residential platform framing style. The structure sits on piers of unreinforced concrete blocks that act as the foundation. Foundation depth could not be verified, however it is not uncommon for older structures to sit upon or go slightly below grade and not to the proper depth to prevent frost heaving.*

The structure, finish and utility components are provided to a lesser extent than would be required for year round occupancy and could not be replaced today without significant code improvements being necessary. The lack of structural sheathing throughout, in combination with framing members which are close to their nominal sizes in thickness and depth, suggest that this structure was built in the early half of the 20th century.

Overall condition of the structure is poor. The wood framing and siding of the structure is very close to, and in some instances, in contact with grade. There is excessive differential settlement in the south end of the building resulting in a greater than 2% floor slope at several areas inside the building. The lack of collar ties and improperly spaced ceiling joists have resulted in the roof ridge sagging. At two points the ridge has split and the roof rafters have pulled away from it.

BUILDING EXTERIOR

Comments: *Exterior wood siding is cove type clapboard commonly referred to as "Type #105" with a 5" exposure. The siding has been painted numerous times over the years. It is unknown if lead is present the paint. The exterior wood siding is fastened directly to the wood stud structure, no plywood sheathing is present.*

Sill and siding rot is evident along the south and west sides of the building and there is ample opportunity for rodents and animals to occupy the space under the structure. There are numerous areas where siding has split and or rotted through.

Windows are builder grade double hung, non-insulated, plate glass windows.

The roof shingles are beyond reasonable life expectancy.

BUILDING INTERIOR

Comments: *In most areas the structure is also the finished interior surface. The flooring, just like the siding, is fastened directly to the structural framing, no sheathing is present. Except in the kitchen, the walls are open stud cavities as is the underside of the roof.*

TENANT MEP F/P SYSTEMS

Comments: *Heat can be provided by either a wood burning stove or the brick fireplace. There is no adequate protection from either heat sources suitable for small children.*

BUILDING UTILITIES AND SYSTEMS

Comments: *Electricity, telephone, potable / hot water and a sanitary service are present in very limited capacity and fair to poor condition.*

ADDITIONAL COMMENTS

Comments:

Building recommendations are based on a visual evaluation of the materials and systems. Note there may be instances where the portions of components and or system may not be visible or able to be verified.

RECOMMENDATIONS			
Architectural			
Building exterior			
Wall cladding	<i>Replacement required</i>	Notes	
Fenestration			
Doors	<i>Replacement required</i>	Notes	
Storefront / Windows	<i>Replacement required</i>	Notes	
Roof	<i>Replacement required</i>	Notes	
Thermal / insulation	<i>None existing</i>	Notes	
Lighting	<i>Replacement required</i>	Notes	
Building interior			
Wall finishes	<i>Replacement required</i>	Notes	
Floor finishes	<i>Modification required</i>	Notes	
Ceiling finishes	<i>None existing</i>	Notes	
Lighting	<i>Replacement required</i>	Notes	
MEP			
Electrical	<i>Replacement required</i>	Notes	
Telephone	<i>Modification required</i>	Notes	
HVAC	<i>Modification required</i>	Notes	<i>Wood stove could be salvaged</i>
Water service	<i>Modification required</i>	Notes	
Sprinkler	<i>None existing</i>	Notes	
Sanitary	<i>Replacement required</i>	Notes	
Natural gas	<i>None existing</i>	Notes	
Fire alarm	<i>None existing</i>	Notes	
Security	<i>None existing</i>	Notes	
Comments: <i>Building not recommended for adaptive reuse</i>			

CONTACT INFORMATION			
Client			
Company name	<i>Tighe & Bond</i>		
Contact name	<i>Tracy Adamski</i>		
Job title	<i>Senior Planner, Associate</i>		
Street address	<i>53 South Hampton Road</i>		
City, State, Zip	<i>Westfield, MA 01085</i>		
Office Phone	<i>413.572.3256</i>	Mobile phone	
Email	<i>TJAdamski@tighebond.com</i>		
Landlord			
Company name	<i>City of Salem</i>		
Contact name			
Job title			
Street address	<i>85 Memorial Drive</i>		
City, State, Zip	<i>Salem, MA 01970</i>		
Office Phone		Mobile phone	<i>978.815.3152</i>
Email			
Building engineer			
Company name	<i>City of Salem - Winter Island Recreational Park</i>		
Contact name	<i>David Gilbert</i>		
Job title	<i>Park Manager</i>		
Street address	<i>50 Winter Island Road</i>		
City, State, Zip	<i>Salem, MA 01970</i>		
Office Phone	<i>978.745.9430</i>	Mobile phone	<i>978.815.3152</i>
Email	<i>dgilbert@salem.com</i>		
Real estate broker			
Company name			
Contact name			
Job title			
Street address			
City, State, Zip			
Office Phone		Mobile phone	
Email			
Survey Team			
Company name	<i>MDA</i>		
Contact name	<i>Joseph A DeLuca, RA</i>		
Contact name			
Company name			
Contact name			
Contact name			

OCCUPANCY, USE AND SIZE			
Occupancy status	Vacant		
Tenant aware of displacement	*		
Current use	Recreational		
Previous use	Recreational		
Operational utilities for survey	Yes		
Building / space survey availability	Full (All spaces)		
Space(s) not surveyed	☒ None or N/A	☐ Floor above	☐ Floor below
	☐ Basement	☐ Roof	☐ Utility room(s)
	☐ LL Common area	Other	*
Building / space type	Existing		
Building configuration	Stand alone		
Project located on floor(s)	1		
Building / space over all dimensions	L 50'-2" W 20'-2"		
Building / space square footage	1,012		
Number of floors in building	1	Building Height	12'
Comments: Building is used for activities, food preparation, storage and contains a first aid station.			

SITE ACCESS					
Primary street / road	Yes	Material	Asphalt	Cond.	Good
Street name	Memorial Drive			Type	Town
Traffic configuration	2 way, 2 lane - nondivided			Spd limit	30 MPH
Street / road provides access to	Site - Dedicated access road / street				
Curb cut	Yes	Material	Granite	Cond.	Fair
Sidewalk	Yes	Material	Asphalt	Cond.	*
Clear accessible path on to site	Yes	Width	36"		
Signaled intersection	No	Distance from site	*		
Comments: Public sidewalk runs parallel to Memorial Drive.					
Secondary street / road	None	Material	*	Cond.	*
Street name	*	Type			*
Traffic configuration	*	Spd. limit			*
Street / road provides access to	*				
Curb cut	*	Material	*	Cond.	*
Sidewalk	None	Material	*	Cond.	*
Clear accessible path on to site	*	Width	*		
Signaled intersection	None	Distance from site	*		
Comments: Main vehicular access to camp site is adjacent to this building.					

ON SITE PARKING AND ACCESS						
Parking lot	None	Material	*		Cond.	*
Curbing	*	Material	*		Cond.	*
Striping	*	Material	*		Cond.	*
Accessible pavement markings	*	Material	*		Cond.	*
Accessible signage	*	Type	*		Cond.	*
Car stops	*	Material	*		Cond.	*
Ponding evident	*	Location	*			
Parking lot lighting	None		Light type	*		
Parking stalls	None	Size	*	Number	*	
Accessible stalls - Car	*	Size	*	Number	*	
Accessible stalls - Van	*	Size	*	Number	*	
Accessible aisle - Car	*	Size	*	Number	*	
Accessible aisle - Van	*	Size	*	Number	*	
Comments: There is no parking lot adjacent to this building.						
Sidewalk	None	Material	*		Cond.	*
Clear accessible path to building	*	Width	*			
Stairs	None	Material	*		Cond.	*
Stair location	*					
Riser and tread dimensions	Height	*	Depth	*	Total stair rise	*
Number of risers / treads	Risers	*	Treads	*		
Railings present	*	Material	*		Cond.	*
Railings system type	*		Diameter	*	Railing Height	*
Accessible continuous handrails	*					
12" top extension	*	Tread depth + 12" bottom extension			*	
Landing	Yes	Material	Wood		Cond.	Fair
Dimensions	L 6'-0"	W 4'-0"	H 8"			
Railings present	None	Material	*		Cond.	*
Railings system type	*		Diameter	*	Railing Height	*
Ramp	Yes	Material	Wood		Cond.	Fair
Dimensions	L 8'-0"	W 4'-3"	H 8"	Total ramp rise	8"	
Accessible ramp slope	Yes					
Railings present	Yes	Material	Wood		Cond.	Fair
Railings system type	Handrails on structure		Diameter	2 x 4 flat	Railing Height	36"
12" top / bottom extension	No					
Loading area	None	Type	*			
Receiving door size	W *	H *	Door type	*		
Trash enclosure	None		Material	*		
Number of trash / recycle bins	*		Bin size	*		
Comments: Ramp provided essentially allows a level entrance in to the facility as grade slopes down towards the building from the west, however door hardware, door size and excessive floor slope make the building noncompliant with respect to accessibility.						

EXTERIOR WALL CLADDING							
North wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Fair</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	
East wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Fair</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	
South wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Fair</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	
West wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Fair</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	

FENESTRATION						
North wall						
Opening - no widow	Matl.	Wood	Sill / Head	30" / 84"	Cond.	Poor
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
East wall						
Door	Matl.	Wood	Sill / Head	0" - 80"	Cond.	Fair
Window, Operable - Noninsul.	Matl.	Wood	Sill / Head	32" - 78"	Cond.	Poor
*	Matl.	*	Sill / Head	*	Cond.	*
South wall						
Window, Operable - Noninsul.	Matl.	Wood	Sill / Head	32" - 78"	Cond.	Poor
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
West wall						
Door	Matl.	Wood	Sill / Head	0" - 80"	Cond.	Poor
Window, Operable - Noninsul.	Matl.	Wood	Sill / Head	32" - 78"	Cond.	Poor
Opening - no widow	Matl.	Wood	Sill / Head	30" / 84"	Cond.	Poor
Storefront / window frame color	White		Glazing color		Clear	
Door frame color	Other		Glazing color		Clear	
Comments: Exterior wall cladding is "Type #105" cove topped clapboards. This building has a mix of double hung wood windows and simple shuttered openings. The openings in the wall are shuttered with top hinged wood panels.						

ROOF SYSTEM					
Roof					
Roof configuration	<i>Pitched</i>	Matl.	<i>Shingles - Asphalt</i>	Cond.	<i>Fair</i>
Roof edging	<i>Drip edge</i>	Matl.	<i>Aluminum</i>	Cond.	<i>Fair</i>
Drainage	<i>None</i>	Matl.	<i>*</i>	Cond.	<i>*</i>
Emergency / secondary drainage	<i>N/A</i>	Matl.	<i>*</i>	Cond.	<i>*</i>
Drain terminates at	<i>Grade</i>				
Ponding	<i>N/A</i>	Location	<i>*</i>		
Patching / repairs evident	<i>None</i>	Location	<i>*</i>		
Venting	<i>None</i>	Type	<i>*</i>		
Roof height					
Low point of	<i>Sloped roof</i>	<i>7'</i>	High point of	<i>Sloped roof</i>	<i>12'</i>

THERMAL / INSULATION					
Slab	<i>N/A</i>	Type	<i>*</i>	Cond.	<i>*</i>
Configuration	<i>*</i>		Thickness 1 <i>*</i>	Thickness 2	<i>*</i>
Vapor barrier	<i>*</i>	Material	<i>*</i>	Cond.	<i>*</i>
Floor	<i>None</i>	Type	<i>*</i>	Cond.	<i>*</i>
Configuration	<i>*</i>		Thickness 1 <i>*</i>	Thickness 2	<i>*</i>
Vapor barrier	<i>*</i>	Material	<i>*</i>	Cond.	<i>*</i>
Walls	<i>None</i>	Type	<i>*</i>	Cond.	<i>*</i>
Configuration	<i>*</i>		Thickness 1 <i>*</i>	Thickness 2	<i>*</i>
Vapor barrier	<i>*</i>	Material	<i>*</i>	Cond.	<i>*</i>
Ceiling / Roof	<i>None</i>	Type	<i>*</i>	Cond.	<i>*</i>
Configuration	<i>*</i>		Thickness 1 <i>*</i>	Thickness 2	<i>*</i>
Vapor barrier	<i>*</i>	Type	<i>*</i>	Cond.	<i>*</i>
Comments: <i>Structure is not insulated.</i>					

Refer to architectural floor diagram in the appendix for corresponding room designations.

BUILDING INTERIOR					
Room	Floor	Wall	Wall base	Ceiling	Clg height
ACT	Wood	Wood	None	Wood	11'-6"
Cond.	Fair	Fair	*	Fair	
Predominant lighting type		Fluorescent	Mounting type	Surface	Cond. Fair
Emergency lighting type		Battery / Bug eyes	Mounting type	Surface	Cond. Good
Comments:					
KIT	Wood	Laminate	None	Wood	11'-6"
Cond.	Fair	Poor	*	Fair	
Predominant lighting type		Fluorescent - Strip	Mounting type	Suspended	Cond. Fair
Emergency lighting type		None	Mounting type	*	Cond. *
Comments:					
STO	Wood	Wood	None	Wood	8' +/-
Cond.	Fair	Fair	*	Fair	
Predominant lighting type		Fluorescent - Strip	Mounting type	Suspended	Cond. Fair
Emergency lighting type		None	Mounting type	*	Cond. *
Comments:					
	*	*	*	*	*
Cond.	*	*	*	*	
Predominant lighting type		*	Mounting type	*	Cond. *
Emergency lighting type		*	Mounting type	*	Cond. *
Comments:					
	*	*	*	*	*
Cond.	*	*	*	*	
Predominant lighting type		*	Mounting type	*	Cond. *
Emergency lighting type		*	Mounting type	*	Cond. *
Comments:					
	*	*	*	*	*
Cond.	*	*	*	*	
Predominant lighting type		*	Mounting type	*	Cond. *
Emergency lighting type		*	Mounting type	*	Cond. *
Comments:					

RESTROOMS					
Separate M / W public restrooms		<i>No</i>			
Unisex Rest Room				Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*	
Accessible toilets / urinals	*	*	Accessible lavs	*	
Women's Room				Cond.	*
Number of toilets	*		Number of lavs	*	
Accessible toilets	*		Accessible lavs	<i>None</i>	
Men's Room				Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*	
Accessible toilets / urinals	*	*	Accessible lavs	*	
Separate M / W employee restrooms		<i>No</i>			
Unisex Rest Room				Cond.	*
Number of toilets / urinals	*	*	Number of lavs	*	
Accessible toilets / urinals	*	*	Accessible lavs	*	
Women's Room				Cond.	*
Number of toilets	*		Number of lavs	*	
Accessible toilets	*		Accessible lavs	*	
Men's Room				Cond.	*
Number of toilets / urinals	*		Number of lavs	*	
Accessible toilets / urinals	*		Accessible lavs	*	
Comments: <i>The building does not have any restroom facilities.</i>					

BELOW GRADE AND RAISED STRUCTURAL SYSTEMS					
Foundation	Yes				
Foundation system	Shallow - Pier tubes / footings				
Assembly type	Monolythic - Poured				
Slab	None	Slab thickness		*	
Primary structural members	Concrete - Pier tubes / footings				Cond. Fair
	Depth	*	Width	24" Dia	Spacing 7' to 8' O.C.'
	Direction	Paralell to longest direction			
Secondary structural members	Piers - CMU				Cond. Poor
	Depth	8"	Width	16"	Spacing 7' to 8' O.C.'
	Direction	Perpendicular to longest direction			
Space(s) below floor slab	☐ None / NA		☒ Crawlspace		☐ Cellar / Basement
Comments: Building sits on a combination of unreinforced CMU piers which rest on poured concrete footings. Foundation depth was not verified.					

STRUCTURAL SYSTEMS									
Floor		Yes							
Floor system		Composite assembly							
Assembly type		Structural - 1 way							
Slab / structural sheathing		Wood - Plank		Slab / sheathing thkns		3/4"			
Primary structural members		Beam	Material	Wood		Cond.		Poor	
		Depth	6"	Width	6"	Spacing	7' to 8' O.C.'		
		Direction	Paralell to longest direction						
Secondary structural members		Joist	Material	Wood		Cond.		Poor	
		Depth	5 1/2"	Width	1 3/4"	Spacing	16"O.C.		
		Direction	Perpendicular to longest direction						
Space(s) below floor slab		☐ None (slab on grd)		☒ Crawlspace		☐ Cellar / Basement			
Wall structure (Exterior)		Yes							
Wall system		Composite assembly							
Assembly type		Load bearing				Stick framed			
Structural sheathing or system		Wood - Plank		Thickness		5/8"			
Primary structural members		Studs	Material	Wood		Cond.		Fair	
		Depth	3 1/2"	Width	1 1/2"	Spacing	16+ O.C.'		
Secondary structural members		None	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Columns		None							
Perimeter columns		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Interior columns		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Cross-bracing		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Shear wall		N/A	Material	*		Cond.		*	
Roof / Floor above		Yes							
System and system type		Roof	Composite assembly						
Assembly type		Structural - 1 way							
Slab / structural sheathing		Wood - Plank		Slab / sheathing thkns		3/4"			
Primary structural members		Joists	Material	Wood		Cond.		Fair	
		Depth	5 1/2"	Width	1 1/2"	Spacing	18" O.C.		
		Direction	*						
		Height to underside of lowest structural member				*			
Secondary structural members		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
		Direction	*						
		Height to underside of lowest structural member				*			
Comments: The exterior wall finish is fastened directly to the wall studs, there is no structural sheathing present. In addition, the finish flooring is nailed to the floor joists, there is no structural sheathing present.									

ELECTRICAL SERVICE			
Electrical service present	<i>Yes</i>	Cond.	<i>Fair</i>
Service feed type	<i>Underground</i>	Service MPOE	<i>Exterior wall - North</i>
Service amperage	<i>100</i>	Service voltage	<i>120/240</i>
Service phase	<i>Single phase</i>		
Number of conduits	<i>1</i>	Conduit size	<i>2"</i>
Incoming feeder size	<i>Unknown</i>	Feeder material	<i>Unknown</i>
CT Cabinet / location	<i>None</i>	*	
Meter	<i>Yes</i>	Cond.	<i>*</i>
Meter type	<i>*</i>	Meter number	<i>*</i>
Dedicated tenant meter	<i>*</i>	Location	<i>Different building</i>
Transformer	<i>None</i>	Mounting Type	<i>*</i>
Location	<i>*</i>	Capacity in KVA	<i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>
Power shut down method	<i>*</i>	Amperage	<i>*</i>
Utility company name	<i>National Grid</i>		
Comments: <i>*</i>			

POWER PANEL			
Panel designation (Name)	<i>None</i>	Cond.	<i>Fair</i>
Location	<i>Project space</i>	Mounting type	<i>Surface mounted</i>
Manufacturer	<i>Wadsworth</i>	Number of breakers	<i>8</i>
Amperage	<i>100</i>	Panel voltage	<i>120/240</i>
Comments: <i>Panel is fed from a 100 AMP disconnect located in the Boy's Room Building. Power to the Ladies Room building is fed off this panel via 2" conduit. Panel is antiquated and utilizes screw in type fuses.</i>			

BACK UP / EMERGENCY POWER			
Generator	<i>None</i>	Cond.	<i>*</i>
Generator used for	<i>*</i>		
Manufacturer	<i>*</i>	Model number	<i>*</i>
KW (Capacity)	<i>*</i>	Fuel type	<i>*</i>
Comments:			

TELEPHONE SERVICE			
Telephone service present	<i>Yes, in building and in project space</i>	Cond.	<i>Fair</i>
Service feed type	<i>Overhead</i>	Service MPOE	<i>Exterior wall - East</i>
Conduit size	<i>N/A</i>		
Demarc	<i>Yes</i>		
Dedicated tenant demark	<i>Yes</i>	Location	<i>Project space</i>
Utility company name	<i>Verizon</i>		
Comments: <i>The building has two Demarcs located on the exterior. The first serves the main building with the second running along the exterior of both the main building and the boy's room's buildings to serve the caretakers building.</i>			

SECURITY SYSTEM			
Security system present	<i>None</i>	Cond.	<i>*</i>
System type	<i>*</i>		
Manufacturer	<i>*</i>	Model number	<i>*</i>
Comments: <i>*</i>			

GENERAL HVAC INFORMATION				
HVAC system present	<i>Yes</i>			Cond. <i>Good</i>
System(s) type(s) present	☐ RTU's	☐ VAV	☐ Split	☐ Elect ☒ Solid fuel/ wood burning
	☐ Chilled / Condenser water - *			
Type of conditioning available	<i>Heat only</i>			
Number of units serving area	<i>2</i>	Total HVAC tonnage	<i>N/A</i>	
Exhaust systems	<i>None</i>			Cond. <i>*</i>
System type (Non-toilet room)	☐ Gen	☐ Ktchn	☐ Rstrm	☐ Smoke
Comments: <i>Space is served by both a small fireplace and a wood burning stove. Neither was operating at the time of the survey.</i>				

HVAC UNIT				
Heating / Cooling Air handler	<i>Yes, in building and in project space</i>			Cond. <i>Good</i>
System type	<i>Solid fuel burning (wood or pellets)</i>			
Manufacturer	*	Model number	*	
Operational during assessment	<i>No</i>			
Age of unit	*	Serial No	*	
Unit heat source	<i>Solid fuel</i>		BTUH output	*
Cooling Tonnage	*	CFM output	*	
Amperage	*	Voltage	*	
Unit location	*			
Temperature control system	*	Location of device	*	
Condenser unit	<i>N/A</i>			Cond. <i>*</i>
Manufacturer	*	Model number	*	
Age of unit	*	Serial No	*	
Amperage	*	Voltage	*	
Unit location	*			
Chilled / Condenser water	<i>N/A</i>			
Water temperatures	Hot	*	Cold	*
Pipe sizes	Hot	*	Cold	*
Average gallons per minute	*	Available	*	
VAV	<i>N/A</i>			
Incoming air temperature	*	CFM provided	*	
Air distribution system	<i>None</i>			Cond. <i>*</i>
Supply air distributed via	*	Return air collected via	*	
Comments:				

DOMESTIC WATER SERVICE			
Water service present	<i>Yes, in building and in project space</i>		Cond. <i>Fair</i>
Service feed type	<i>Underground</i>	Service MPOE	<i>Exterior wall - West</i>
Largest pipe size	<i>Unknown</i>	Pipe material	<i>Unknown</i>
Private or municipal service	<i>Municipal</i>		
Meter	<i>None</i>		Cond. <i>*</i>
Meter type	<i>*</i>	Meter number	<i>*</i>
Dedicated tenant meter	<i>*</i>	Location	<i>*</i>
Backflow preventer	<i>None</i>		
Filtration system	<i>None</i>		
Water heater	<i>Yes</i>		Cond. <i>Excellent</i>
Water heater type	<i>Tank type</i>		
Dedicated tenant hot water	<i>Yes</i>		
Manufacturer	<i>Bradford White</i>	Model Number	<i>Unknown</i>
	Year Mfgr <i>2015</i>	Capacity	<i>15-20 gallons</i>
	Wattage <i>1,500</i>	Voltage	<i>120V</i>
Utility company name	<i>Salem Water and Sewer Dept.</i>		
Comments:			

SANITARY SERVICE			
Sanitary service present	<i>Yes</i>		Cond. <i>Poor</i>
Service feed type	<i>Underground</i>	Service MPOE	<i>Exterior wall - North</i>
Largest pipe size	<i>4"</i>	Pipe material	<i>PCV</i>
Private or municipal service	<i>Municipal</i>		
Vent size	<i>1 1/2"</i>	Location	<i>At sink in kitchen</i>
Grease trap	<i>None</i>		Capacity in GAL <i>*</i>
Trap type	<i>*</i>	Location	<i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>
Lift station	<i>None</i>		Capacity in GAL <i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>
Utility company name	<i>Salem Water and Sewer Dept.</i>		
Comments:			

GAS SERVICE			
Gas present	<i>None</i>		Cond. *
Service feed type	*	Service MPOE	*
Largest pipe size	*	Pipe material	*
Type of gas	*		
Meter	*		Cond. *
Meter type	*	Meter number	*
Dedicated tenant meter	*	Location	*
Utility company name	*		
Comments:			

FIRE SPRINKLER SERVICE			
Sprinkler service present	<i>None</i>		Cond. *
Service feed type	*	Service MPOE	*
Largest pipe size	*	Pipe material	*
Lowest pipe height	*	System type	*
Riser location	*	F.D. Connection	*
Backflow preventer	*		
Air compressor	*		Cond. *
Manufacturer	*	Model number	*
Comments:			

FIRE ALARM AND DETECTION SYSTEMS			
Fire alarm present	<i>None</i>		Cond. *
System type	*	Service MPOE	*
Panel location	*		
Manufacturer	*	Model number	*
Annunciator panel	<i>None</i>		Cond. *
Annunciator location	*		
Manufacturer	*	Model number	*
Notification devices	<i>None</i>		
Pull stations	*		
Horn / strobes	*		
Smokes / Heat detectors present	<i>Yes</i>		
Fire extinguishers present	<i>Yes</i>		

PHOTOS



View from Memorial Drive – East facing elevation



South facing elevation



West facing elevation



North facing elevation



Siding deficiencies



Siding in contact with ground



Settlement of the east side of building (3.2 degree floor slope)



Split ridge beam at area of roof deflection

PROJECT NO.:
TAB-1153

SEAL:

DATE:

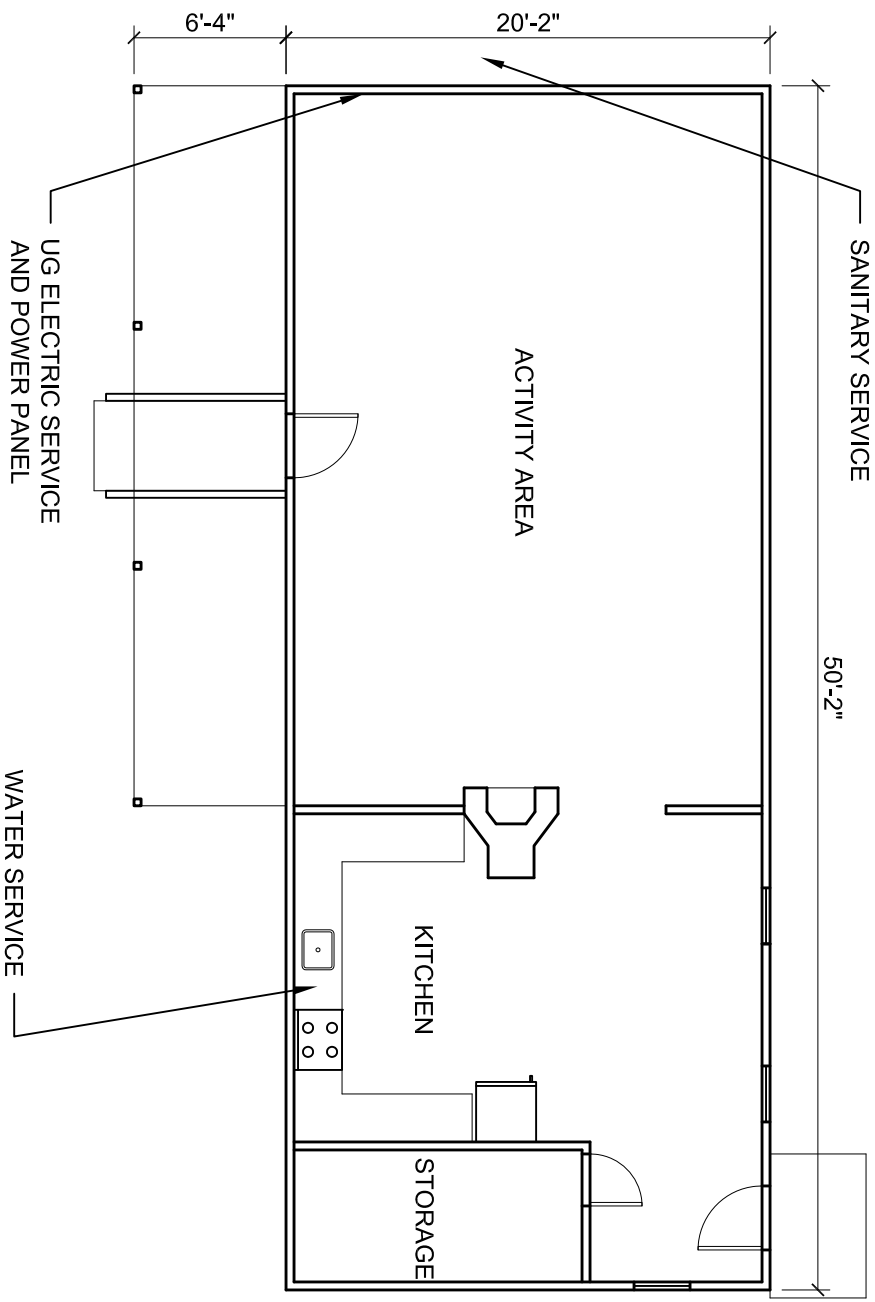
CLIENT:

PROJECT LOCATION:
**CAMP NAUMKEAG
85 MEMORIAL DRIVE
SALEM, MA 01970**

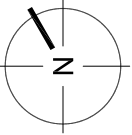
DATE ISSUED:
12.27.16

DRAWING NAME:
**FLOOR DIAGRAM
MAIN BUILDING
BUILDING #3**

DRAWING NO.:
ECD-3



NOTE: DIAGRAM IS FOR REFERENCE ONLY
DIMENSIONS ARE APPROXIMATE



FLOOR DIAGRAM

1/8" = 1'-0"



BUILDING SURVEY REPORT

REPORT DATE

12/27/2016

BUILDING LOCATION

Girl's Room Building (Building #4)
85 Memorial Drive
Salem, MA 01970

PREPARED FOR

Tighe & Bond
53 South Hampton Road
Westfield, MA 01085

PREPARED BY

Millennium Design Associates, Inc
1599 Washington Street
Suite 1A
Braintree, MA 02182
781.843.9400

www.MDAarchitecture.com

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GENERAL BUILDING SUMMARY

Comments: *The subject building is a single story wood framed seasonal shelter 50 feet long by 20 feet wide built in a conventional residential platform framing style. The structure sits on piers of unreinforced concrete blocks that act as the foundation. Foundation depth could not be verified, however it is not uncommon for older structures to sit upon or go slightly below grade and not to the proper depth to prevent frost heaving.*

The structure, finish and utility components are provided to a lesser extent than would be required for year round occupancy and could not be replaced today without significant code improvements being necessary. The lack of structural sheathing throughout, in combination with framing members which are close to their nominal sizes in thickness and depth, suggest that this structure was built in the early half of the 20th century.

Overall condition of the structure is poor. The wood framing and siding of the structure is very close to, and in some instances, in contact with grade. There is excessive differential settlement in the east end of the building resulting in a greater than 1% floor slope. The lack of collar ties and improperly spaced ceiling joists have resulted in the north facing wall being bowed out of plumb a few inches at the top due to roof loading.

BUILDING EXTERIOR

Comments: *Exterior wood siding is cove type clapboard commonly referred to as "Type #105" with a 5" exposure. The siding has been painted numerous times over the years. It is unknown if lead is present the paint. The exterior wood siding is fastened directly to the wood stud structure, no plywood sheathing is present.*

Siding rot is evident along the west side of the building. There has been an attempt to prevent access to the space below the structure using wooden lattice . The enclosure is in contact with the ground and has failed in numerous areas, allowing access to the underside of the structure.

The roof is well past its life expectancy and has delaminated in several areas.

BUILDING INTERIOR

Comments: *In most areas the structure is also the finished interior surface. The flooring, just like the siding, is fastened directly to the structural framing, no sheathing is present. Except in the kitchen, the walls are open stud cavities as is the underside of the roof. Restroom toilet partitions are constructed of wood and are painted as opposed to more readily cleanable and sanitary materials.*

TENANT MEP F/P SYSTEMS

Comments: *There is no heating or cooling present in the building. The hotwater heater has been removed and only cold water is available to the lavatories. There is a functioning toilet exhaust present.*

BUILDING UTILITIES AND SYSTEMS

Comments: *Electricity, potable cold water and a sanitary services are present in very limited capacity and fair to poor condition.*

ADDITIONAL COMMENTS

Comments:

Building recommendations are based on a visual evaluation of the materials and systems. Note there may be instances where the portions of components and or system may not be visible or able to be verified.

RECOMMENDATIONS		
Architectural		
Building exterior		
Wall cladding	<i>Modification required</i>	Notes
Fenestration		
Doors	<i>Replacement required</i>	Notes
Storefront / Windows	<i>Replacement required</i>	Notes
Roof	<i>Replacement required</i>	Notes
Thermal / insulation	<i>None existing</i>	Notes
Lighting	<i>Replacement required</i>	Notes
Building interior		
Wall finishes	<i>None existing</i>	Notes
Floor finishes	<i>Modification required</i>	Notes
Ceiling finishes	<i>None existing</i>	Notes
Lighting	<i>Replacement required</i>	Notes
MEP		
Electrical	<i>Replacement required</i>	Notes
Telephone	<i>None existing</i>	Notes
HVAC	<i>None existing</i>	Notes
Water service	<i>Modification required</i>	Notes
Sprinkler	<i>None existing</i>	Notes
Sanitary	<i>Modification required</i>	Notes
Natural gas	<i>None existing</i>	Notes
Fire alarm	<i>None existing</i>	Notes
Security	<i>None existing</i>	Notes
Comments: <i>Building is not recommended for adaptive reuse.</i>		

CONTACT INFORMATION			
Client			
Company name	<i>Tighe & Bond</i>		
Contact name	<i>Tracy Adamski</i>		
Job title	<i>Senior Planner, Associate</i>		
Street address	<i>53 South Hampton Road</i>		
City, State, Zip	<i>Westfield, MA 01085</i>		
Office Phone	<i>413.572.3256</i>	Mobile phone	
Email	<i>TJAdamski@tighebond.com</i>		
Landlord			
Company name	<i>City of Salem</i>		
Contact name			
Job title			
Street address	<i>85 Memorial Drive</i>		
City, State, Zip	<i>Salem, MA 01970</i>		
Office Phone		Mobile phone	<i>978.815.3152</i>
Email			
Building engineer			
Company name	<i>City of Salem - Winter Island Recreational Park</i>		
Contact name	<i>David Gilbert</i>		
Job title	<i>Park Manager</i>		
Street address	<i>50 Winter Island Road</i>		
City, State, Zip	<i>Salem, MA 01970</i>		
Office Phone	<i>978.745.9430</i>	Mobile phone	<i>978.815.3152</i>
Email	<i>dgilbert@salem.com</i>		
Real estate broker			
Company name			
Contact name			
Job title			
Street address			
City, State, Zip			
Office Phone		Mobile phone	
Email			
Survey Team			
Company name	<i>MDA</i>		
Contact name	<i>Joseph A DeLuca, RA</i>		
Contact name			
Company name			
Contact name			
Contact name			

OCCUPANCY, USE AND SIZE			
Occupancy status	Vacant		
Tenant aware of displacement	*		
Current use	Recreational		
Previous use	Recreational		
Operational utilities for survey	Yes		
Building / space survey availability	Full (All spaces)		
Space(s) not surveyed	☒ None or N/A	☐ Floor above	☐ Floor below
	☐ Basement	☐ Roof	☐ Utility room(s)
	☐ LL Common area	Other	*
Building / space type	Existing		
Building configuration	Stand alone		
Project located on floor(s)	1		
Building / space over all dimensions	L 50'-2"	W 20'-2"	
Building / space square footage	1,012		
Number of floors in building	1	Building Height	12'
Comments: Building is used for storage, activities and contains a girl's restroom. There is also an unsecured storage area at the west end of the structure.			

SITE ACCESS					
Primary street / road	Yes	Material	Asphalt	Cond.	Good
Street name	Memorial Drive			Type	Town
Traffic configuration	2 way, 2 lane - nondivided			Spd limit	30 MPH
Street / road provides access to	Site - Dedicated access road / street				
Curb cut	Yes	Material	Granite	Cond.	Fair
Sidewalk	Yes	Material	Asphalt	Cond.	*
Clear accessible path on to site	Yes	Width	36"		
Signaled intersection	No	Distance from site	*		
Comments: Public sidewalk runs parallel to Memorial Drive.					
Secondary street / road	Yes	Material	Asphalt	Cond.	Fair
Street name	None - Driveway to the parking area			Type	Town
Traffic configuration	2 way, 1 lane			Spd. limit	None
Street / road provides access to	Site - Dedicated parking lot				
Curb cut	None	Material	*	Cond.	*
Sidewalk	None	Material	*	Cond.	*
Clear accessible path on to site	*	Width	*		
Signaled intersection	None	Distance from site	*		
Comments: Main vehicular access to camp site is adjacent to this building.					

ON SITE PARKING AND ACCESS						
Parking lot	Yes	Material	Earth		Cond.	Fair
Curbing	None	Material	*		Cond.	*
Striping	None	Material	*		Cond.	*
Accessible pavement markings	None	Material	*		Cond.	*
Accessible signage	None	Type	*		Cond.	*
Car stops	Yes	Material	*		Cond.	*
Ponding evident	*	Location	*			
Parking lot lighting	None		Light type	*		
Parking stalls	None	Size	*	Number	*	
Accessible stalls - Car	None	Size	*	Number	*	
Accessible stalls - Van	None	Size	*	Number	*	
Accessible aisle - Car	None	Size	*	Number	*	
Accessible aisle - Van	None	Size	*	Number	*	
Comments: There is no parking lot adjacent to this building.						
Sidewalk	None	Material	*		Cond.	*
Clear accessible path to building	*	Width	*			
Stairs	Yes	Material	Wood		Cond.	Fair
Stair location	Main entrance					
Riser and tread dimensions	Height	8"	Depth	11"	Total stair rise	24" + 7"
Number of risers / treads	Risers	3 + 1	Treads	2		
Railings present	Yes	Material	Wood		Cond.	Fair
Railings system type	Handrails on structure		Diameter	2 x 4 flat	Railing Height	36"
Accessible continuous handrails	No					
12" top extension	No	Tread depth + 12" bottom extension			No	
Landing	Yes	Material	Wood		Cond.	Fair
Dimensions	L 4'-0"	W 3'-0"	H	*		
Railings present	Yes	Material	Wood		Cond.	Fair
Railings system type	Handrails on structure		Diameter	2 x 4 flat	Railing Height	36"
Ramp	Yes	Material	Wood		Cond.	Fair
Dimensions	L 12'-4"	W 3'-0"	H 8"	Total ramp rise	22"	
Accessible ramp slope	Yes					
Railings present	Yes	Material	Wood		Cond.	Fair
Railings system type	Handrails on structure		Diameter	2 x 4 flat	Railing Height	36"
12" top / bottom extension	No					
Loading area	None	Type	*			
Receiving door size	W *	H *	Door type	*		
Trash enclosure	None		Material	*		
Number of trash / recycle bins	*		Bin size	*		
Comments: This building is not handicap accessible for numerous reasons including incorrect or noncompliant, accessible route, door hardware, door width, fixture height, room size and room configurations. Ramp provided is suitable for use as utility access to building only and in not ADA / AAB Compliant despite the slope provided.						

EXTERIOR WALL CLADDING							
North wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Fair</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	
East wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Poor</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	
South wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Fair</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	
West wall							
<i>Siding - Clapboards</i>	Matl.	<i>Wood</i>	Height	<i>Full</i>	Cond.	<i>Fair</i>	
*	Matl.	*	Height	*	Cond.	*	
*	Matl.	*	Height	*	Cond.	*	

FENESTRATION						
North wall						
<i>Door</i>	Matl.	<i>Wood</i>	Sill / Head	<i>0" - 80"</i>	Cond.	<i>Poor</i>
<i>Opening - no widow</i>	Matl.	<i>Wood</i>	Sill / Head	<i>30" / 84"</i>	Cond.	<i>Fair</i>
*	Matl.	*	Sill / Head	*	Cond.	*
East wall						
<i>Opening - no widow</i>	Matl.	<i>Wood</i>	Sill / Head	<i>30" / 84"</i>	Cond.	<i>Poor</i>
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
South wall						
<i>Opening - no widow</i>	Matl.	<i>Wood</i>	Sill / Head	<i>30" / 84"</i>	Cond.	<i>Poor</i>
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
West wall						
<i>Door</i>	Matl.	<i>Wood</i>	Sill / Head	<i>0" - 80"</i>	Cond.	<i>Poor</i>
<i>Opening - no widow</i>	Matl.	<i>Wood</i>	Sill / Head	<i>30" / 84"</i>	Cond.	<i>Poor</i>
*	Matl.	*	Sill / Head		Cond.	*
Storefront / window frame color	*		Glazing color	*		
Door frame color	*		Glazing color	*		
Comments: Exterior wall cladding is "Type #105" cove topped clapboards. This building has simple shutteres openings, no windows are present. The openings in the wall are shuttered with top or side hinged wood panels and can be easily compramised.						

ROOF SYSTEM					
Roof					
Roof configuration	<i>Pitched</i>	Matl.	<i>Shingles - Asphalt</i>	Cond.	<i>Poor</i>
Roof edging	<i>Drip edge</i>	Matl.	<i>Aluminum</i>	Cond.	<i>Fair</i>
Drainage	<i>None</i>	Matl.	<i>*</i>	Cond.	<i>*</i>
Emergency / secondary drainage	<i>N/A</i>	Matl.	<i>*</i>	Cond.	<i>*</i>
Drain terminates at	<i>Grade</i>				
Ponding	<i>N/A</i>	Location	<i>*</i>		
Patching / repairs evident	<i>None</i>	Location	<i>*</i>		
Venting	<i>None</i>	Type	<i>*</i>		
Roof height					
Low point of	<i>Sloped roof</i>	<i>7'</i>	High point of	<i>Sloped roof</i>	<i>12'</i>

THERMAL / INSULATION					
Slab	<i>N/A</i>	Type	<i>*</i>	Cond.	<i>*</i>
Configuration	<i>*</i>		Thickness 1 <i>*</i>	Thickness 2	<i>*</i>
Vapor barrier	<i>*</i>	Material	<i>*</i>	Cond.	<i>*</i>
Floor	<i>None</i>	Type	<i>*</i>	Cond.	<i>*</i>
Configuration	<i>*</i>		Thickness 1 <i>*</i>	Thickness 2	<i>*</i>
Vapor barrier	<i>*</i>	Material	<i>*</i>	Cond.	<i>*</i>
Walls	<i>None</i>	Type	<i>*</i>	Cond.	<i>*</i>
Configuration	<i>*</i>		Thickness 1 <i>*</i>	Thickness 2	<i>*</i>
Vapor barrier	<i>*</i>	Material	<i>*</i>	Cond.	<i>*</i>
Ceiling / Roof	<i>None</i>	Type	<i>*</i>	Cond.	<i>*</i>
Configuration	<i>*</i>		Thickness 1 <i>*</i>	Thickness 2	<i>*</i>
Vapor barrier	<i>*</i>	Type	<i>*</i>	Cond.	<i>*</i>
Comments: <i>Structure is not insulated.</i>					

Refer to architectural floor diagram in the appendix for corresponding room designations.

BUILDING INTERIOR					
Room	Floor	Wall	Wall base	Ceiling	Clg height
ACT	<i>Wood</i>	<i>Wood</i>	<i>None</i>	<i>Wood</i>	<i>11'-6"</i>
Cond.	<i>Fair</i>	<i>Fair</i>	<i>*</i>	<i>Fair</i>	
Predominant lighting type		<i>Fluorescent</i>	Mounting type	<i>Surface</i>	Cond. <i>Fair</i>
Emergency lighting type		<i>Battery / Bug eyes</i>	Mounting type	<i>Surface</i>	Cond. <i>Good</i>
Comments:					
GR	<i>Vinyl - Sheet</i>	<i>Laminate</i>	<i>Wood</i>	<i>Wood</i>	<i>8'-0"</i>
Cond.	<i>Fair</i>	<i>Poor</i>	<i>Poor</i>	<i>Fair</i>	
Predominant lighting type		<i>Fluorescent - Strip</i>	Mounting type	<i>Surface</i>	Cond. <i>Fair</i>
Emergency lighting type		<i>None</i>	Mounting type	<i>*</i>	Cond. <i>*</i>
Comments:					
STO	<i>Wood</i>	<i>Wood</i>	<i>None</i>	<i>Wood</i>	<i>11'-6"</i>
Cond.	<i>Fair</i>	<i>Fair</i>	<i>*</i>	<i>Fair</i>	
Predominant lighting type		<i>Fluorescent - Strip</i>	Mounting type	<i>Surface</i>	Cond. <i>Fair</i>
Emergency lighting type		<i>Battery / Bug eyes</i>	Mounting type	<i>Surface</i>	Cond. <i>Good</i>
Comments:					
	<i>*</i>	<i>*</i>	<i>*</i>	<i>*</i>	<i>*</i>
Cond.	<i>*</i>	<i>*</i>	<i>*</i>	<i>*</i>	
Predominant lighting type		<i>*</i>	Mounting type	<i>*</i>	Cond. <i>*</i>
Emergency lighting type		<i>*</i>	Mounting type	<i>*</i>	Cond. <i>*</i>
Comments:					
	<i>*</i>	<i>*</i>	<i>*</i>	<i>*</i>	<i>*</i>
Cond.	<i>*</i>	<i>*</i>	<i>*</i>	<i>*</i>	
Predominant lighting type		<i>*</i>	Mounting type	<i>*</i>	Cond. <i>*</i>
Emergency lighting type		<i>*</i>	Mounting type	<i>*</i>	Cond. <i>*</i>
Comments:					
	<i>*</i>	<i>*</i>	<i>*</i>	<i>*</i>	<i>*</i>
Cond.	<i>*</i>	<i>*</i>	<i>*</i>	<i>*</i>	
Predominant lighting type		<i>*</i>	Mounting type	<i>*</i>	Cond. <i>*</i>
Emergency lighting type		<i>*</i>	Mounting type	<i>*</i>	Cond. <i>*</i>
Comments:					

RESTROOMS					
Separate M / W public restrooms		<i>No</i>			
Unisex Rest Room		Cond. <i>*</i>			
Number of toilets / urinals	<i>*</i>	<i>*</i>	Number of lavs	<i>*</i>	
Accessible toilets / urinals	<i>*</i>	<i>*</i>	Accessible lavs	<i>*</i>	
Women's Room		Cond. <i>Poor</i>			
Number of toilets	<i>5</i>		Number of lavs	<i>2</i>	
Accessible toilets	<i>None</i>		Accessible lavs	<i>None</i>	
Men's Room		Cond. <i>*</i>			
Number of toilets / urinals	<i>*</i>	<i>*</i>	Number of lavs	<i>*</i>	
Accessible toilets / urinals	<i>*</i>	<i>None</i>	Accessible lavs	<i>*</i>	
Separate M / W employee restrooms		<i>No</i>			
Unisex Rest Room		Cond. <i>*</i>			
Number of toilets / urinals	<i>*</i>	<i>*</i>	Number of lavs	<i>*</i>	
Accessible toilets / urinals	<i>*</i>	<i>*</i>	Accessible lavs	<i>*</i>	
Women's Room		Cond. <i>*</i>			
Number of toilets	<i>*</i>		Number of lavs	<i>*</i>	
Accessible toilets	<i>*</i>		Accessible lavs	<i>*</i>	
Men's Room		Cond. <i>*</i>			
Number of toilets / urinals	<i>*</i>		Number of lavs	<i>*</i>	
Accessible toilets / urinals	<i>*</i>		Accessible lavs	<i>*</i>	
Comments: <i>The building has dedicated restrooms for girls only. An attempt has been made to address accessibility in the form of a 5'-0" wide stall, however the restroom has numerous deficiencies including, no grab bars, incorrect fixture height, location and sizes and is not considered accessible.</i>					

BELOW GRADE AND RAISED FOUNDATION SYSTEMS					
Foundation	Yes				
Foundation system	Shallow - Pier tubes / footings				
Assembly type	Monolythic - Poured				
Slab	None	Slab thickness		*	
Primary structural members	Concrete - Pier tubes / footings				Cond. Fair
	Depth	*	Width	24" Dia	Spacing 7' to 8' O.C.'
	Direction	Paralell to longest direction			
Secondary structural members	Piers - CMU				Cond. Poor
	Depth	8"	Width	16"	Spacing 7' to 8' O.C.'
	Direction	Perpendicular to longest direction			
Space(s) below floor slab	☐ None / NA		☒ Crawlspace		☐ Cellar / Basement
Comments: Building sits on a combination of unreinforced CMU piers which rest on poured concrete footings. Foundation depth was not verified.					

STRUCTURAL SYSTEMS									
Floor		Yes							
Floor system		Composite assembly							
Assembly type		Structural - 1 way							
Slab / structural sheathing		Wood - Plank		Slab / sheathing thkns		3/4"			
Primary structural members		Beam	Material	Wood		Cond.		Poor	
		Depth	6"	Width	6"	Spacing	7' to 8' O.C.'		
		Direction	Paralell to longest direction						
Secondary structural members		Joist	Material	Wood		Cond.		Poor	
		Depth	5 1/2"	Width	1 3/4"	Spacing	16"O.C.		
		Direction	Perpendicular to longest direction						
Space(s) below floor slab		☐ None (slab on grd)		☒ Crawlspace		☐ Cellar / Basement			
Wall structure (Exterior)		Yes							
Wall system		Composite assembly							
Assembly type		Load bearing				Stick framed			
Structural sheathing or system		Wood - Plank		Thickness		5/8"			
Primary structural members		Studs	Material	Wood		Cond.		Fair	
		Depth	3 1/2"	Width	1 1/2"	Spacing	16+ O.C.'		
Secondary structural members		None	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Columns		None							
Perimeter columns		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Interior columns		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Cross-bracing		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Shear wall		N/A	Material	*		Cond.		*	
Roof / Floor above		Yes							
System and system type		Roof	Composite assembly						
Assembly type		Structural - 1 way							
Slab / structural sheathing		Wood - Plank		Slab / sheathing thkns		3/4"			
Primary structural members		Joists	Material	Wood		Cond.		Fair	
		Depth	5 1/2"	Width	1 1/2"	Spacing	18" O.C.		
		Direction	*						
		Height to underside of lowest structural member				*			
Secondary structural members		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
		Direction	*						
		Height to underside of lowest structural member				*			
Comments: The exterior wall finish is fastened directly to the wall studs, there is no structural sheathing present. In addition, the finish flooring is nailed to the floor joists, there is no structural sheathing present. Due to lack of proper rafter ties the north wall is 3.7 degrees out of plumb, leaning towards the exterior. Floor sink about .5 degrees at the east side with the floor exhibiting a noticable bounce when challenged.									

ELECTRICAL SERVICE			
Electrical service present	<i>Yes</i>	Cond.	<i>Fair</i>
Service feed type	<i>Underground</i>	Service MPOE	<i>Exterior wall - North</i>
Service amperage	<i>Unknown</i>	Service voltage	<i>120/240</i>
Service phase	<i>Single phase</i>		
Number of conduits	<i>1</i>	Conduit size	<i>2"</i>
Incoming feeder size	<i>Unknown</i>	Feeder material	<i>Unknown</i>
CT Cabinet / location	<i>None</i>	*	
Meter	<i>Yes</i>	Cond.	<i>*</i>
Meter type	<i>*</i>	Meter number	<i>*</i>
Dedicated tenant meter	<i>*</i>	Location	<i>Different building</i>
Transformer	<i>None</i>	Mounting Type	<i>*</i>
Location	<i>*</i>	Capacity in KVA	<i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>
Power shut down method	<i>*</i>	Amperage	<i>*</i>
Utility company name	<i>National Grid</i>		
Comments: <i>*</i>			

POWER PANEL			
Panel designation (Name)	<i>None</i>	Cond.	<i>Fair</i>
Location	<i>Project space</i>	Mounting type	<i>Surface mounted</i>
Manufacturer	<i>Wadsworth</i>	Number of breakers	<i>8</i>
Amperage	<i>100</i>	Panel voltage	<i>120/240</i>
Comments: <i>Panel is fed from a 100 AMP panel located in the Main Building via a 2" conduit. Panel is antiquated and utilizes screw in type fuses Load center does not have a suitable cover and can be accessed easily, protection from accidental electorcution is inadequate.</i>			

BACK UP / EMERGENCY POWER			
Generator	<i>None</i>	Cond.	*
Generator used for	*		
Manufacturer	*	Model number	*
KW (Capacity)	*	Fuel type	*
Comments:			

TELEPHONE SERVICE			
Telephone service present	<i>None</i>	Cond.	*
Service feed type	*	Service MPOE	*
Conduit size	*		
Demarc	*		
Dedicated tenant demark	*	Location	*
Utility company name	*		
Comments:			

SECURITY SYSTEM			
Security system present	<i>None</i>	Cond.	*
System type	*		
Manufacturer	*	Model number	*
Comments: *			

GENERAL HVAC INFORMATION				
HVAC system present	<i>None</i>			Cond. <i>*</i>
System(s) type(s) present	☐ RTU's	☐ VAV	☐ Split	☐ Elect ☐ Solid fuel/ wood burning
	☐ Chilled / Condenser water - <i>*</i>			
Type of conditioning available	<i>*</i>			
Number of units serving area	<i>*</i>	Total HVAC tonnage	<i>N/A</i>	
Exhaust systems	<i>Yes, in building and in project space</i>			Cond. <i>Fair</i>
System type (Non-toilet room)	☐ Gen	☐ Ktchn	☒ Rstrm	☐ Smoke
Comments:				

HVAC UNIT				
Heating / Cooling Air handler	<i>None</i>			Cond. <i>*</i>
System type	<i>*</i>			
Manufacturer	<i>*</i>	Model number	<i>*</i>	
Operational during assessment	<i>*</i>			
Age of unit	<i>*</i>	Serial No	<i>*</i>	
Unit heat source	<i>*</i>	BTUH output	<i>*</i>	
Cooling Tonnage	<i>*</i>	CFM output	<i>*</i>	
Amperage	<i>*</i>	Voltage	<i>*</i>	
Unit location	<i>*</i>			
Temperature control system	<i>*</i>	Location of device	<i>*</i>	
Condenser unit	<i>None</i>			Cond. <i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>	
Age of unit	<i>*</i>	Serial No	<i>*</i>	
Amperage	<i>*</i>	Voltage	<i>*</i>	
Unit location	<i>*</i>			
Chilled / Condenser water	<i>None</i>			
Water temperatures	Hot	<i>*</i>	Cold	<i>*</i>
Pipe sizes	Hot	<i>*</i>	Cold	<i>*</i>
Average gallons per minute	<i>*</i>	Available	<i>*</i>	
VAV	<i>None</i>			
Incoming air temperature	<i>*</i>	CFM provided	<i>*</i>	
Air distribution system	<i>None</i>			Cond. <i>*</i>
Supply air distributed via	<i>*</i>	Return air collected via	<i>*</i>	
Comments:				

DOMESTIC WATER SERVICE			
Water service present	<i>Yes, in building and in project space</i>		Cond. <i>Fair</i>
Service feed type	<i>Underground</i>	Service MPOE	<i>Exterior wall - North</i>
Largest pipe size	<i>3/4"</i>	Pipe material	<i>Copper</i>
Private or municipal service	<i>Municipal</i>		
Meter	<i>None</i>		Cond. <i>*</i>
Meter type	<i>*</i>	Meter number	<i>*</i>
Dedicated tenant meter	<i>*</i>	Location	<i>*</i>
Backflow preventer	<i>None</i>		
Filtration system	<i>None</i>		
Water heater	<i>None</i>		Cond. <i>*</i>
Water heater type	<i>*</i>		
Dedicated tenant hot water	<i>*</i>		
Manufacturer	<i>*</i>	Model Number	<i>*</i>
	Year Mfgr <i>*</i>	Capacity	<i>*</i>
	Wattage <i>*</i>	Voltage	<i>*</i>
Utility company name	<i>Salem Water and Sewer Dept.</i>		
Comments:			

SANITARY SERVICE			
Sanitary service present	<i>Yes</i>		Cond. <i>Poor</i>
Service feed type	<i>Underground</i>	Service MPOE	<i>Exterior wall - South</i>
Largest pipe size	<i>4"</i>	Pipe material	<i>PCV</i>
Private or municipal service	<i>Municipal</i>		
Vent size	<i>4"</i>	Location	<i>At toilets in restroom</i>
Grease trap	<i>None</i>		Capacity in GAL <i>*</i>
Trap type	<i>*</i>	Location	<i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>
Lift station	<i>None</i>		Capacity in GAL <i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>
Utility company name	<i>Salem Water and Sewer Dept.</i>		
Comments:			

GAS SERVICE			
Gas present	<i>None</i>		Cond. *
Service feed type	*	Service MPOE	*
Largest pipe size	*	Pipe material	*
Type of gas	*		
Meter	*		Cond. *
Meter type	*	Meter number	*
Dedicated tenant meter	*	Location	*
Utility company name	*		
Comments:			

FIRE SPRINKLER SERVICE			
Sprinkler service present	<i>None</i>		Cond. *
Service feed type	*	Service MPOE	*
Largest pipe size	*	Pipe material	*
Lowest pipe height	*	System type	*
Riser location	*	F.D. Connection	*
Backflow preventer	*		
Air compressor	*		Cond. *
Manufacturer	*	Model number	*
Comments:			

FIRE ALARM AND DETECTION SYSTEMS			
Fire alarm present	<i>None</i>		Cond. *
System type	*	Service MPOE	*
Panel location	*		
Manufacturer	*	Model number	*
Annunciator panel	<i>None</i>		Cond. *
Annunciator location	*		
Manufacturer	*	Model number	*
Notification devices	<i>None</i>		
Pull stations	*		
Horn / strobes	*		
Smokes / Heat detectors present	<i>Yes</i>		
Fire extinguishers present	<i>Yes</i>		

PHOTOS



View from Memorial Drive – East facing elevation



South facing elevation



West facing elevation



North facing entrance



Activity area looking east



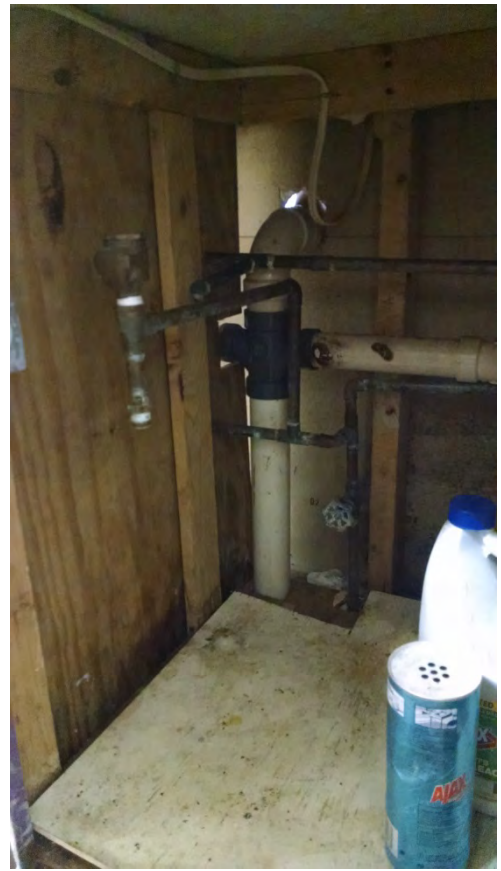
Storage area looking west



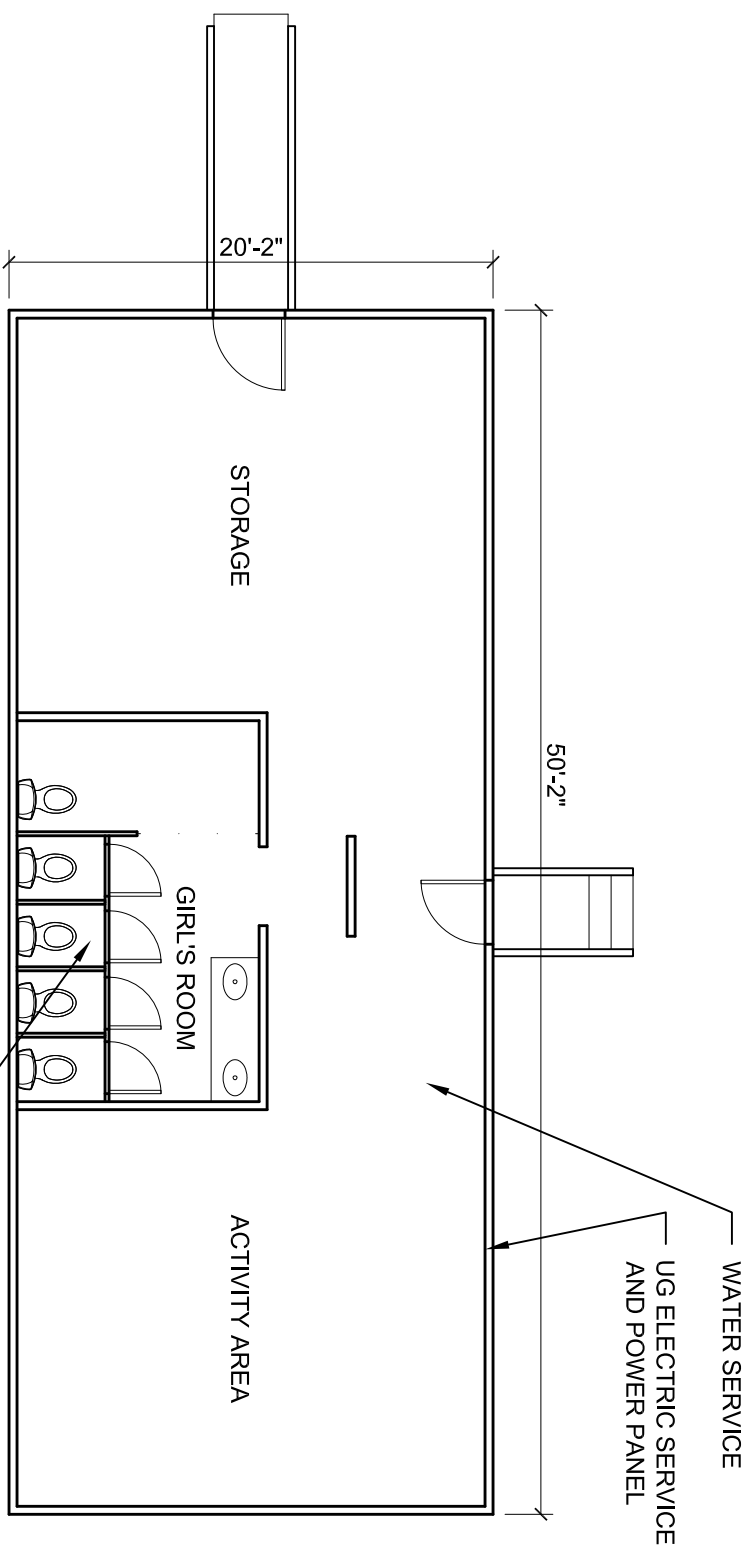
Restroom stalls



Non-compliant accessible
toilet stall

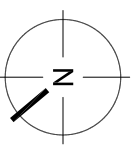


Water heater location
(Removed)



NOTE: DIAGRAM IS FOR REFERENCE ONLY
DIMENSIONS ARE APPROXIMATE

FLOOR DIAGRAM 1/8" = 1'-0"





BUILDING EVALUATION REPORT

REPORT DATE

12/27/2016

BUILDING LOCATION

Lower Restroom Building (Building #5)
85 Memorial Drive
Salem, MA 01970

PREPARED FOR

Tighe & Bond
53 South Hampton Road
Westfield, MA 01085

PREPARED BY

Millennium Design Associates, Inc
1599 Washington Street
Suite 1A
Braintree, MA 02182
781.843.9400

www.MDAarchitecture.com

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GENERAL BUILDING SUMMARY

Comments: *The subject building is a single story CMU building 29 feet long by 16 feet wide. Roof construction is comprised of wood trusses and plywood.*

The structure, finish and utilities are provided to an extent than would be adequate for seasonal use. Although the building is not insulated, its age and condition lend itself well to adaptive reuse and the building could be easily upgraded for year round use if necessary.

The construction materials and methods suggest that this structure was built in the later quarter of the 20th century.

Overall condition of the structure is good.

BUILDING EXTERIOR

Comments: *Exterior is exposed CMU in good condition. Joints are sound and the block has been painted to preserve the masonry. Above the CMU, at the gable ends, has been sheathed in a paneled siding resembling that of the other buildings except it is oriented vertically.*

Rot is evident at the fascias along the north and south sides of the building. Repairs would be modest and easily completed.

The roof is well past its reasonable life expectancy and has badly delaminated. In addition its proximity to a number of overhanging trees has resulted in a deposit of organic material on the roof which has become a food source for moss.

BUILDING INTERIOR

Comments: *The interior is divided into four spaces, a main activity area, a small storage closet used for athletic equipment and two single user restrooms. The CMU also acts as the interior wall finish. Similarly the concrete slab acts as the finish floor. An acoustic ceiling grid is in place, however all the tiles have been removed.*

TENANT MEP F/P SYSTEMS

Comments: *There are two electric wall mounted heating units in the main activity area only, none are present in the other rooms. A ten gallon electric water heater located above the ceiling is used for the restrooms. The restroom exhaust fans are in poor condition and not functioning well.*

BUILDING UTILITIES AND SYSTEMS

Comments: *Electricity, potable cold water and a sanitary service are present in the building.*

ADDITIONAL COMMENTS

Comments:

Building recommendations are based on a visual evaluation of the materials and systems. Note there may be instances where the portions of components and or system may not be visible or able to be verified.

RECOMMENDATIONS		
Architectural		
Building exterior		
Wall cladding	<i>Suitable for reuse</i>	Notes
Fenestration		
Doors	<i>Modification required</i>	Notes
Storefront / Windows	<i>Suitable for reuse</i>	Notes
Roof	<i>Replacement required</i>	Notes
Thermal / insulation	<i>None existing</i>	Notes
Lighting	<i>None existing</i>	Notes
Building interior		
Wall finishes	<i>Suitable for reuse</i>	Notes
Floor finishes	<i>Suitable for reuse</i>	Notes
Ceiling finishes	<i>Modification required</i>	Notes
Lighting	<i>Suitable for reuse</i>	Notes
MEP		
Electrical	<i>Suitable for reuse</i>	Notes
Telephone	<i>None existing</i>	Notes
HVAC	<i>Replacement required</i>	Notes
Water service	<i>Modification required</i>	Notes
Sprinkler	<i>None existing</i>	Notes
Sanitary	<i>Suitable for reuse</i>	Notes
Natural gas	<i>None existing</i>	Notes
Fire alarm	<i>None existing</i>	Notes
Security	<i>None existing</i>	Notes
Comments: <i>Building is recommended for adaptive reuse.</i>		

CONTACT INFORMATION			
Client			
Company name	<i>Tighe & Bond</i>		
Contact name	<i>Tracy Adamski</i>		
Job title	<i>Senior Planner, Associate</i>		
Street address	<i>53 South Hampton Road</i>		
City, State, Zip	<i>Westfield, MA 01085</i>		
Office Phone	<i>413.572.3256</i>	Mobile phone	
Email	<i>TJAdamski@tighebond.com</i>		
Landlord			
Company name	<i>City of Salem</i>		
Contact name			
Job title			
Street address	<i>85 Memorial Drive</i>		
City, State, Zip	<i>Salem, MA 01970</i>		
Office Phone		Mobile phone	<i>978.815.3152</i>
Email			
Building engineer			
Company name	<i>City of Salem - Winter Island Recreational Park</i>		
Contact name	<i>David Gilbert</i>		
Job title	<i>Park Manager</i>		
Street address	<i>50 Winter Island Road</i>		
City, State, Zip	<i>Salem, MA 01970</i>		
Office Phone	<i>978.745.9430</i>	Mobile phone	<i>978.815.3152</i>
Email	<i>dgilbert@salem.com</i>		
Real estate broker			
Company name			
Contact name			
Job title			
Street address			
City, State, Zip			
Office Phone		Mobile phone	
Email			
Survey Team			
Company name	<i>MDA</i>		
Contact name	<i>Joseph A DeLuca, RA</i>		
Contact name			
Company name			
Contact name			
Contact name			

OCCUPANCY, USE AND SIZE			
Occupancy status	Vacant		
Tenant aware of displacement	*		
Current use	Recreational		
Previous use	Recreational		
Operational utilities for survey	Yes		
Building / space survey availability	Full (All spaces)		
Space(s) not surveyed	☒ None or N/A	☐ Floor above	☐ Floor below
	☐ Basement	☐ Roof	☐ Utility room(s)
	☐ LL Common area	Other	*
Building / space type	Existing		
Building configuration	Stand alone		
Project located on floor(s)	1		
Building / space over all dimensions	L 29'-4"	W 22'-0"	
Building / space square footage	644		
Number of floors in building	1	Building Height	12'
Comments: Building is used as the restrooms and activity area adjacent to the lower playground.			

SITE ACCESS					
Primary street / road	None	Material	*	Cond.	*
Street name	*			Type	*
Traffic configuration	*			Spd limit	*
Street / road provides access to	*				
Curb cut	*	Material	*	Cond.	*
Sidewalk	*	Material	*	Cond.	*
Clear accessible path on to site	*	Width	*		
Signaled intersection	*	Distance from site	*		
Comments:					
Secondary street / road	None	Material	*	Cond.	*
Street name	*			Type	*
Traffic configuration	*			Spd. limit	*
Street / road provides access to	*				
Curb cut	*	Material	*	Cond.	*
Sidewalk	*	Material	*	Cond.	*
Clear accessible path on to site	*	Width	*		
Signaled intersection	*	Distance from site	*		
Comments:					

ON SITE PARKING AND ACCESS					
Parking lot	*	Material	*	Cond.	*
Curbing	*	Material	*	Cond.	*
Striping	*	Material	*	Cond.	*
Accessible pavement markings	*	Material	*	Cond.	*
Accessible signage	*	Type	*	Cond.	*
Car stops	*	Material	*	Cond.	*
Ponding evident	*	Location	*		
Parking lot lighting	*	Light type	*		
Parking stalls	*	Size	*	Number	*
Accessible stalls - Car	*	Size	*	Number	*
Accessible stalls - Van	*	Size	*	Number	*
Accessible aisle - Car	*	Size	*	Number	*
Accessible aisle - Van	*	Size	*	Number	*
Comments:					
Sidewalk	<i>None</i>	Material	*	Cond.	*
Clear accessible path to building	<i>Yes</i>	Width	<i>Level playground</i>		
Stairs	<i>No</i>	Material	*	Cond.	*
Stair location	*				
Riser and tread dimensions	Height	*	Depth	*	Total stair rise *
Number of risers / treads	Risers	*	Treads	*	
Railings present	*	Material	*	Cond.	*
Railings system type	*	Diameter	*	Railing Height	*
Accessible continuous handrails	*				
12" top extension	*	Tread depth + 12" bottom extension	*		
Landing	*	Material	*	Cond.	*
Dimensions	L *	W *	H *		
Railings present	*	Material	*	Cond.	*
Railings system type	*	Diameter	*	Railing Height	*
Ramp	*	Material	*	Cond.	*
Dimensions	L *	W *	H *	Total ramp rise	*
Accessible ramp slope	*				
Railings present	*	Material	*	Cond.	*
Railings system type	*	Diameter	*	Railing Height	*
12" top / bottom extension	*				
Loading area	*	Type	*		
Receiving door size	W *	H *	Door type	*	
Trash enclosure	*	Material	*		
Number of trash / recycle bins	*	Bin size	*		
Comments:					

EXTERIOR WALL CLADDING						
North wall						
<i>Unit masonry</i>	Matl.	<i>CMU</i>	Height	<i>Full</i>	Cond.	<i>Good</i>
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
East wall						
<i>Unit masonry</i>	Matl.	<i>CMU</i>	Height	<i>9'+</i>	Cond.	<i>Good</i>
<i>Siding - Panel</i>	Matl.	<i>Wood</i>	Height	<i>9' - 14'</i>	Cond.	<i>Good</i>
*	Matl.	*	Height	*	Cond.	*
South wall						
<i>Unit masonry</i>	Matl.	<i>CMU</i>	Height	<i>Full</i>	Cond.	<i>Good</i>
*	Matl.	*	Height	*	Cond.	*
*	Matl.	*	Height	*	Cond.	*
West wall						
<i>Unit masonry</i>	Matl.	<i>CMU</i>	Height	<i>Full</i>	Cond.	<i>Good</i>
<i>Siding - Panel</i>	Matl.	<i>Wood</i>	Height	<i>9' - 14'</i>	Cond.	<i>Good</i>
*	Matl.	*	Height	*	Cond.	*

FENESTRATION						
North wall						
Door	Matl.	Steel	Sill / Head	0"- 84"	Cond.	Fair
Window, Operable - Noninsul.	Matl.	Steel	Sill / Head	72" / 86"	Cond.	Fair
*	Matl.	*	Sill / Head	*	Cond.	*
East wall						
Window, Operable - Noninsul.	Matl.	Steel	Sill / Head	72" / 86"	Cond.	Fair
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
South wall						
Window, Operable - Noninsul.	Matl.	Steel	Sill / Head	72" / 86"	Cond.	Fair
*	Matl.	*	Sill / Head	*	Cond.	*
*	Matl.	*	Sill / Head	*	Cond.	*
West wall						
Window, Operable - Noninsul.	Matl.	Wood	Sill / Head	72" / 86"	Cond.	Fair
*	Matl.	*	Sill / Head		Cond.	*
*	Matl.	*	Sill / Head		Cond.	*
Storefront / window frame color	*		Glazing color	*		
Door frame color	*		Glazing color	*		
Comments: Windows are steel framed hopper type windows with plate glass.						

ROOF SYSTEM					
Roof					
Roof configuration	<i>Pitched</i>	Matl.	<i>Shingles - Asphalt</i>	Cond.	<i>Poor</i>
Roof edging	<i>Drip edge</i>	Matl.	<i>Aluminum</i>	Cond.	<i>Poor</i>
Drainage	<i>None</i>	Matl.	<i>*</i>	Cond.	<i>*</i>
Emergency / secondary drainage	<i>N/A</i>	Matl.	<i>*</i>	Cond.	<i>*</i>
Drain terminates at	<i>Grade</i>				
Ponding	<i>N/A</i>	Location	<i>*</i>		
Patching / repairs evident	<i>None</i>	Location	<i>*</i>		
Venting	<i>None</i>	Type	<i>*</i>		
Roof height					
Low point of	<i>Sloped roof</i>	<i>9'</i>	High point of	<i>Sloped roof</i>	<i>14'</i>

THERMAL / INSULATION					
Slab	None	Type	*		Cond. *
Configuration	*		Thickness 1	*	Thickness 2 *
Vapor barrier	*	Material	*		Cond. *
Floor	*	Type	*		Cond. *
Configuration	*		Thickness 1	*	Thickness 2 *
Vapor barrier	*	Material	*		Cond. *
Walls	None	Type	*		Cond. *
Configuration	*		Thickness 1	*	Thickness 2 *
Vapor barrier	*	Material	*		Cond. *
Ceiling / Roof	None	Type	*		Cond. *
Configuration	*		Thickness 1	*	Thickness 2 *
Vapor barrier	*	Type	*		Cond. *
Comments: Structure is not insulated.					

Refer to architectural floor diagram in the appendix for corresponding room designations.

BUILDING INTERIOR					
Room	Floor	Wall	Wall base	Ceiling	Clg height
ACT	Concrete slab	CMU	None	ACT 2 x 4	8'-8 1/2"
Cond.	Good	Good	*	Fair	
Predominant lighting type		Fluorescent	Mounting type	Recessed	Cond. Fair
Emergency lighting type		None	Mounting type	*	Cond. *
Comments:					
STO	Concrete slab	CMU	None	ACT 2 x 4	8'-8 1/2"
Cond.	Good	Good	*	Fair	
Predominant lighting type		Fluorescent - Strip	Mounting type	Recessed	Cond. Fair
Emergency lighting type		None	Mounting type	*	Cond. *
Comments:					
GR	Concrete slab	CMU	None	ACT 2 x 4	8'-8 1/2"
Cond.	Good	Good	*	Fair	
Predominant lighting type		Incandescent	Mounting type	Recessed	Cond. Fair
Emergency lighting type		*	Mounting type	*	Cond. *
Comments: Restroom is not ADA compliant. The overall wet wall length is short by 20" and would require modification. Sink and toilet fixtures are closer than the allowed 42" requirement for side toilet approaches. Restrooms could be reconfigured by rotating them 90 degrees and widening them to the necessary 7'-6" dimension. This would also require utilizing a portion of the space currently dedicated to the storage closet.					
BR	Concrete slab	CMU	None	ACT 2 x 4	8'-8 1/2"
Cond.	Good	Good	*	Fair	
Predominant lighting type		Incandescent	Mounting type	Recessed	Cond. Fair
Emergency lighting type		*	Mounting type	*	Cond. *
Comments: Restroom is not ADA compliant. The overall wet wall length is short by 20" and would require modification. Sink and toilet fixtures are closer than the allowed 42" requirement for side toilet approaches. Restrooms could be reconfigured by rotating them 90 degrees and widening them to the necessary 7'-6" dimension. This would also require utilizing a portion of the space currently dedicated to the storage closet.					
	*	*	*	*	*
Cond.	*	*	*	*	
Predominant lighting type		*	Mounting type	*	Cond. *
Emergency lighting type		*	Mounting type	*	Cond. *
Comments:					
	*	*	*	*	*
Cond.	*	*	*	*	
Predominant lighting type		*	Mounting type	*	Cond. *
Emergency lighting type		*	Mounting type	*	Cond. *
Comments:					

RESTROOMS					
Separate M / W public restrooms		<i>Yes, in building and in project space</i>			
Unisex Rest Room		Cond. *			
Number of toilets / urinals	*	*	Number of lavs	*	
Accessible toilets / urinals	*	*	Accessible lavs	*	
Women's Room		Cond. <i>Poor</i>			
Number of toilets	1		Number of lavs	1	
Accessible toilets	<i>None</i>		Accessible lavs	<i>None</i>	
Men's Room		Cond. *			
Number of toilets / urinals	1	<i>None</i>	Number of lavs	1	
Accessible toilets / urinals	<i>None</i>	*	Accessible lavs	<i>None</i>	
Separate M / W employee restrooms		<i>No</i>			
Unisex Rest Room		Cond. *			
Number of toilets / urinals	*	*	Number of lavs	*	
Accessible toilets / urinals	*	*	Accessible lavs	*	
Women's Room		Cond. *			
Number of toilets	*		Number of lavs	*	
Accessible toilets	*		Accessible lavs	*	
Men's Room		Cond. *			
Number of toilets / urinals	*		Number of lavs	*	
Accessible toilets / urinals	*		Accessible lavs	*	
Comments: <i>The building has dedicated restrooms for each sex, however the restroom have numerous deficiencies including, insufficient dimensional size and clearances, no grab bars, incorrect fixture location and therefore is not considered accessible.</i>					

BELOW GRADE AND RAISED FOUNDATION SYSTEMS									
Foundation		Yes							
Foundation system		Shallow - Spread footing							
Assembly type		Unit masonry - CMU							
Slab		Slab on grade			Slab thickness		*		
Primary structural members		CMU					Cond.		*
		Depth	48" est	Width	8"	Spacing	Cont.		
		Direction	*						
Secondary structural members		*					Cond.		*
		Depth	*	Width	*	Spacing	*		
		Direction	*						
Space(s) below floor slab		☒ None / NA			☐ Crawlspace		☐ Cellar / Basement		
Comments: Building appeare to utilize CMU frost wall as its primary foundation. No poured concrete frost walls were visible.									

STRUCTURAL SYSTEMS									
Floor		Yes							
Floor system		Monolythic							
Assembly type		*							
Slab / structural sheathing		Slab on grade		Slab / sheathing thkns		4" Est.			
Primary structural members		Slab	Material	Concrete		Cond.		Good	
		Depth	*	Width	*	Spacing	*		
		Direction	*						
Secondary structural members		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
		Direction	*						
Space(s) below floor slab		☐ None (slab on grd)		☐ Crawlspace		☐ Cellar / Basement			
Wall structure (Exterior)		Yes							
Wall system		Composite assembly							
Assembly type		Load bearing		Masonry - Single-wythe					
Structural sheathing or system		CMU		Thickness		5/8"			
Primary structural members		Studs	Material	Concrete		Cond.		Good	
		Depth	8"	Width	16"	Spacing	*		
Secondary structural members		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Columns		None							
Perimeter columns		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Interior columns		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Cross-bracing		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
Shear wall		*	Material	*		Cond.		*	
Roof / Floor above		Yes							
System and system type		Roof	Composite assembly						
Assembly type		Structural - 1 way							
Slab / structural sheathing		Plywood		Slab / sheathing thkns		3/4"			
Primary structural members		Trusses	Material	Wood		Cond.		Good	
		Depth	5 1/2"	Width	1 1/2"	Spacing	24" O.C.		
		Direction	Perpendicular to longest direction						
		Height to underside of lowest structural member				9'-2 1/2' at exterior walls			
Secondary structural members		*	Material	*		Cond.		*	
		Depth	*	Width	*	Spacing	*		
		Direction	*						
		Height to underside of lowest structural member				*			
Comments:									

ELECTRICAL SERVICE			
Electrical service present	<i>Yes</i>	Cond.	<i>Good</i>
Service feed type	<i>Overhead</i>	Service MPOE	<i>Exterior wall - East</i>
Service amperage	<i>90</i>	Service voltage	<i>120/240</i>
Service phase	<i>Single phase</i>		
Number of conduits	<i>1</i>	Conduit size	<i>2"</i>
Incoming feeder size	<i>Unknown</i>	Feeder material	<i>Unknown</i>
CT Cabinet / location	<i>None</i>	*	
Meter	<i>Yes, in building and in project space</i>	Cond.	<i>Good</i>
Meter type	<i>Utility</i>	Meter number	<i>ACG0160724258A41</i>
Dedicated tenant meter	<i>Yes</i>	Location	<i>Exterior wall - East</i>
Transformer	<i>No</i>	Mounting Type	<i>*</i>
Location	<i>*</i>	Capacity in KVA	<i>*</i>
Manufacturer	<i>*</i>	Model number	<i>*</i>
Power shut down method	<i>Main breaker in panel</i>	Amperage	<i>90</i>
Utility company name	<i>*</i>		
Comments: <i>Electric service is feed from the street</i>			

POWER PANEL			
Panel designation (Name)	<i>None</i>	Cond.	<i>Good</i>
Location	<i>Project space</i>	Mounting type	<i>Surface mounted</i>
Manufacturer	<i>Challenger</i>	Number of breakers	<i>1 main + 12 (20 brk cap)</i>
Amperage	<i>100 (est rating)</i>	Panel voltage	<i>120/240</i>
Comments:			

BACK UP / EMERGENCY POWER			
Generator	<i>None</i>		Cond. <i>*</i>
Generator used for	<i>*</i>		
Manufacturer	<i>*</i>	Model number	<i>*</i>
KW (Capacity)	<i>*</i>	Fuel type	<i>*</i>
Comments:			

TELEPHONE SERVICE			
Telephone service present	<i>Yes, in building and in project space</i>		Cond. <i>Good</i>
Service feed type	<i>Overhead</i>	Service MPOE	<i>Exterior wall - East</i>
Conduit size	<i>*</i>		
Demarc	<i>Yes</i>		
Dedicated tenant demark	<i>Yes</i>	Location	<i>Project space</i>
Utility company name	<i>*</i>		
Comments:			

SECURITY SYSTEM			
Security system present	<i>None</i>		Cond. <i>*</i>
System type	<i>*</i>		
Manufacturer	<i>*</i>	Model number	<i>*</i>
Comments: <i>*</i>			

GENERAL HVAC INFORMATION				
HVAC system present	<i>Yes, in building and in project space</i>			Cond. <i>Poor</i>
System(s) type(s) present	☐ RTU's	☐ VAV	☐ Split	☒ Elect ☐ Solid fuel/ wood burning
	☐ Chilled / Condenser water - *			
Type of conditioning available	<i>Heat only</i>			
Number of units serving area	*	Total HVAC tonnage	<i>N/A</i>	
Exhaust systems	<i>No</i>			Cond. *
System type (Non-toilet room)	☐ Gen	☐ Ktchn	☐ Rstrm	☐ Smoke
Comments: <i>Heat is provided via two electric wall mounted units.</i>				

HVAC UNIT				
Heating / Cooling Air handler	<i>Yes, in building and in project space</i>			Cond. <i>Fair</i>
System type	<i>Electric</i>			
Manufacturer	<i>Nutone</i>	Model number	<i>9319N</i>	
Operational during assessment	<i>Yes</i>			
Age of unit	*	Serial No	*	
Unit heat source	<i>Electricity</i>		BTUH output	*
Cooling Tonnage	*	CFM output	*	
Amperage	*	Voltage	<i>120/240</i>	
Unit location	<i>Wall in main area</i>			
Temperature control system	<i>T-Stat</i>		Location of device	<i>In unit</i>
Condenser unit	<i>None</i>			Cond. *
Manufacturer	*	Model number	*	
Age of unit	*	Serial No	*	
Amperage	*	Voltage	*	
Unit location	*			
Chilled / Condenser water	<i>None</i>			
Water temperatures	Hot	*	Cold	*
Pipe sizes	Hot	*	Cold	*
Average gallons per minute	*	Available	*	
VAV	<i>None</i>			
Incoming air temperature	*	CFM provided	*	
Air distribution system	<i>None</i>			Cond. *
Supply air distributed via	*	Return air collected via	*	
Comments: <i>There are two of these units located at opposite ends of the same room. The second one was not operational.</i>				

DOMESTIC WATER SERVICE				
Water service present		Yes, in building and in project space		Cond. Fair
Service feed type		Underground	Service MPOE	Exterior wall - North
Largest pipe size		3/4"	Pipe material	Copper
Private or municipal service		Municipal		
Meter		None		Cond. *
Meter type		*	Meter number	*
Dedicated tenant meter		*	Location	*
Backflow preventer		None		
Filtration system		None		
Water heater		None		Cond. *
Water heater type		Tank type		
Dedicated tenant hot water		Yes		
Manufacturer		*	Model Number	*
		Year Mfgr *	Capacity	10 Gallon
		Wattage *	Voltage	*
Utility company name		Salem Water and Sewer Dept.		
Comments: Unable to reach water heater to verify remaining information. All water piping is exposed and runs along the surace of the CMU to the fixtures they serve.				

SANITARY SERVICE			
Sanitary service present	Yes	Cond.	Poor
Service feed type	Underground	Service MPOE	Exterior wall - East
Largest pipe size	4"	Pipe material	PCV
Private or municipal service	Municipal		
Vent size	4"	Location	At bathroom
Grease trap	None	Capacity in GAL	*
Trap type	*	Location	*
Manufacturer	*	Model number	*
Lift station	None	Capacity in GAL	*
Manufacturer	*	Model number	*
Utility company name	Salem Water and Sewer Dept.		
Comments: Water service enters through an opening in the slab in the corner of the restroom.			

GAS SERVICE			
Gas present	<i>None</i>		Cond. *
Service feed type	*	Service MPOE	*
Largest pipe size	*	Pipe material	*
Type of gas	*		
Meter	*		Cond. *
Meter type	*	Meter number	*
Dedicated tenant meter	*	Location	*
Utility company name	*		
Comments:			

FIRE SPRINKLER SERVICE			
Sprinkler service present	<i>None</i>		Cond. *
Service feed type	*	Service MPOE	*
Largest pipe size	*	Pipe material	*
Lowest pipe height	*	System type	*
Riser location	*	F.D. Connection	*
Backflow preventer	*		
Air compressor	*		Cond. *
Manufacturer	*	Model number	*
Comments:			

FIRE ALARM AND DETECTION SYSTEMS			
Fire alarm present	<i>None</i>		Cond. *
System type	*	Service MPOE	*
Panel location	*		
Manufacturer	*	Model number	*
Annunciator panel	<i>None</i>		Cond. *
Annunciator location	*		
Manufacturer	*	Model number	*
Notification devices	<i>None</i>		
Pull stations	*		
Horn / strobes	*		
Smokes / Heat detectors present	<i>None</i>		
Fire extinguishers present	<i>None</i>		

PHOTOS



East facing elevation



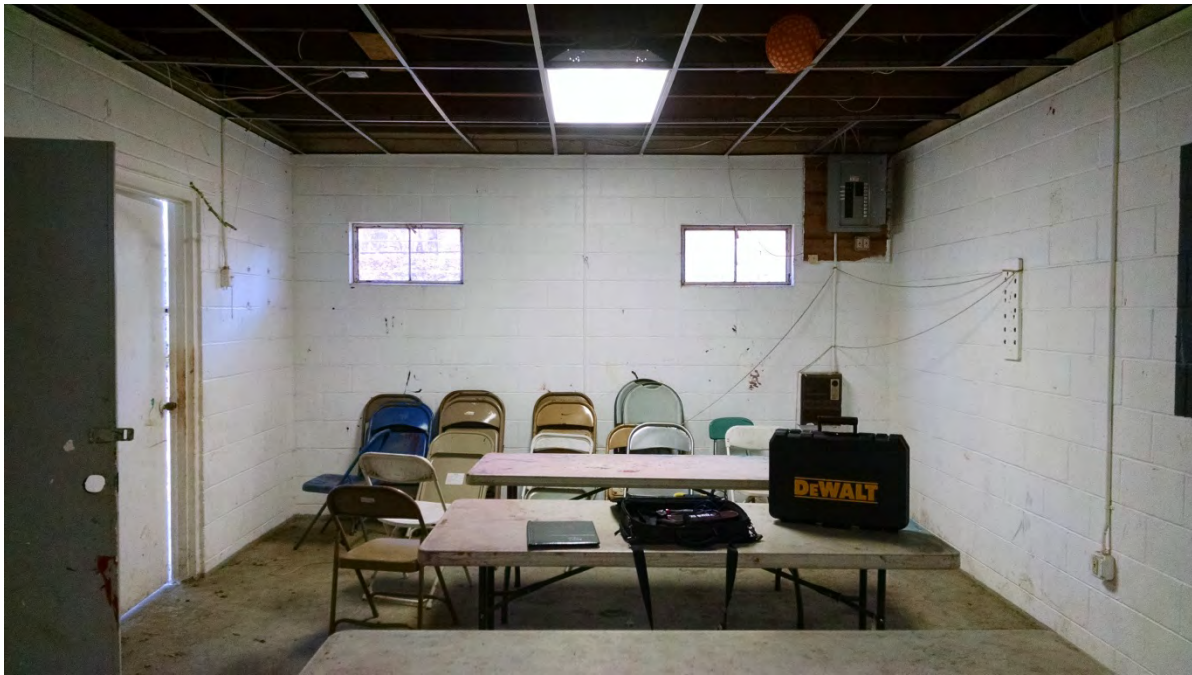
South facing elevation



West facing elevation



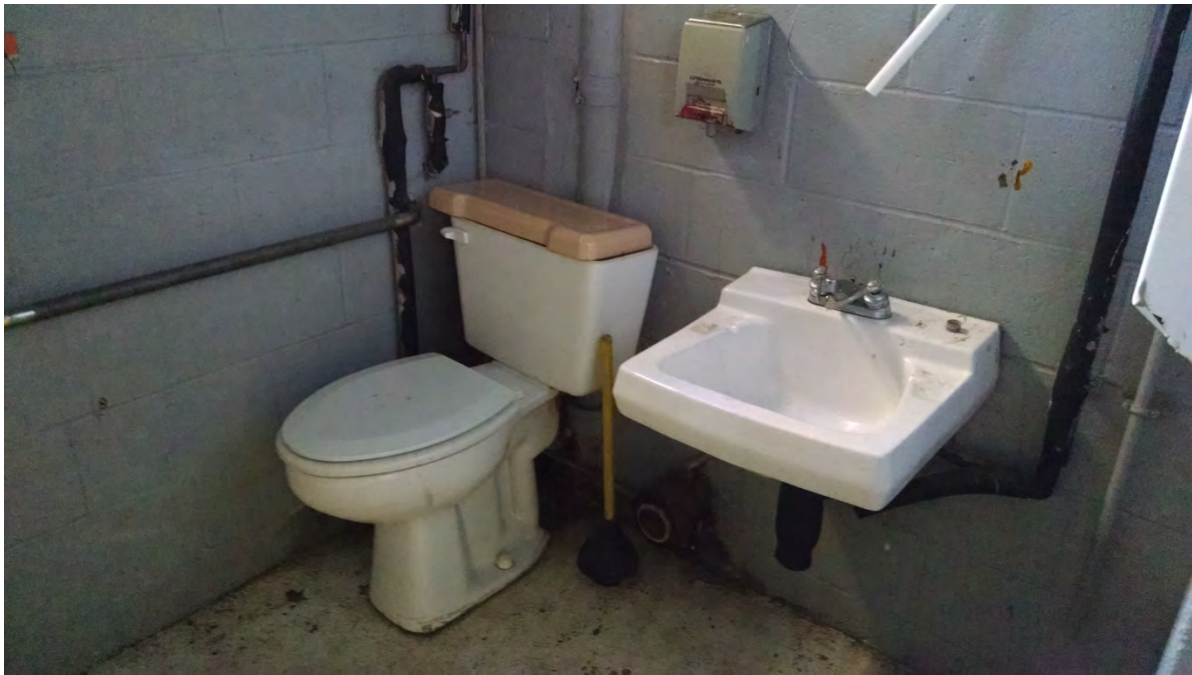
North facing elevation



Main Area – Viewed East



Main Area – Viewed West



Restroom



Water Service Entrance



Storage room

PROJECT NO.:

 TAB-1153

SEAL:

 DATE:

CLIENT:

PROJECT LOCATION:

 CAMP NAUMKEAG
 85 MEMORIAL DRIVE
 SALEM, MA 01970

DATE ISSUED :

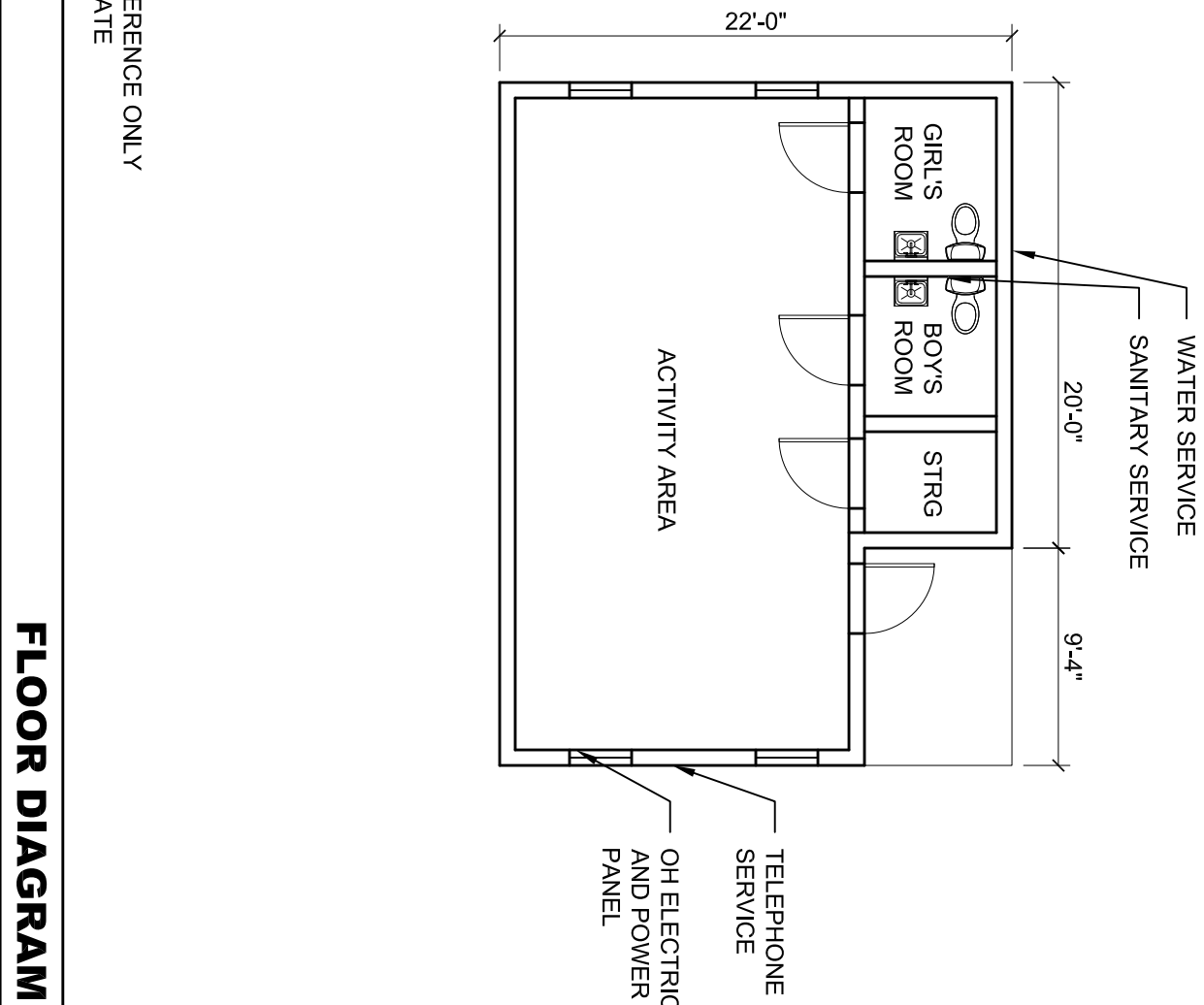
 12.27.16

DRAWING NAME :

 FLOOR DIAGRAM
 LOWER RESTROOM
 BUILDING #5

DRAWING NO.:

 ECD-5



NOTE: DIAGRAM IS FOR REFERENCE ONLY
DIMENSIONS ARE APPROXIMATE



FACILITY CONDITION ASSESSMENT



Prepared for:

City of Salem
93 Washington Street
Salem, Massachusetts 01970

FACILITY CONDITION ASSESSMENT

Pioneer Village
98 West Avenue
Salem, Massachusetts 01970

PREPARED BY:

EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
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Senior Program Manager
800.733.0660 x6234
bchampion@emgcorp.com

EMG Project Number:
130200.18R000-009.322

Date of Report:
March 26, 2018

On Site Date:
March 9, 2018



DUDE SOLUTIONS
PARENT COMPANY OF SchoolDude | FacilityDude | TheWorxHub

Immediate Repairs Report**Pioneer Village****3/26/2018**

Location Name	Report Section	ID	Cost Description	Quantity	Unit	Unit Cost	*Subtotal	Deficiency Repair Estimate *
Pioneer Village	6.4	878208	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Repair	500	SF	\$26.82	\$13,411	\$13,411
Pioneer Village	7.6	878207	Fire Extinguisher, ABC Fire Extinguisher, Provide	8	EA	\$356.54	\$2,852	\$2,852
Pioneer Village	7.6	878206	Fire Alarm System, School, Install	1800	SF	\$3.13	\$5,637	\$5,637
Immediate Repairs Total								\$21,901

* Location Factor included in totals.



Replacement Reserves Report

Pioneer Village

3/26/2018

Location Name	Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Deficiency Repair Estimate
Pioneer Village	6.4	878208	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Repair	0	0	0	500	SF	\$26.82	\$13,411	\$13,411																				\$13,411
Pioneer Village	6.4	878209	Exterior Wall, Wood Clapboard Siding, 1-2 Stories, Replace	20	10	10	500	SF	\$27.03	\$13,513											\$13,513										\$13,513
Pioneer Village	6.4	878212	Roof, Wood Shake/Shingle, Replace	25	15	10	500	SF	\$5.59	\$2,797											\$2,797										\$2,797
Pioneer Village	6.4	878213	Roof, Wood Shake/Shingle, Replace	25	10	15	500	SF	\$5.59	\$2,797																\$2,797					\$2,797
Pioneer Village	6.4	878210	Roof, Wood Shake/Shingle, Replace	25	9	16	1200	SF	\$5.59	\$6,713																	\$6,713				\$6,713
Pioneer Village	7.6	878207	Fire Extinguisher, ABC Fire Extinguisher, Provide	15	15	0	8	EA	\$356.54	\$2,852	\$2,852															\$2,852					\$2,852
Pioneer Village	7.6	878206	Fire Alarm System, School, Install	20	20	0	1800	SF	\$3.13	\$5,637	\$5,637																				\$5,637
Totals, Unescalated											\$21,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,310	\$0	\$0	\$0	\$0	\$5,649	\$6,713	\$0	\$0	\$0	\$50,573
Totals, Escalated (3.0% inflation, compounded annually)											\$21,901	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$21,919	\$0	\$0	\$0	\$0	\$8,801	\$10,772	\$0	\$0	\$0	\$63,393

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	98 West Avenue, Salem, Essex County, Massachusetts 01970
Year Constructed/Renovated:	Constructed - 1930 Renovated - 2008
Current Occupants:	Pioneer Village
Percent Utilization:	100%
Management Point of Contact:	City of Salem, Michael Lutrzykowski 978.619.5648 phone mlutrzykowski@salem.com
Property Type:	Living History Museum
Site Area:	3.0 acres
Building Area:	1,800 SF
Number of Buildings:	8
Number of Stories:	1
Parking Type and Number of Spaces:	Parking lot located at Forest River Park
Building Construction:	Conventional wood timber construction
Roof Construction:	Gabled roofs with wood deck and thatch or wood shake shingles
Exterior Finishes:	Wood planks
Heating, Ventilation & Air Conditioning:	There are no central heating or cooling systems
Fire and Life/Safety:	None
Dates of Visit:	March 9, 2018
On-Site Point of Contact (POC):	No escort provided
Assessment and Report Prepared by:	Mary Endsley
Reviewed by:	Daniel White Technical Report Reviewer for Bill Champion Senior Program Manager bchampion@emgcorp.com 800.733.0660 x6234

Systemic Condition Summary			
Site	Good	HVAC	--
Structure	Good	Plumbing	--

Systemic Condition Summary			
Roof	Fair	Electrical	Good
Vertical Envelope	Fair	Elevators	--
Interiors	Fair	Fire	--

The following bullet points highlight the most significant short term and modernization recommendations:

- Roof repairs
- Siding repair
- Installation of fire safety equipment

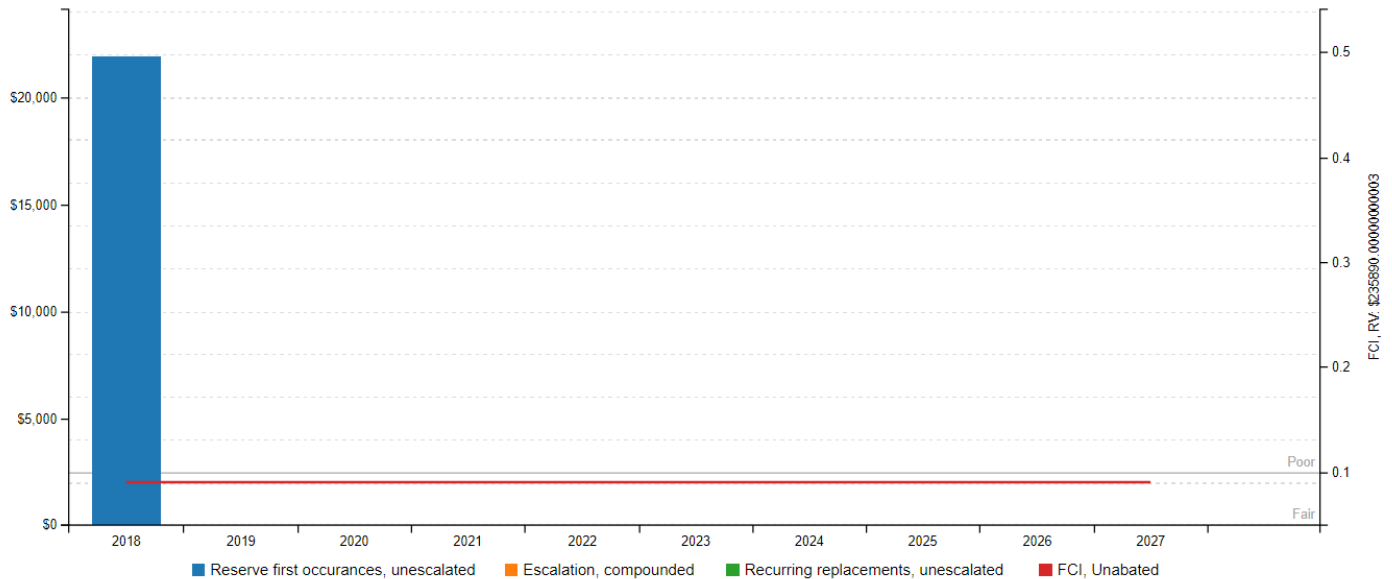
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained in recent years and is in good overall condition.

According to property management personnel, the property has had an active capital improvement expenditure program over the past three years, primarily consisting of landscaping, siding and roof finish replacement. Supporting documentation was not provided in support of these claims but some of the work is evident.

1.2. Facility Condition Index (FCI)

FCI Analysis: Pioneer Village

Replacement Value: \$ 235,890; Inflation rate: 3.0%



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0 to .05
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than .05 to .10
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than .10 to .60
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than .60

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric
Current Year Facility Condition Index (FCI) $FCI = (IR)/(CRV)$	.09 Fair
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	.09 Fair

Key Finding	Metric
Current Replacement Value (CRV)	1,800 SF * 131.05 / SF = \$235,890
Year 1 (Current Year) - Immediate Repairs (IR)	\$21,901
Years 1-10 – Replacement Reserves (RR)	\$21,901

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- Roof repairs
- Siding repair
- Installation of fire safety equipment

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of fungal growth, conditions conducive to fungal growth, or evidence of moisture in representative readily accessible areas of the property.

1.4. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

FORMAT OF THE BODY OF THE REPORT:

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement, or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short-term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.
- Prepare a mechanical equipment inventory list.

2.3. Personnel Interviewed

The management and maintenance staff were interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Ray Jodoin General Foreman	City of Salem	978.423.1811
Michael Lutrzykowski Public Property Assistant	City of Salem	978.619.5648

There was no escort provided for this facility.

2.4. Documentation Reviewed

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit. The questionnaire is included in Appendix E. Information obtained from the questionnaire has been used in preparation of this report.

2.6. Weather Conditions

March 9, 2018: Clear, with temperatures in the 30s (°F) and light winds. There were approximately four inches of snow on the ground at the time of the site visit.

3. Accessibility and Property Research

3.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG's Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

The facility generally appears to be accessible as stated within the defined priorities of Title III of the Americans with Disabilities Act.

3.2. Municipal Information, Flood Zone and Seismic Zone

Not applicable for this program.

4. Existing Building Assessment

4.1. Unit or Space Types

All 1,800 square feet of buildings are occupied by a single occupant, the Pioneer Village Living Museum. The project is a replica of a colonial village and is a combination of thatched cottages, workshops, gardens and a large house used for the former governor. There are no utilities, administrative or mechanical spaces.

4.2. Inaccessible Areas or Key Spaces Not Observed

A representative sample of the interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, exterior of the property and the roof. All areas of the property were available for observation during the site visit.

A "down unit" or area is a term used to describe a unit or space that cannot be occupied due to poor conditions such as fire damage, water damage, missing equipment, damaged floor, wall or ceiling surfaces, or other significant deficiencies. There are no down units or areas.

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	None	--
Storm sewer	City of Salem	Good
Domestic water	City of Salem	Good
Electric service	National Grid	Good
Natural gas service	None	--

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants, or propane gas tanks.

5.2. Parking, Paving, and Sidewalks

Not applicable. There is no parking, paving or sidewalks.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	☒	Good
Inlets	☒	Good
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☐	--
Pits	☐	--
Municipal System	☒	Good
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

5.4. Topography and Landscaping

Item	Description						
Site Topography	Slopes gently down from the south side of the property to the north side of the property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☒	☐	☐	☐	☐
Landscaping Condition	Fair						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	☐		☐		☐		☒
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
Seawall	Shoreline	Good

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. General Site Improvements

Property Signage	
Property Signage	Fence mounted
Street Address Displayed?	No

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☒	☐	☐	☐	☐
	--				
Building Lighting	None		Wall Mounted	Recessed Soffit	
	☒		☐	☐	
	--				

Site Fencing		
Type	Location	Condition
Temporary construction fence	Property perimeter	Fair
Wood garden fence	Cottage Garden	Fair

Refuse Disposal				
Refuse Disposal	Means of disposal not apparent			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
None	None	None	--	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.
- There is a new pedestrian bridge connecting the Forest River Park parking lot to the village.
- The village structures include a fire pit, cottage garden and colonial pillory stocks.
- The cottage garden is surrounded by a rustic style wood fence.

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Rubble	Fair
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The foundation systems are concealed. The floors are dirt or wood plank. There are no significant signs of settlement, deflection, or movement.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Heavy lumber	Fair
Ground Floor	Raised wood/Dirt	Fair
Upper Floor Framing	--	--
Upper Floor Decking	--	--
Roof Framing	Heavy lumber beams	Fair
Roof Decking	Wood plank	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. Roofing

Primary Roof			
Type / Geometry	Gable Roof	Finish	Wood plank/Thatch/Wood Shake

Primary Roof			
Maintenance	Outside Contractor	Roof Age	9 Years
Flashing	Built-up base and Edge flashing	Warranties	None
Parapet Copings	None	Roof Drains	Edge drainage to ground
Fascia	None	Insulation	None
Soffits	None	Skylights	No
Attics	None	Ponding	No
Ventilation Source-1	None	Leaks Observed	No
Ventilation Source-2	None	Roof Condition	Fair

Anticipated Lifecycle Replacements:

- Wood shakes
- Roof deck
- Roof thatch

Actions/Comments:

- The roof finishes vary in age. The roofs are maintained by an outside contractor and due to the nature of the materials, the thatch is replaced in the spring by a group of volunteers.
- According to the POC, there are no active roof leaks. There is no evidence of active roof leaks.
- The field of the roofs have isolated areas of missing thatch, damaged decking and weathered wood shakes. Portions of the roof finishes require replacement. The damaged portions of the decking or roofing material should be must be repaired.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Wood siding	Fair
Secondary Finish	None	--
Accented with	None	--
Soffits	Not Applicable	--

Anticipated Lifecycle Replacements:

- Wood siding
- Wood trim (included with siding)

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance, including patching repairs and graffiti removal is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.5. Exterior and Interior Stairs

Not applicable. There are no exterior or interior stairs.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Wood framed with shutters	None	All openings	☐	Fair
Wood framed with shutters	Single pane grilled glass	Governor's house	☐	Fair

Building Doors		
Main Entrance Doors	Door Type	Condition
	Wood plank	Fair
Secondary Entrance Doors	Wood barn	Fair
Service Doors	None	--
Overhead Doors	None	--

Anticipated Lifecycle Replacements:

- Exterior wood doors

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

6.7. Patio, Terrace, and Balcony

Not applicable. There are no patios, terraces, or balconies.

7. Building Mechanical and Plumbing Systems

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Not applicable. There are no heating or cooling systems. The structures are only open to the public from Memorial Day to Labor Day.

7.2. Building Plumbing and Domestic Hot Water

Not applicable. There is no internal plumbing. There are facilities available at the Forest River Park.

7.3. Building Gas Distribution

Not applicable. The property is not supplied with natural gas.

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Underground	Transformer	Pole-mounted
Main Service Size	100 Amps	Volts	120/208 Volt, three-phase
Meter & Panel Location	Barn building	Branch Wiring	Copper
Conduit	Non-metallic sheathed cable	Step-Down Transformers?	No
Security / Surveillance System?	Yes	Building Intercom System?	No
Lighting Fixtures	None		
Main Distribution Condition	Good		
Secondary Panel and Transformer Condition	--		
Lighting Condition	--		

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The electric service is from the 2009 renovation and only provides electricity to a single surveillance camera on site. The electrical service is reportedly adequate for the facility's needs.

7.5. Building Elevators and Conveying Systems

Not applicable. There are no elevators or conveying systems.

7.6. Fire Protection and Security Systems

Item	Description					
Type	None					
Fire Alarm System	Central Alarm Panel	☐	Battery-Operated Smoke Detectors	☐	Alarm Horns	☐
	Annunciator Panels	☐	Hard-Wired Smoke Detectors	☐	Strobe Light Alarms	☐
	Pull Stations	☐	Emergency Battery-Pack Lighting	☐	Illuminated EXIT Signs	☐
Alarm System Condition	--					
Sprinkler System	None	☐	Standpipes	☐	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	--					
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	None			None		
Fire Extinguishers	Last Service Date			Servicing Current?		
	None					
Hydrant Location	Forest River Park					
Siamese Location	None					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There are no fire alarm systems at the site and it is not up to current standards. Due to the apparent shortcomings, a full modernization project is recommended. As part of the major recommended short-term renovations, a facility-wide fire alarm modernization is recommended. A budgetary cost is included.
- Fire extinguishers should be provided for each structure. A cost to provide is included.

8. Interior Spaces

8.1. Interior Finishes

The facility is used as a living historical museum. The structures are a reconstructed colonial village and are open to the public from Memorial Day to Labor Day as part of guided tours. Reenactors maintain the gardens and provide instruction on colonial life. The village is supported by volunteers providing labor and funds to maintain the structures and the grounds. The City of Salem is in the process of upgrading all of the site drainage at Forest River Park and Pioneer Village is included in the project upgrade. The village itself is undeveloped. The buildings are connected by dirt paths and there are no utilities inside the structures. There is a fenced herb garden and a fire pit. There is a surveillance camera at the shore side of the site on the barn.

The most significant interior spaces include colonial living and working spaces. Supporting areas include barn and workshop spaces.

The following table generally describes the locations and typical conditions of the interior finishes within the facility:

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Unfinished	Cottages, workshops	Fair
Hardwood	Governors house	Fair
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Unfinished	Cottages, workshops, governors house	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Exposed structure	Cottages, workshops, governors house	Fair

Interior Doors		
Item	Type	Condition
Interior Doors	Solid core wood	Fair
Door Framing	Wood	--
Fire Doors	No	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The interior areas are mostly unfinished to replicate the type of construction during the colonial era.
- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

8.2. Commercial Kitchen & Laundry Equipment

Not applicable. There is no commercial equipment.

9. Other Structures

Not applicable. There are no major accessory structures.

10. Certification

Dude Solutions Inc. retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Pioneer Village, 98 West Avenue, Salem, Massachusetts, the "Property". It is our understanding that the primary interest of the City of Salem is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

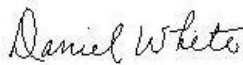
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the City of Salem for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than the City of Salem or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the City of Salem and the recipient's sole risk, without liability to EMG.

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Reviewed by:



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11. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: EMG Accessibility Checklist

Appendix D: Pre-Survey Questionnaire

Appendix A: Photographic Record





#1:	GOVERNOR'S HOUSE
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#2:	THATCH COTTAGES
-----	-----------------



#3:	SHED
-----	------



#4:	EXTERIOR WALL WOOD PLANK
-----	--------------------------



#5:	SHED
-----	------



#6:	COTTAGE WITH WOOD SIDING AND THATCH ROOF
-----	--



#7:

WORKSHOP



#8:

THATCH COTTAGE



#9:

THATCH COTTAGE



#10:

THATCH ROOF DETAIL



#11:

STORAGE HOUSE



#12:

STORAGE HOUSE



#13:	WORKSHOP
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#14:	THATCH COTTAGE
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#15:	WORKSHOP
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#16:	PILLORY STOCK
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#17:	FIRE PIT AND BENCHES
------	----------------------



#18:	PEDESTRIAN BRIDGE CONSTRUCTION IN PROGRESS
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#19:	SITE
------	------



#20:	FENCE AT COTTAGE GARDEN
------	-------------------------



#21:	WOOD FOOT BRIDGE
------	------------------



#22:	DIRT PATH
------	-----------



#23:	ENTRANCE KIOSK
------	----------------



#24:	COTTAGES
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#25:

COTTAGES



#26:

STORAGE HOUSE INTERIOR



#27:

DRAINAGE PROJECT AT
FOREST RIVER PARK



#28:

ELECTRICAL SERVICE AT SHED
BUILDING



#29:

NEW DRAINAGE STRUCTURE
AT SEA WALL



#30:

PARKING LOT AT FOREST
RIVER PARK

Appendix B: Site Plan



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Site Plan



Project Name:

Pioneer Village

Project Number:

130200.18R000-009.322

Source:

Google Earth Pro

On-Site Date:

March 9, 2018

Appendix C: EMG Accessibility Checklist



Date Completed: 9 March 2018

Property Name: Pioneer Village

EMG Project Number: 130200.18R000-009.322

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?		x		
2	Have any ADA improvements been made to the property?		x		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?		x		
4	Has building ownership or management received any ADA related complaints that have not been resolved?		x		
5	Is any litigation pending related to ADA issues?		x		
	Parking	Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?			x	Parking for this site is located in Forest River Park
2	Are there sufficient van-accessible parking spaces available?			x	
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?			x	
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?			x	
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			x	
6	If required does signage exist directing you to accessible parking and an accessible building entrance?			x	
	Ramps	Yes	No	NA	Comments
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)			x	
2	Are ramps that appear longer than 6 ft complete with railings on both sides?			x	

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?			x	
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?			x	
	Entrances/Exits	Yes	No	NA	Comments
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?		x		All doors/entrances are part of recreated colonial structures that do not meet current ADA standards.
2	If the main entrance is inaccessible, are there alternate accessible entrances?		x		
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?		x		
	Paths of Travel	Yes	No	NA	Comments
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?		x		
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?			x	
3	Is there a path of travel that does not require the use of stairs?			x	
	Elevators	Yes	No	NA	Comments
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			x	
2	Are there visual and audible signals inside cars indicating floor change?			x	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			x	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			x	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			x	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			x	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?			x	
2	Are pull handles push/pull or lever type?			x	
3	Are there audible and visual fire alarm devices in the toilet rooms?			x	
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?			x	
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?			x	
6	In unisex toilet rooms, are there safety alarms with pull cords?			x	
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?			x	
8	Are grab bars provided in toilet stalls?			x	
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?			x	
10	Are sink handles operable with one hand without grasping, pinching or twisting?			x	
11	Are exposed pipes under sink sufficiently insulated against contact?			x	
	Guest Rooms	Yes	No	NA	Comments
1	How many total accessible sleeping rooms does the property management report to have? Provide specific number in comment field. Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			x	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? Provide specific number in comment field. Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			x	
3	How many assistive listening kits and/or rooms with communication features are available per property management? Provide specific number in comment field. Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			x	
	Pools	Yes	No	NA	Comments
1	Are public access pools provided? If the answer is no, please disregard this section.			x	
2	How many accessible access points are provided to each pool/spa? Provide number in comment field. Is at least one fixed lift or sloped entry to the pool provided?			x	
	Play Area	Yes	No	NA	Comments
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.			x	
	Exercise Equipment	Yes	No	NA	Comments
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?			x	

**Based on visual observation only. The slope was not confirmed through measurements.*

Appendix D: Pre-Survey Questionnaire



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FCA (EMG-FacilityDude) Pre-Survey Questionnaire

This questionnaire must be completed by the property owner, the owner's designated representative, or someone knowledgeable about the subject property. If the form is not completed, EMG's Project Manager will require **additional time** during the on-site visit with such a knowledgeable person in order to complete the questionnaire. During the site visit, EMG's Field Observer may ask for details associated with selected questions. This questionnaire will be utilized as an exhibit in EMG's final report.

Name of Institution:	City of Salem		
Name of Building: Pioneer Village	Building #: 8		
Name of person completing questionnaire: Roy Jodoin (by interview)			
Length of Association With the Property:			Phone Number: 978.423.1811

Site Information	
Year of Construction?	1930 as a play set/renovated in 2009
No. of Stories?	1
Total Site Area?	3 Acres
Total Building Area?	18 Sqft

Inspections	Date of Last Inspection	List of Any Outstanding Repairs Required
1. Elevators	na	
2. HVAC Mechanical, Electric, Plumbing?	na	
3. Life-Safety/Fire?	no	No exits sign, fire alarm or fire safety devices
4. Roofs?	unknown	Replace thatch at end of winter

Key Questions	Response
Major Capital Improvements in Last 3 yrs.	Drainage project in progress at Forest River Park – connecting bridge to village from parking lot constructed – drainage devices in stalled at shore edge of village
Planned Capital Expenditure For Next Year?	unknown
Age of the Roof?	11
What bldg. Systems Are Responsibilities of Tenants? (HVAC/Roof/Interior/Exterior/Paving)	none

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")					
QUESTION	Y	N	Unk	NA	COMMENTS
ZONING, BUILDING DESIGN & LIFE SAFETY ISSUES					
1		x			
2		x			
3		x			



FCA (EMG-FacilityDude) Pre-Survey Questionnaire

QUESTION	Y	N	Unk	NA	COMMENTS
ZONING, BUILDING DESIGN & LIFE SAFETY ISSUES					
4		x			
5		x			
6		x			
7				x	
8				x	
GENERAL SITE					
9		x			New drainage structures are being constructed at adjacent park
10				x	
BUILDING STRUCTURE					
11		x			
12				x	
13		x			
BUILDING ENVELOPE					
14		x			Windows are replicas of colonial era structures there are only shutters – no glass
15		x			
16		x			
17			x		There is no insulation
18			x		No plywood used



FCA (EMG-FacilityDude) Pre-Survey Questionnaire

BUILDING ENVELOPE					
19	Is exterior insulation and finish system (EIFS) or a synthetic stucco finish used?		x		
Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any Yes responses. (NA indicates "Not Applicable", Unk indicates "Unknown")					
QUESTION	Y	N	Unk	NA	COMMENTS
BUILDING HVAC AND ELECTRICAL					
20	Are there any leaks or pressure problems with natural gas service?			x	
21	Does any part of the electrical system use aluminum wiring?			x	
22	Do Residential units have a less than 60-Amp service?			x	
23	Do Commercial units have less than 200-Amp service?			x	
24	Are there any problems with the utilities, such as inadequate capacities?			x	
ADA					
25	Has the management previously completed an ADA review?		x		
26	Have any ADA improvements been made to the property?		x		
27	Does a Barrier Removal Plan exist for the property?		x		
28	Has the Barrier Removal Plan been approved by an arms-length third party?		x		
29	Has building ownership or management received any ADA related complaints?		x		
30	Does elevator equipment require upgrades to meet ADA standards?			x	
PLUMBING					
31	Is the property served by private water well?			x	
32	Is the property served by a private septic system or other waste treatment systems?			x	
33	Is polybutylene piping used?			x	



FCA (EMG-FacilityDude) Pre-Survey Questionnaire

PLUMBING					
34	Are there any plumbing leaks or water pressure problems?			x	

Additional Issues or Concerns That EMG Should Know About?	
1.	
2.	
3.	

Items Provided to EMG Auditors				
	Yes	No	N/A	Additional Comments?
Access to All Mechanical Spaces	☐	☐	☐	
Access to Roof/Attic Space	☐	☐	☐	
Access to Building As-Built Drawings	☐	☐	☐	
Site plan with bldg., roads, parking and other features	☐	☐	☐	
Contact Details for Mech, Elevator, Roof, Fire Contractors:	☐	☐	☐	
List of Commercial Tenants in the property	☐	☐	☐	
Previous reports pertaining to the physical condition of property.	☐	☐	☐	
ADA survey and status of improvements implemented.	☐	☐	☐	
Current / pending litigation related to property condition.	☐	☐	☐	
Any brochures or marketing information.	☐	☐	☐	

Signature of person Interviewed or completing form

Date

On the day of the site visit, provide EMG's Field Observer access to all of the available documents listed below. Provide copies if possible.

INFORMATION REQUIRED

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. All available construction documents (blueprints) for the original construction of the building or for any tenant improvement work or other recent construction work. 2. A site plan, preferably 8 1/2" X 11", which depicts the arrangement of buildings, roads, parking stalls, and other site features. 3. For commercial properties, provide a tenant list which identifies the names of each tenant, vacant tenant units, the floor area of each tenant space, and the gross and net leasable area of the building(s). 4. For apartment properties, provide a summary of the apartment unit types and apartment unit type quantities, including the floor area of each apartment unit as measured in square feet. 5. For hotel or nursing home properties, provide a summary of the room types and room type quantities. 6. Copies of Certificates of Occupancy, building permits, fire or health department inspection reports, elevator inspection certificates, roof or HVAC warranties, or any other similar, relevant documents. 7. The names of the local utility companies which serve the property, including the water, sewer, electric, gas, and phone companies. | <ol style="list-style-type: none"> 8. The company name, phone number, and contact person of all outside vendors who serve the property, such as mechanical contractors, roof contractors, fire sprinkler or fire extinguisher testing contractors, and elevator contractors. 9. A summary of recent (over the last 5 years) capital improvement work which describes the scope of the work and the estimated cost of the improvements. Executed contracts or proposals for improvements. Historical costs for repairs, improvements, and replacements. 10. Records of system & material ages (roof, MEP, paving, finishes, furnishings). 11. Any brochures or marketing information. 12. Appraisal, either current or previously prepared. 13. Current occupancy percentage and typical turnover rate records (for commercial and apartment properties). 14. Previous reports pertaining to the physical condition of property. 15. ADA survey and status of improvements implemented. 16. Current / pending litigation related to property condition. |
|---|---|

Your timely compliance with this request is greatly appreciated.





FACILITY CONDITION ASSESSMENT



Prepared for:

City of Salem
93 Washington Street
Salem, Massachusetts 01970

FACILITY CONDITION ASSESSMENT

Camp Naumkeag
85 Memorial Drive
Salem, Massachusetts 01970

PREPARED BY:

EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:

Bill Champion
Senior Program Manager
800.733.0660 x6234
bchampion@emgcorp.com

EMG Project Number:
130200.18R000-014.322

Date of Report:
April 2, 2018

On Site Date:
March 19, 2018



DUDE SOLUTIONS
PARENT COMPANY OF SchoolDude | FacilityDude | TheWorxHub

Immediate Repairs Report

Camp Naumkeag

4/2/2018



Location Name	Report SectionID	Cost Description	Quantity	Unit	Unit Cost	*Subtotal	Deficiency Repair Estimate *
Camp Naumkeag	3.1	888478 ADA, Door, Lever Handle Hardware, Install	10	EA	\$300.00	\$3,000	\$3,000
Camp Naumkeag	3.1	887886 ADA, Parking, Signage, Pole-Mounted, Install	1	EA	\$500.00	\$500	\$500
Camp Naumkeag	3.1	891887 ADA, Restroom, Lavatory Clearance, Modify	2	EA	\$400.00	\$800	\$800
Camp Naumkeag	3.1	887884 ADA, Restroom, Grab Bars & Blocking, Install	3	EA	\$1,700.00	\$5,100	\$5,100
Camp Naumkeag	5.5	887889 ADA, Miscellaneous, Drinking Fountain, Exterior, Install	1	EA	\$6,200.00	\$6,200	\$6,200
Camp Naumkeag	6.1	887881 Foundations,	4200	SF	\$17.40	\$73,080	\$73,080
Camp Naumkeag	7.2	887478 Backflow Preventer, 2", Replace	1	EA	\$2,603.17	\$2,603	\$2,603
Camp Naumkeag	7.4	888907 Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	1	EA	\$5,079.93	\$5,080	\$5,080
Immediate Repairs Total							\$96,363

* Location Factor included in totals.

Replacement Reserves Report

Camp Naumkeag

4/2/2018

Draft - For Discussion Purposes Only



Location Name	Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Deficiency	
																															Repair Estimate	
Camp Naumkeag	3.1	888478	ADA, Door, Lever Handle Hardware, Install	0	0	0	10	EA	\$300.00	\$3,000	\$3,000																				\$3,000	
Camp Naumkeag	3.1	887886	ADA, Parking, Signage, Pole-Mounted, Install	0	0	0	1	EA	\$500.00	\$500	\$500																					\$500
Camp Naumkeag	3.1	891887	ADA, Restroom, Lavatory Clearance, Modify	0	0	0	2	EA	\$400.00	\$800	\$800																					\$800
Camp Naumkeag	3.1	887884	ADA, Restroom, Grab Bars & Blocking, Install	0	0	0	3	EA	\$1,700.00	\$5,100	\$5,100																					\$5,100
Camp Naumkeag	5.2	887595	Parking Lot, Gravel, Dense & Graded, Replenish	15	13	2	6400	SF	\$1.23	\$7,872			\$7,872															\$7,872				\$15,744
Camp Naumkeag	5.2	887598	Roadways, Asphalt Pavement, Mill & Overlay	25	22	3	3000	SF	\$3.28	\$9,827				\$9,827																		\$9,827
Camp Naumkeag	5.2	888962	Roadways, Asphalt Pavement, Mill & Overlay	25	20	5	4200	SF	\$3.28	\$13,757					\$13,757																	\$13,757
Camp Naumkeag	5.5	888920	Metal Halide Lighting Fixture, 250 W, Replace	20	17	3	2	EA	\$748.18	\$1,496				\$1,496																		\$1,496
Camp Naumkeag	5.5	887875	Metal Halide Lighting Fixture, 250 W, Replace	20	17	3	2	EA	\$748.18	\$1,496				\$1,496																		\$1,496
Camp Naumkeag	5.5	887931	Fences & Gates, Wood Board, Replace	30	27	3	320	SF	\$6.11	\$1,956				\$1,956																		\$1,956
Camp Naumkeag	5.5	887887	Fences & Gates, Chain Link, 4' High, Replace	30	27	3	120	LF	\$30.51	\$3,661				\$3,661																		\$3,661
Camp Naumkeag	5.5	887888	Fences & Gates, Chain Link, 8' High, Replace	30	18	12	600	LF	\$53.90	\$32,340													\$32,340									\$32,340
Camp Naumkeag	5.5	887904	Signage, Property, Monument/Pylon, Replace	20	17	3	1	EA	\$3,000.00	\$3,000				\$3,000																		\$3,000
Camp Naumkeag	5.5	887892	Site Furnishings, Park Bench, Metal/Wood/Plastic, Replace	20	17	3	6	EA	\$487.03	\$2,922				\$2,922																		\$2,922
Camp Naumkeag	5.5	887901	Site Furnishings, Picnic Table, Wood or Composite, Replace	20	17	3	20	EA	\$689.43	\$13,789				\$13,789																		\$13,789
Camp Naumkeag	5.5	887894	Play Structure, Medium, Replace	20	13	7	1	EA	\$40,005.63	\$40,006							\$40,006															\$40,006
Camp Naumkeag	5.5	887577	Pole Light, Exterior, 135 to 1000 W HID (Fixture, Ballast, & Lamp), Replace	10	7	3	5	EA	\$2,246.90	\$11,234				\$11,234										\$11,234								\$22,469
Camp Naumkeag	5.5	887889	ADA, Miscellaneous, Drinking Fountain, Exterior, Install	0	28	0	1	EA	\$6,200.00	\$6,200	\$6,200																					\$6,200
Camp Naumkeag	6.1	887881	Foundations,	50	83	0	4200	SF	\$17.40	\$73,080	\$73,080																					\$73,080
Camp Naumkeag	6.3	887472	Roof, Asphalt Shingle, Replace	20	19	1	2000	SF	\$3.42	\$6,841		\$6,841																				\$6,841
Camp Naumkeag	6.3	887856	Roof, Asphalt Shingle, Replace	20	17	3	1400	SF	\$3.42	\$4,789				\$4,789																		\$4,789
Camp Naumkeag	6.3	887663	Roof, Asphalt Shingle, Replace	20	17	3	1400	SF	\$3.42	\$4,789				\$4,789																		\$4,789
Camp Naumkeag	6.3	888922	Roof, Asphalt Shingle, Replace	20	17	3	980	SF	\$3.42	\$3,352				\$3,352																		\$3,352
Camp Naumkeag	6.3	887934	Roof, Asphalt Shingle, Replace	20	17	3	1400	SF	\$3.42	\$4,789				\$4,789																		\$4,789
Camp Naumkeag	6.3	887602	Roof Skylight, Glass Single Unit, Replace	30	27	3	6	SF	\$46.57	\$279				\$279																		\$279
Camp Naumkeag	6.4	891890	Exterior Wall, Wood Clapboard Siding, 1 Story, Replace	20	18	2	1600	SF	\$27.03	\$43,241			\$43,241																			\$43,241
Camp Naumkeag	6.4	887659	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	8	2	1200	SF	\$2.87	\$3,445			\$3,445										\$3,445									\$6,890
Camp Naumkeag	6.4	887935	Exterior Wall, Painted Surface, 1 Story, Prep & Paint	10	7	3	1600	SF	\$2.87	\$4,593				\$4,593										\$4,593								\$9,186
Camp Naumkeag	6.4	891892	Exterior Wall, Wood Clapboard Siding, 1 Story, Replace	20	17	3	1600	SF	\$27.03	\$43,241				\$43,241																		\$43,241
Camp Naumkeag	6.4	887661	Exterior Wall, Painted Surface, 1-2 Stories, Prep & Paint	10	7	3	1600	SF	\$2.87	\$4,593				\$4,593										\$4,593								\$9,186
Camp Naumkeag	6.4	891891	Exterior Wall, Wood Clapboard Siding, 1 Story, Replace	20	17	3	1200	SF	\$27.03	\$32,431				\$32,431																		\$32,431
Camp Naumkeag	6.4	888925	Exterior Wall, Painted Surface, 1 Story, Prep & Paint	10	7	3	1300	SF	\$2.87	\$3,732				\$3,732										\$3,732								\$7,464
Camp Naumkeag	6.4	891893	Exterior Wall, Wood Clapboard Siding, 1 Story, Replace	20	17	3	1600	SF	\$27.03	\$43,241				\$43,241																		\$43,241
Camp Naumkeag	6.4	887855	Exterior Wall, Painted Surface, 1 Story, Prep & Paint	10	7	3	1600	SF	\$2.87	\$4,593				\$4,593										\$4,593								\$9,186
Camp Naumkeag	6.4	887947	Exterior Wall, Brick or Brick Veneer, 1 Story, Repoint	25	19	6	32	SF	\$41.28	\$1,321							\$1,321															\$1,321
Camp Naumkeag	6.5	887858	Exterior Stair/Ramp Rails, Wood, Replace	15	14	1	12	LF	\$50.00	\$600		\$600															\$600					\$1,200
Camp Naumkeag	6.5	887810	Exterior Stair/Ramp Rails, Wood, Replace	15	12	3	12	LF	\$50.00	\$600				\$600															\$600			\$1,200
Camp Naumkeag	6.6	887564	Window, Wood 12 SF, 1-2 Stories, Replace	30	28	2	4	EA	\$719.86	\$2,879			\$2,879																			\$2,879
Camp Naumkeag	6.6	887945	Window, Wood 12 SF, 1 Story, Replace	30	27	3	8	EA	\$719.86	\$5,759				\$5,759																		\$5,759
Camp Naumkeag	6.6	888929	Window, Steel Operable 12 SF, 1 Story, Replace	30	27	3	8	EA	\$1,885.36	\$15,083				\$15,083																		\$15,083
Camp Naumkeag	6.6	887818	Exterior Door, Wood Solid-Core, Replace	25	24	1	3	EA	\$1,423.11	\$4,269		\$4,269																				\$4,269
Camp Naumkeag	6.6	887560	Exterior Door, Wood Solid-Core, Replace	25	23	2	2	EA	\$1,423.11	\$2,846			\$2,846																			\$2,846
Camp Naumkeag	6.6	887873	Exterior Door, Wood Solid-Core, Replace	25	22	3	2	EA	\$1,423.11	\$2,846				\$2,846																		\$2,846

Location Name	Report Section	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost *	Subtotal	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	Repair		
																															Estimate		
Camp Naumkeag	6.6	888928	Exterior Door, Wood Solid-Core, Replace	25	22	3	1	EA	\$1,423.11	\$1,423				\$1,423																		\$1,423	
Camp Naumkeag	6.6	887941	Exterior Door, Wood Solid-Core, Replace	25	22	3	2	EA	\$1,423.11	\$2,846				\$2,846																		\$2,846	
Camp Naumkeag	6.7	887569	Structural Flooring/Decking, Pressure Treated Timber, Replace	25	18	7	1300	SF	\$10.04	\$13,050							\$13,050															\$13,050	
Camp Naumkeag	6.7	887570	Exterior Stair/Ramp Rails, Wood, Replace	15	10	5	100	LF	\$12.91	\$1,291					\$1,291																	\$1,291	
Camp Naumkeag	7.1	891942	Baseboard Heater, Electric, 4', 1000 Watts, Replace	25	22	3	5	EA	\$188.76	\$944				\$944																		\$944	
Camp Naumkeag	7.2	887837	Toilet Partitions, Wood, Replace	20	17	3	3	EA	\$465.02	\$1,395				\$1,395																		\$1,395	
Camp Naumkeag	7.2	887867	Toilet Partitions, Wood, Replace	20	17	3	4	EA	\$465.02	\$1,860				\$1,860																		\$1,860	
Camp Naumkeag	7.2	887835	Toilet, Flush Tank (Water Closet), Replace	20	17	3	4	EA	\$1,055.15	\$4,221				\$4,221																		\$4,221	
Camp Naumkeag	7.2	887868	Toilet, Flush Tank (Water Closet), Replace	20	17	3	5	EA	\$1,055.15	\$5,276				\$5,276																		\$5,276	
Camp Naumkeag	7.2	887528	Toilet, Flush Tank (Water Closet), Replace	20	17	3	1	EA	\$1,055.15	\$1,055				\$1,055																		\$1,055	
Camp Naumkeag	7.2	888936	Toilet, Flush Tank (Water Closet), Replace	20	17	3	2	EA	\$1,055.15	\$2,110				\$2,110																		\$2,110	
Camp Naumkeag	7.2	887833	Lavatory, Vitreous China, Replace	20	17	3	2	EA	\$572.66	\$1,145				\$1,145																		\$1,145	
Camp Naumkeag	7.2	887871	Lavatory, Cultured Marble, Replace	20	17	3	2	EA	\$1,891.78	\$3,784				\$3,784																		\$3,784	
Camp Naumkeag	7.2	888937	Lavatory, Vitreous China, Replace	20	17	3	2	EA	\$572.66	\$1,145				\$1,145																		\$1,145	
Camp Naumkeag	7.2	887559	Bathtub & Shower Enclosure, Fiberglass, Replace	20	17	3	1	EA	\$1,785.27	\$1,785				\$1,785																		\$1,785	
Camp Naumkeag	7.2	887478	Backflow Preventer, 2", Replace	15	15	0	1	EA	\$2,603.17	\$2,603	\$2,603															\$2,603						\$2,603	
Camp Naumkeag	7.2	887414	Water Heater, Electric, Commercial, 40 GAL., Replace	15	6	9	1	EA	\$6,963.24	\$6,963									\$6,963													\$6,963	
Camp Naumkeag	7.2	888912	Water Heater, Electric, Commercial, 40 GAL., Replace	15	3	12	1	EA	\$6,963.24	\$6,963										\$6,963												\$6,963	
Camp Naumkeag	7.2	887525	Bathroom Vanity Cabinet, Wood, with Cultured Marble Sink Top, 24", Replace	20	18	2	1	EA	\$1,082.84	\$1,083			\$1,083										\$6,963									\$1,083	
Camp Naumkeag	7.4	888907	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	38	0	1	EA	\$5,079.93	\$5,080	\$5,080																						\$5,080
Camp Naumkeag	7.4	888938	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	27	3	1	EA	\$5,079.93	\$5,080				\$5,080																			\$5,080
Camp Naumkeag	7.4	887473	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	23	7	1	EA	\$5,079.93	\$5,080								\$5,080															\$5,080
Camp Naumkeag	7.4	887831	Distribution Panel, 208 Y, 120 V, 100 Amp, Replace	30	23	7	1	EA	\$5,079.93	\$5,080								\$5,080															\$5,080
Camp Naumkeag	7.6	887480	Fire Extinguisher, Replace	15	8	7	1	EA	\$356.54	\$357								\$357															\$357
Camp Naumkeag	7.6	887811	Fire Extinguisher, Replace	15	8	7	1	EA	\$356.54	\$357								\$357															\$357
Camp Naumkeag	7.6	887942	Fire Extinguisher, Replace	15	8	7	1	EA	\$356.54	\$357								\$357															\$357
Camp Naumkeag	7.6	887872	Fire Extinguisher, Replace	15	8	7	1	EA	\$356.54	\$357								\$357															\$357
Camp Naumkeag	7.6	892213	Smoke Detector, , Replace	10	7	3	9	EA	\$208.43	\$1,876				\$1,876									\$1,876										\$1,876
Camp Naumkeag	8.1	888940	Interior Door, Steel, Replace	25	22	3	3	EA	\$950.12	\$2,850				\$2,850																			\$2,850
Camp Naumkeag	8.1	887568	Interior Door, Wood Solid-Core, Replace	20	17	3	3	EA	\$1,423.11	\$4,269				\$4,269																			\$4,269
Camp Naumkeag	8.1	888918	Interior Wall Finish, General Surface, Prep & Paint	8	5	3	2400	SF	\$1.45	\$3,480				\$3,480								\$3,480								\$3,480	\$3,480	\$10,440	
Camp Naumkeag	8.1	887865	Interior Wall Finish, General Surface, Prep & Paint	8	5	3	2400	SF	\$1.45	\$3,480				\$3,480								\$3,480								\$3,480	\$3,480	\$10,440	
Camp Naumkeag	8.1	887485	Interior Wall Finish, Gypsum Board/Plaster/Metal, Prep & Paint	8	5	3	1700	SF	\$1.42	\$2,419				\$2,419								\$2,419								\$2,419	\$2,419	\$7,258	
Camp Naumkeag	8.1	888941	Interior Wall Finish, General Surface, Prep & Paint	8	5	3	2600	SF	\$1.45	\$3,770				\$3,770								\$3,770								\$3,770	\$3,770	\$11,310	
Camp Naumkeag	8.1	887812	Interior Wall Finish, General Surface, Prep & Paint	8	5	3	2400	SF	\$1.45	\$3,480				\$3,480								\$3,480								\$3,480	\$3,480	\$10,440	
Camp Naumkeag	8.1	887524	Interior Floor Finish, Linoleum, Replace	15	14	1	60	SF	\$3.33	\$200		\$200															\$200					\$400	
Camp Naumkeag	8.1	888910	Interior Floor Finish, Wood Strip, Refinish	10	7	3	1000	SF	\$3.68	\$3,678				\$3,678									\$3,678									\$7,355	
Camp Naumkeag	8.1	888911	Interior Floor Finish, Wood Strip, Refinish	10	7	3	1000	SF	\$3.68	\$3,678				\$3,678									\$3,678									\$7,355	
Camp Naumkeag	8.1	887483	Interior Floor Finish, Wood Strip, Refinish	10	7	3	700	SF	\$3.68	\$2,574				\$2,574									\$2,574									\$5,149	
Camp Naumkeag	8.1	887813	Interior Floor Finish, Wood Strip, Refinish	10	7	3	1000	SF	\$3.68	\$3,678				\$3,678									\$3,678									\$7,355	
Camp Naumkeag	8.1	887852	Interior Floor Finish, Linoleum, Replace	15	12	3	300	SF	\$3.33	\$1,000				\$1,000														\$1,000				\$2,000	
Camp Naumkeag	8.1	887850	Interior Floor Finish, Linoleum, Replace	15	12	3	300	SF	\$3.33	\$1,000				\$1,000														\$1,000				\$2,000	
Camp Naumkeag	8.1	887484	Interior Ceiling Finish, Gypsum Board/Plaster, Prep & Paint	10	7	3	700	SF	\$1.94	\$1,356				\$1,356									\$1,356									\$2,711	
Camp Naumkeag	8.1	887481	Kitchen Cabinet, Base and Wall Section, Wood, Replace	20	17	3	20	LF	\$467.63	\$9,353				\$9,353																		\$9,353	
Totals, Unescalated											\$96,363	\$11,910	\$61,367	\$314,102	\$0	\$15,048	\$1,321	\$64,642	\$0	\$6,963	\$0	\$16,629	\$42,748	\$45,584	\$0	\$2,603	\$800	\$7,872	\$2,600	\$16,629	\$707,182		
Totals, Escalated (3.0% inflation, compounded annually)											\$96,363	\$12,268	\$65,104	\$343,227	\$0	\$17,445	\$1,577	\$79,501	\$0	\$9,085	\$0	\$23,019	\$60,949	\$66,942	\$0	\$4,056	\$1,284	\$13,011	\$4,426	\$29,160	\$827,418		

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1. Executive Summary

1.1. Property Information and General Physical Condition

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	85 Memorial Drive, Salem, Essex County, MA 01970
Year Constructed/Renovated:	1935
Current Occupants:	City of Salem Parks and Recreation
Percent Utilization:	100
Management Point of Contact:	City of Salem, Kristin Shaver 978.265.4045 phone kristinshaver@salem12.org
Property Type:	Camp, park
Site Area:	6 acres
Building Area:	4208 SF
Number of Buildings:	5
Number of Stories:	1
Parking Type and Number of Spaces:	12 spaces in gravel lot
Building Construction:	Four buildings are wood framed on CMU piers with wood framed roofs. Bath House is CMU bearing walls with wood trussed roof.
Roof Construction:	Sloped asphalt shingled roofs
Exterior Finishes:	Painted CMU and painted wood siding
Heating, Ventilation & Air Conditioning:	Electric heaters
Fire and Life/Safety:	Smoke detectors, emergency lights
Dates of Visit:	March 19, 2018
On-Site Point of Contact (POC):	David Gilbert
Assessment and Report Prepared by:	John Landry
Reviewed by:	Daniel White Technical Report Reviewer for Bill Champion Senior Program Manager bchampion@emgcorp.com 800.733.0660 x6234

Systemic Condition Summary			
Site	Fair	HVAC	Fair
Structure	Poor	Plumbing	Fair

Systemic Condition Summary			
Roof	Poor	Electrical	Fair
Vertical Envelope	Fair	Elevators	--
Interiors	Fair	Fire	Fair

The following bullet points highlight the most significant short term and modernization recommendations:

- Replacement of the Caretakers Residence roof
- Exterior door replacements
- Immediate needs listed below in Section 1.2

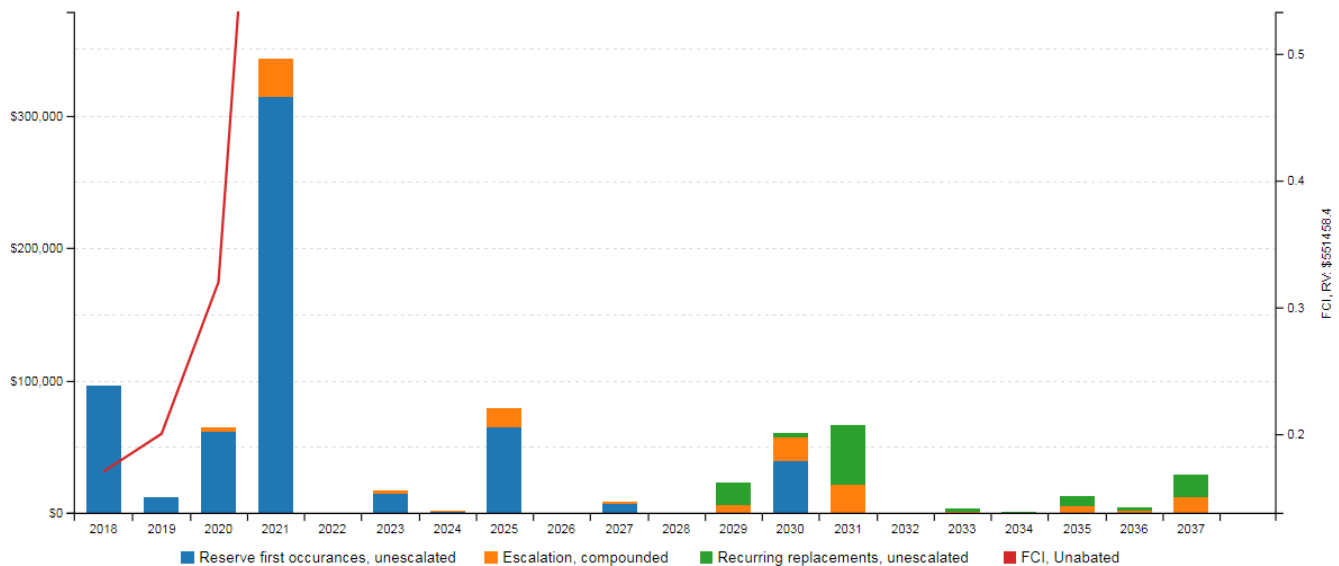
Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been poorly maintained in recent years and is in fair overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of maintaining the existing facility. Copies of documents that support these claims are included in Appendix C.

1.2. Facility Condition Index (FCI)

FCI Analysis: Camp Naumkeag

Replacement Value: \$ 551,458; Inflation rate: 3.0%



One of the major goals of the FCA is to calculate the FCI, which gives an indication of a building's overall condition. Two FCI ratios are calculated and presented, the Current Year and Ten-Year. The Current Year FCI is the ratio of Immediate Repair Costs to the building's Current Replacement Value. Similarly, the Ten-Year FCI is the ratio of anticipated Capital Reserve Needs over the next ten years to the Current Replacement Value.

FCI Condition Rating	Definition	Value
Good	In new or well-maintained condition, with no visual evidence of wear, soiling or other deficiencies.	0 to .05

FCI Condition Rating	Definition	Value
Fair	Subjected to wear and soiling but is still in a serviceable and functioning condition.	> than .05 to .10
Poor	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.	> than .10 to .60
Very Poor	Has reached the end of its useful or serviceable life. Renewal is now necessary.	> than .60

The graphs above and tables below represent summary-level findings for the FCA. The deficiencies identified in this assessment can be combined with potential new construction requirements to develop an overall strategy that can serve as the basis for a portfolio-wide capital improvement funding strategy. Key findings from the assessment include:

Key Finding	Metric	
Current Year Facility Condition Index (FCI) $FCI = (IR)/(CRV)$	.17	Poor
10-Year Facility Condition Index (FCI) $FCI = (RR)/(CRV)$	1.13	Very Poor
Current Replacement Value (CRV)	4208 SF * 131.05 / SF = \$551,458	
Year 1 (Current Year) - Immediate Repairs (IR)	\$96,363	
Years 1-10 – Replacement Reserves (RR)	\$624,571	

The major issues contributing to the Immediate Repair Costs and the Current Year FCI ratio are summarized below:

- ADA accessibility upgrades
- Drinking fountain replacement
- Foundation improvements stabilization of buildings
- Install backflow preventer
- Replace fuse type electrical distribution panel at Main Building

Further detail on the specific costs that make up the Immediate Repair Costs can be found in the cost tables at the beginning of this report.

1.3. Special Issues and Follow-Up Recommendations

As part of the FCA, a limited assessment of accessible areas of the building(s) was performed to determine the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. Property personnel were interviewed concerning any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Sampling is not a part of this assessment.

There are no visual indications of the presence of fungal growth in occupied buildings, conditions conducive to fungal growth, or evidence of moisture in representative readily accessible areas of the property.

1.4. Opinions of Probable Cost

Cost estimates are attached at the front of this report (following the cover page).

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, and whether competitive pricing is solicited, etc. ASTM E2018-08 recognizes that certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

1.4.1. Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, EMG opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age. Projections of Remaining Useful Life (RUL) are based on continued use of the Property similar to the reported past use. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be derived from an actual take-off, lump sum costs or allowances are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

1.4.2. Immediate Repairs

Immediate repairs are opinions of probable costs that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) material building or fire code violations, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

1.4.3. Replacement Reserves

Replacement Reserves are for recurring probable expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, EMG's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

EMG's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined in the Immediate Repair Cost Estimate.

2. Purpose and Scope

2.1. Purpose

EMG was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record at municipal offices, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

CONDITIONS:

The physical condition of building systems and related components are typically defined as being in one of five conditions: Excellent, Good, Fair, Poor, Failed or a combination thereof. For the purposes of this report, the following definitions are used:

Excellent	=	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	=	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	=	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	=	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed, or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	=	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	=	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Throughout sections 5 through 9 of this report, each report section will typically contain three subsections organized in the following sequence:

- A descriptive table (and/or narrative), which identifies the components assessed, their condition, and other key data points.
- A simple bulleted list of Anticipated Lifecycle Replacements, which lists components and assets typically in Excellent, Good, or Fair condition at the time of the assessment but that will require replacement, or some other attention once aged past their estimated useful life. These listed components are typically included in the associated inventory database with costs identified and budgeted beyond the first several years.
- A bulleted cluster of Actions/Comments, which include more detailed narratives describing deficiencies, recommended repairs, and short-term replacements. The assets and components associated with these bullets are/were typically problematic and in Poor or Failed condition at the time of the assessment, with corresponding costs included within the first few years.

PLAN TYPES:

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance. The following Plan Types are listed in general weighted order of importance:

Safety	=	An observed or reported unsafe condition that if left unaddressed could result in an injury; a system or component that presents a potential liability risk.
Performance/Integrity	=	Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses a risk to overall system stability.
Accessibility	=	Does not meet ADA, UFAS, and/or other handicap accessibility requirements.
Environmental	=	Improvements to air or water quality, including removal of hazardous materials from the building or site.
Modernization/Adaptation	=	Conditions, systems, or spaces that need to be upgraded in appearance or function to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	=	Any component or system in which future repair or replacement is anticipated beyond the next several years and/or is of minimal substantial early-term consequence.

2.2. Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a general statement of the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Perform a limited assessment of accessible areas of the building(s) for the presence of fungal growth, conditions conducive to fungal growth, and/or evidence of moisture. EMG will also interview Project personnel regarding the presence of any known or suspected fungal growth, elevated relative humidity, water intrusion, or mildew-like odors. Potentially affected areas will be photographed. Sampling will not be considered in routine assessments.
- List the current utility service providers.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, in order to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report.
- Prepare a mechanical equipment inventory list.

2.3. Personnel Interviewed

The Property Manager was interviewed for specific information relating to the physical property, available maintenance procedures, historical performance of key building systems and components, available drawings and other documentation. The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
David Gilbert, Manager	City of Salem	978.815.3152

The FCA was performed with the assistance of David Gilbert, City of Salem the onsite Point of Contact (POC), who was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The onsite contact is knowledgeable about the subject property and answered most questions posed during the interview process. The POC's involvement at the property has been for the past 10 years.

2.4. Documentation Reviewed

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol. The Documentation Request Form is provided in Appendix E.

Although Appendix E provides a summary of the documents requested or obtained, the following list provides more specific details about some of the documents that were reviewed or obtained during the site visit.

- Camp Naumkeag Building Survey report, MDA Architecture, December 27, 2016.

2.5. Pre-Survey Questionnaire

A Pre-Survey Questionnaire was sent to the POC prior to the site visit but has not been returned as of this report.

2.6. Weather Conditions

March 19, 2018: Clear, with temperatures in the 20s (°F) and light winds. There were approximately 6 inches of snow on the ground at the time of the site visit.

3. Accessibility and Property Research

3.1. ADA Accessibility

Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in EMG's *Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Parking

- Install Van accessible sign.

Ramps

- Appear adequate

Entrances/Exits

- Lever action hardware is not provided at all accessible locations.

Paths of Travel

- Accessible walkways to the building entrances are not provided.

Restrooms

- Install grab bars at three toilets, one each building.
- Add paddle faucets at two restroom locations.

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The costs to address the achievable items noted above are included in the cost tables.

3.2. Municipal Information, Flood Zone and Seismic Zone

Not applicable.

4. Existing Building Assessment

4.1. Unit or Space Types

All 4,208 square feet of the building are occupied by the City of Salem Parks and Recreation. The buildings are used as gathering and storage spaces, with supporting restrooms and kitchenettes.

4.2. Inaccessible Areas or Key Spaces Not Observed

All of the interior spaces were observed in order to gain a clear understanding of the property's overall condition except for the lower Restroom building which was locked. Other areas accessed included the site within the property boundaries, exterior of the property and the roof.

5. Site Improvements

5.1. Utilities

The following table identifies the utility suppliers and the condition and adequacy of the services.

Site Utilities		
Utility	Supplier	Condition and Adequacy
Sanitary sewer	City of Beverly/ Salem	Fair
Storm sewer	None	--
Domestic water	City of Beverly/ Salem	Fair
Electric service	National Grid	Fair
Natural gas service	None	--

Actions/Comments:

- According to the POC, the utilities provided are adequate for the property. There are no unique, onsite utility systems such as emergency electrical generators, water, or waste water treatment plants.

5.2. Parking, Paving, and Sidewalks

Item	Description
Main Ingress and Egress	Memorial drive
Access from	South
Additional Entrances	N/A
Additional Access from	--

Paving and Flatwork			
Item	Material	Last Work Done	Condition
Entrance Driveway Apron	Asphalt	1993	Fair
Parking Lot	Gravel	1993	Fair
Drive Aisles	None	--	--
Service Aisles	None	--	--
Sidewalks	None	--	--
Curbs	None	--	--
Site Stairs	None	--	--
Pedestrian Ramps	None	--	--

Parking Count				
Open Lot	Carport	Private Garage	Subterranean Garage	Freestanding Parking Structure
12	0	0	0	0
Total Number of ADA Compliant Spaces			0	
Number of ADA Compliant Spaces for Vans			0	
Total Parking Spaces			12	
Parking Ratio (Spaces/1000 SF)			NA	
Method of Obtaining Parking Count			Google Earth	

Exterior Stairs			
Location	Material	Handrails	Condition
None	None	None	--

Anticipated Lifecycle Replacements:

- Asphalt pavement
- Gravel added to parking lot

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended.

5.3. Drainage Systems and Erosion Control

Drainage System and Erosion Control		
System	Exists at Site	Condition
Surface Flow	☒	Fair
Inlets	☐	--
Swales	☐	--
Detention pond	☐	--
Lagoons	☐	--
Ponds	☐	--
Underground Piping	☐	--
Pits	☐	--
Municipal System	☐	--
Dry Well	☐	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.

5.4. Topography and Landscaping

Item	Description						
Site Topography	Slopes gently down from the west side of the property to the east property line.						
Landscaping	Trees	Grass	Flower Beds	Planters	Drought Tolerant Plants	Decorative Stone	None
	☒	☒	☐	☐	☐	☐	☐
Landscaping Condition	Fair						
Irrigation	Automatic Underground		Drip		Hand Watering		None
	☐		☐		☐		☒
Irrigation Condition	--						

Retaining Walls		
Type	Location	Condition
Timber	Lower Restroom	Fair
None		--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property. There are no significant areas of erosion.

5.5. General Site Improvements

Property Signage	
Property Signage	Post mounted wood
Street Address Displayed?	No

Site and Building Lighting					
Site Lighting	None	Pole Mounted	Bollard Lights	Ground Mounted	Parking Lot Pole Type
	☐	☒	☐	☐	☐
	Fair				
Building Lighting	None		Wall Mounted	Recessed Soffit	
	☐		☒	☐	
	Fair				

Site Fencing		
Type	Location	Condition
Chain link with metal posts	Around Playground	Good
Stained wood board and posts	At Entrance	Fair

Refuse Disposal				
Refuse Disposal	Means of disposal not apparent			
Dumpster Locations	Mounting	Enclosure	Contracted?	Condition
None	None	None	Unknown	--

Other Site Amenities			
	Description	Location	Condition
Playground Equipment	Metal	Site	Fair
Tennis Courts	None	--	--
Basketball Court	None	--	--
Swimming Pool	None	--	--

Anticipated Lifecycle Replacements:

- Signage
- Exterior lighting
- Site fencing
- Picnic tables
- Park benches
- Playground equipment

Actions/Comments:

- Drinking fountain at playground is not working and is recommend for replacement.

6. Building Architectural and Structural Systems

6.1. Foundations

Building Foundation		
Item	Description	Condition
Foundation	Piers	Poor
Foundation (lower restroom)	Slab on grade	Good
Basement and Crawl Space	None	--

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- Four of the five Camp buildings are built on loose block piers. The buildings have settled, and the structures have been affected. It is recommended to jack the structures, straighten floors and install code compliant footings.

6.2. Superstructure

Building Superstructure		
Item	Description	Condition
Framing / Load-Bearing Walls	Conventional wood/metal studs	Fair
Ground Floor	Raised wood	Fair
Upper Floor Framing	--	--
Upper Floor Decking	--	--
Roof Framing	Wood rafters	Fair
Roof Decking	Wood sheathing	Fair

Anticipated Lifecycle Replacements:

- No components of significance

Actions/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Some of the Walls and floors appear to be out of plumb and level. Four of the five Camp buildings are built on loose block piers. The buildings have settled, and the structures have been affected. It is recommended to jack the structures and straighten floors, walls and roof ridges. Refer to section 6.1.

6.3. Roofing

Caretakers Roof			
Type / Geometry	Gable Roof	Finish	Asphalt shingles
Maintenance	In-house Staff	Roof Age	22 Yrs.
Flashing	Sheet metal	Warranties	None
Parapet Copings	None	Roof Drains	Edge drainage to ground
Fascia	None	Insulation	None
Soffits	None	Skylights	Yes
Attics	Wood joists with plywood sheathing	Ponding	No
Ventilation Source-1	Gable vents	Leaks Observed	Yes
Ventilation Source-2	Soffit vents	Roof Condition	Poor

Anticipated Lifecycle Replacements:

- Asphalt shingles
- Skylight at Caretaker

Actions/Comments:

- The Caretakers Residence roof is leaking and there are decayed wood boards at the eaves. Recommend replacing affected sheathing in conjunction with roof shingles replacement.

6.4. Exterior Walls

Building Exterior Walls		
Type	Location	Condition
Primary Finish	Wood siding	Fair
Secondary Finish	Painted CMU	Fair
Accented with	Wood trim	Fair
Soffits	Exposed	Fair

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

Anticipated Lifecycle Replacements:

- Exterior paint

Actions/Comments:

- Some damaged wood trim finishes must be repaired or replaced. This work is considered maintenance and can be performed in conjunction with the exterior painting costs.

6.5. Exterior and Interior Stairs

Building Exterior and Interior Stairs					
Type	Description	Riser	Handrail	Balusters	Condition
Building Exterior Stairs	Wood-framed	Open	Wood	None	Fair
Building Exterior Stairs	Wood-framed	Open	Wood	None	Poor
Building Interior Stairs	None	None	None	None	--

Anticipated Lifecycle Replacements:

- Replace wood stairs including railing

Actions/Comments:

- The Caretaker Residence wood stairs at the rear deck do not have balusters. It is recommended to install handrail/guardrail at deck and stairs that meet code.
- The Lady's Building stairs has settled and has created an uneven surface at the entrance and requires replacement.

6.6. Exterior Windows and Doors

Building Windows				
Window Framing	Glazing	Location	Window Screen	Condition
Wood framed, operable	Single glaze	Exterior wall	☐	Fair

Building Doors		
Main Entrance Doors	Door Type	Condition
	Solid core wood	Fair
Secondary Entrance Doors	Metal, hollow	Fair

Anticipated Lifecycle Replacements:

- Windows
- Exterior doors

Actions/Comments:

- The Caretakers windows are missing glazing, have rotten wood sills and are single pane units, recommend refurbishing or replacing units.

- The Men's Building exterior wood doors are deteriorated and do not operate properly, recommend replacing.

6.7. Patio, Terrace, and Balcony

Building Patio, Terrace and Balcony			
Type	Description	Location	Condition
Ground Floor Patio	Wood porch or deck	Caretakers Residence	Fair
Upper Balcony Structure	None	--	--
Balcony Decks	None	--	--
Balcony Deck Toppings	None	--	--
Balcony Guardrails	None	--	--

Anticipated Lifecycle Replacements:

- Deck boards replacement
- Deck railing replacement

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

7. Building Mechanical and Plumbing Systems

7.1. Building Heating, Ventilating, and Air Conditioning (HVAC)

Individual Units	
Primary Components	Electric baseboards
Cooling (if separate from above)	None; no cooling
Quantity and Capacity Ranges	2
Total Heating or Cooling Capacity	Unknown
Heating Fuel	Electric
Location of Equipment	Throughout interior spaces
Space Served by System	Entire building
Age Ranges	1990
Primary Component Condition	Fair

Controls and Ventilation	
HVAC Control System	--
HVAC Control System Condition	--
Building Ventilation	Natural ventilation only
Ventilation System Condition	Fair

Anticipated Lifecycle Replacements:

- Electric baseboard heaters

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

7.2. Building Plumbing and Domestic Hot Water

Building Plumbing System		
Type	Description	Condition
Water Supply Piping	Copper	Fair
Waste/Sewer Piping	Cast iron	Fair
Vent Piping	Cast iron	Fair
Water Meter Location	unknown	

Domestic Water Heaters or Boilers	
Components	Water Heater
Fuel	Electric
Quantity and Input Capacity	2 unit at 4500 watts
Storage Capacity	30 gallons
Boiler or Water Heater Condition	Fair
Supplementary Storage Tanks?	No
Storage Tank Quantity & Volume	--
Quantity of Storage Tanks	--
Storage Tank Condition	--
Domestic Hot Water Circulation Pumps (3 HP and over)	No
Adequacy of Hot Water	Adequate
Adequacy of Water Pressure	Adequate

Plumbing Fixtures	
Water Closets	Commercial
Toilet (Water Closet) Flush Rating	1.6 GPF
Common Area Faucet Nominal Flow Rate	1.6 GPM
Condition	Fair

Anticipated Lifecycle Replacements:

- Water heater
- Toilets
- Sinks
- Vanity
- Bathtub
- Toilet partitions

Actions/Comments:

- The plumbing systems appear to be well maintained and functioning adequately. The water pressure appears to be sufficient. No significant repair actions or short-term replacement costs are required. Routine and periodic maintenance is recommended. Future lifecycle replacements of the components or systems listed above will be required.
- The Caretakers Residence bathroom vanity is in poor condition and should be replaced.
- The Camp does not have a backflow preventer for domestic water supply, recommend installing one.

7.3. Building Gas Distribution

No gas on site.

7.4. Building Electrical

Building Electrical Systems			
Electrical Lines	Overhead	Transformer	Pole-mounted
Main Service Size	100 Amps	Volts	120/240 Volt, single-phase
Meter & Panel Location	Building interiors	Branch Wiring	Copper
Conduit	Metallic	Step-Down Transformers?	No
Security / Surveillance System?	No	Building Intercom System?	No
Lighting Fixtures	T-12		
Main Distribution Condition	Fair		
Secondary Panel and Transformer Condition	--		
Lighting Condition	Fair		

Anticipated Lifecycle Replacements:

- Circuit breaker panels
- Interior light fixtures
- Distribution wiring

Actions/Comments:

- The onsite electrical systems up to the meter are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The electrical components within the multiple buildings, including the circuit breaker panels, and wiring, vary in age. The electrical components are upgraded as needed throughout the site.
- The light fixtures throughout most of the facility utilize older, inefficient T-12 lamps. Replacement with newer fixtures with electronic ballasts and T-8 lamps is highly recommended to save substantial amounts of energy.
- The Main Buildings electrical panel have older screw type fuses, recommend upgrading panel.

7.5. Building Elevators and Conveying Systems

Not applicable. There are no elevators or conveying systems.

7.6. Fire Protection and Security Systems

Item	Description					
Type	None					
Fire Alarm System	Central Alarm Panel	☐	Battery-Operated Smoke Detectors	☐	Alarm Horns	☐

Item	Description					
Type	None					
	Annunciator Panels	☐	Hard-Wired Smoke Detectors	☒	Strobe Light Alarms	☐
	Pull Stations	☐	Emergency Battery-Pack Lighting	☒	Illuminated EXIT Signs	☐
Alarm System Condition	Fair					
Sprinkler System	None	☒	Standpipes	☐	Backflow Preventer	☐
	Hose Cabinets	☐	Fire Pumps	☐	Siamese Connections	☐
Suppression Condition	--					
Central Alarm Panel System	Location of Alarm Panel			Installation Date of Alarm Panel		
	None					
Fire Extinguishers	Last Service Date			Servicing Current?		
	None					
Hydrant Location	On Memorial drive adjacent to the Main Building					
Siamese Location	None					
Special Systems	Kitchen Suppression System	☐	Computer Room Suppression System	☐		

Anticipated Lifecycle Replacements:

- Smoke detectors
- Emergency Lights

Actions/Comments:

- No significant actions are identified at the present time. On-going periodic maintenance is highly recommended. Future lifecycle replacements of the components listed above will be required.

8. Interior Spaces

8.1. Interior Finishes

The facility is used as a camp ground, beach, and playground for the City of Salem Parks Department.

The most significant interior spaces include outdoor and indoor gathering spaces. Supporting areas include restrooms, playground and picnic areas.

Typical Floor Finishes		
Floor Finish	Locations	General Condition
Hardwood	Caretakers Residence, Men's and Lady's Buildings, Main Building	Fair
Painted/sealed concrete	Lower Restroom Building	Fair
Sheet vinyl	Restrooms	Fair
Typical Wall Finishes		
Wall Finish	Locations	General Condition
Painted drywall	Caretakers Residence, Men's and Lady's Buildings, Main Building	Fair
Painted CMU	Lower Restroom Building	Fair
Typical Ceiling Finishes		
Ceiling Finish	Locations	General Condition
Exposed structure	Men's, Lady's, Main and Lower Restroom Buildings	Fair
Painted drywall	Caretakers Residence	Fair

Interior Doors		
Item	Type	Condition
Interior Doors	Wood and metal	Fair
Door Framing	Wood and metal	Fair
Fire Doors	No	--

Anticipated Lifecycle Replacements:

- Interior doors
- Interior paint
- Wood floor refinish
- Interior wall paneling

- Carpet replacement

Actions/Comments:

- The Caretakers Residence has a carpet overlaid on top of poor vinyl tile flooring. Recommend removing layers of flooring and installing a sanitary washable floor finish.

8.2. Commercial Kitchen & Laundry Equipment

Not applicable.

9. Other Structures

Not applicable.

10. Certification

Dude Solutions Inc. retained EMG to perform this Facility Condition Assessment in connection with its continued operation of Camp Naumkeag at 85 Memorial Drive, Salem, MA, the "Property". It is our understanding that the primary interest of the City of Salem is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

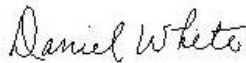
No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under Section 2 of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the City of Salem for the purpose stated within Section 2 of this report. The report, or any excerpt thereof, shall not be used by any party other than the City of Salem or for any other purpose than that specifically stated in our agreement or within Section 2 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the City of Salem and the recipient's sole risk, without liability to EMG.

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11. Appendices

Appendix A: Photographic Record

Appendix B: Site Plan

Appendix C: EMG Accessibility Checklist

Appendix A: Photographic Record





PHOTO #1:	CARETAKERS RESIDENCE
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PHOTO #2:	MENS BUILDING
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PHOTO #3:	MAIN BUILDING FRONT
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PHOTO #4:	MAIN BUILDING REAR
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PHOTO #5:	LADYS BUILDING
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PHOTO #6:	LOWER RESTROOM BUILDING
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PHOTO #7:	PICNIC AREA
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PHOTO #8:	PARKING
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PHOTO #9:	PLAYGROUND
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PHOTO #10:	DRIVEWAY
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PHOTO #11:	INTERIOR STORAGE
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PHOTO #12:	MAIN BUILDING INTERIOR
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PHOTO
#13: MENS BUILDING RESTROOM



PHOTO
#14: OUTDOOR DECK AT CARETAKERS



PHOTO
#15: ELECTRICAL



PHOTO
#16: SITE LIGHTING



PHOTO
#17: WATER HEATER



PHOTO
#18: CARETAKERS KITCHEN



PHOTO
#19: CARETAKERS BATHROOM



PHOTO
#20: CARETAKERS INTERIOR



PHOTO
#21: FOUNDATION PIERS



PHOTO
#22: MAIN BUILDING ELECTRICAL



PHOTO
#23: MAIN BUILDING WATER HEATER



PHOTO
#24: LADYS BUILDING RESTROOM

Appendix B: Site Plan



Site Plan



Project Name:

Camp Naumkeag

Project Number:

130200.18R000-014.322

Source:

Google Earth

On-Site Date:

March 19, 2018

Appendix C: EMG Accessibility Checklist



Date Completed: March 19, 2018**Property Name: Camp Naumkeag****EMG Project Number: 130200.18R000-014.322**

	Building History	Yes	No	Unk	Comments
1	Has an ADA survey previously been completed for this property?			x	
2	Have any ADA improvements been made to the property?		x		
3	Does a Transition Plan / Barrier Removal Plan exist for the property?			x	
4	Has building ownership or management received any ADA related complaints that have not been resolved?			x	
5	Is any litigation pending related to ADA issues?			x	
	Parking	Yes	No	NA	Comments
1	Are there sufficient accessible parking spaces with respect to the total number of reported spaces?		x		
2	Are there sufficient van-accessible parking spaces available?		x		None marked
3	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		x		
4	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?		x		
5	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?			x	No curbs
6	If required does signage exist directing you to accessible parking and an accessible building entrance?		x		
	Ramps	Yes	No	NA	Comments
1*	Do all ramps along accessible path of travel appear to meet slope requirements? (1:12 or less)	x			
2	Are ramps that appear longer than 6 ft complete with railings on both sides?	x			

	Ramps (cont.)	Yes	No	NA	Comments
3	Does the width between railings appear at least 36 inches?	x			
4	Is there a level landing for approximately every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?		x		
	Entrances/Exits	Yes	No	NA	Comments
1	Do all required accessible entrance doorways appear at least 32 inches wide and not a revolving door?	x			
2	If the main entrance is inaccessible, are there alternate accessible entrances?			x	Main entrance is accessible
3	Is the door hardware easy to operate (lever/push type hardware, no twisting required and not higher than approximately 48 inches above the floor)?		x		
	Paths of Travel	Yes	No	NA	Comments
1	Are all paths of travel free of obstruction and wide enough for a wheelchair (appear at least 36 inches wide)?	x			
2	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		x		
3	Is there a path of travel that does not require the use of stairs?	x			
	Elevators	Yes	No	NA	Comments
1	Do the call buttons have visual and audible signals to indicate when a call is registered and answered when car arrives?			x	
2	Are there visual and audible signals inside cars indicating floor change?			x	
3	Are there standard raised and Braille marking on both jambs of each hoist way entrance as well as all cab/call buttons?			x	
4	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			x	
5	Are elevator controls low enough to be reached from a wheelchair (appears to be between 15 and 48 inches)?			x	
6	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			x	

	Toilet Rooms	Yes	No	NA	Comments
1	Are common area public restrooms located on an accessible route?		x		
2	Are pull handles push/pull or lever type?		x		
3	Are there audible and visual fire alarm devices in the toilet rooms?		x		
4	Are toilet room access doors wheelchair-accessible (appear to be at least 32 inches wide)?	x			
5	Are public restrooms large enough to accommodate a wheelchair turnaround (appear to have 60" turning diameter)?	x			
6	In unisex toilet rooms, are there safety alarms with pull cords?		x		
7	Are toilet stall doors wheelchair accessible (appear to be at least 32" wide)?	x			
8	Are grab bars provided in toilet stalls?		x		
9	Are sinks provided with clearance for a wheelchair to roll under (appear to have 29" clearance)?	x			
10	Are sink handles operable with one hand without grasping, pinching or twisting?		x		
11	Are exposed pipes under sink sufficiently insulated against contact?		x		
	Guest Rooms	Yes	No	NA	Comments
1	How many total accessible sleeping rooms does the property management report to have? Provide specific number in comment field. Are there sufficient reported accessible sleeping rooms with respect to the total number of reported guestrooms? See attached hot sheet.			x	

	Guest Rooms	Yes	No	NA	Comments
2	How many of the accessible sleeping rooms per property management have roll-in showers? Provide specific number in comment field. Are there sufficient reported accessible rooms with roll-in showers with respect to the total number of reported accessible guestrooms? See attached hot sheet.			x	
3	How many assistive listening kits and/or rooms with communication features are available per property management? Provide specific number in comment field. Are there sufficient reported assistive listening devices with respect to the total number of rooms? See attached hot sheet.			x	
	Pools	Yes	No	NA	Comments
1	Are public access pools provided? If the answer is no, please disregard this section.			x	
2	How many accessible access points are provided to each pool/spa? Provide number in comment field. Is at least one fixed lift or sloped entry to the pool provided?			x	
	Play Area	Yes	No	NA	Comments
1	Has the play area been reviewed for accessibility? All public playgrounds are subject to ADAAG standards.		x		
	Exercise Equipment	Yes	No	NA	Comments
1	Does there appear to be adequate clear floor space around the machines/equipment (30" by 48" minimum)?			x	

**Based on visual observation only. The slope was not confirmed through measurements.*