

LAMPSON BROOK FARM BELCHERTOWN, MA

DEBRIS REMOVAL, REPAIR AND REMEDIATION

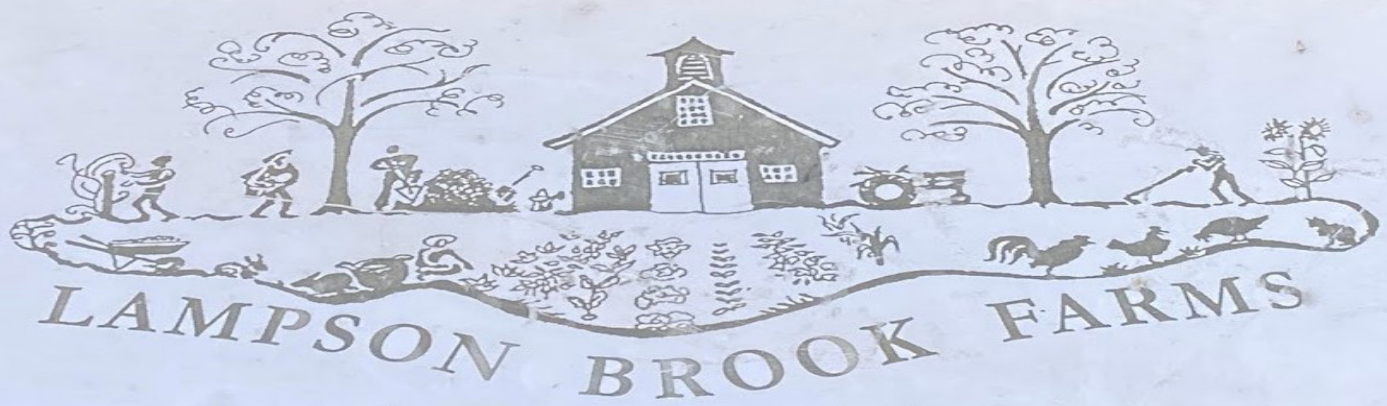
ASSESSMENT REPORT - JUNE 2022



Weston & SampsonSM

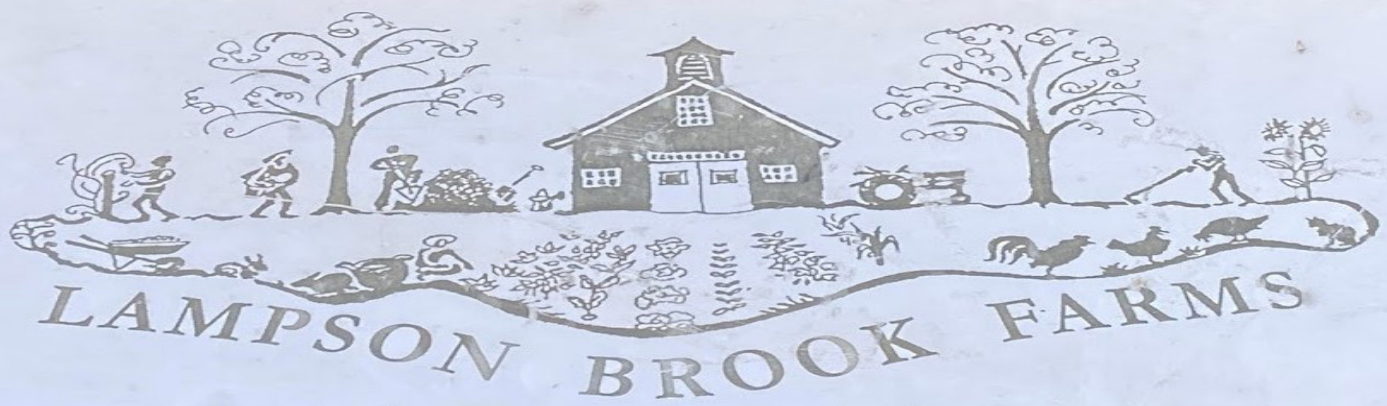
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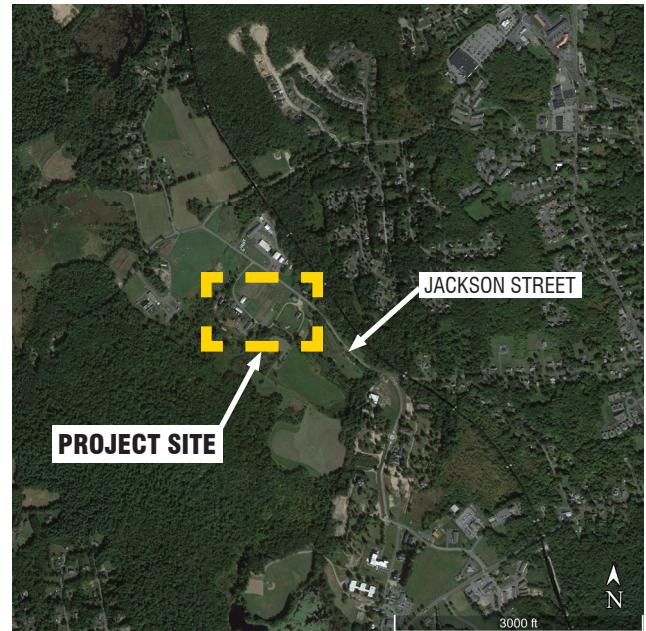


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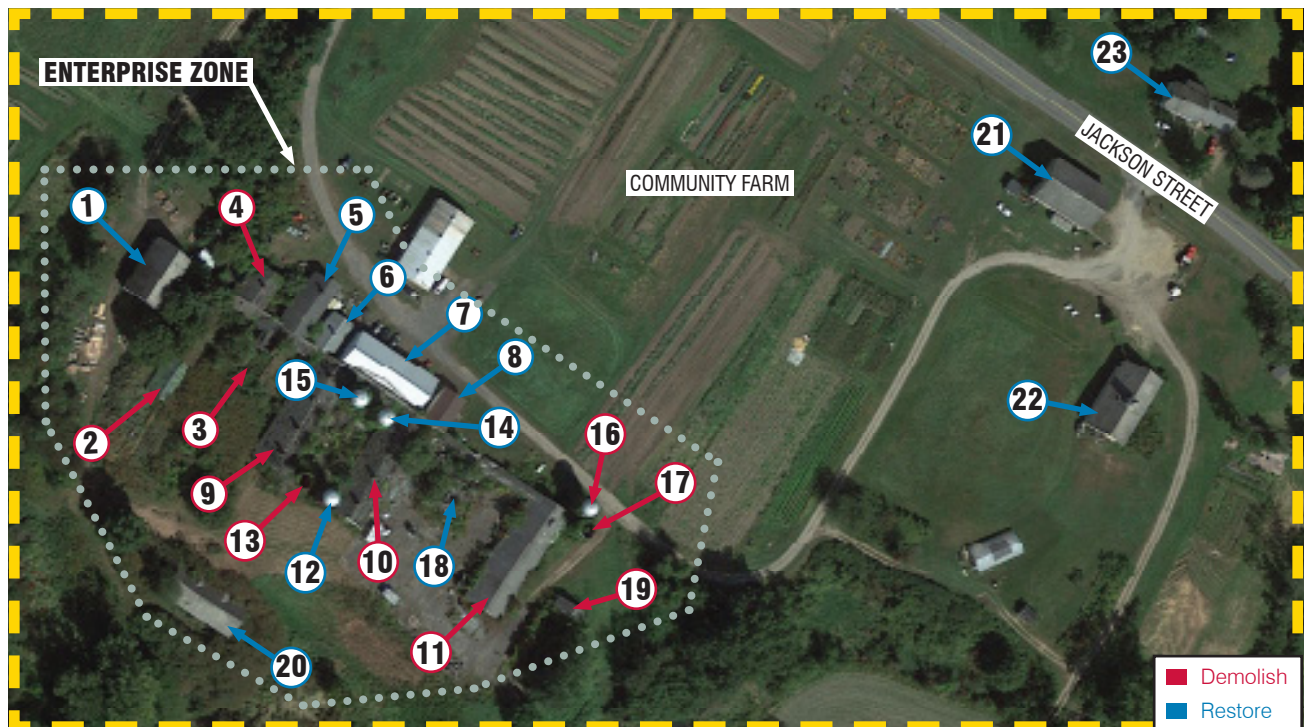
Executive Summary

The Commonwealth of Massachusetts Executive Office of Energy & Environmental Affairs (EOEEA) retained the services of Weston & Sampson Engineers, Inc to complete a building assessment of various structures at Lampson Brook Farm. The object of the assessment was to develop repair estimates for the structures that are capable of renovations as well as demolition and removal for the structures that are beyond repair. A Chapter 21E Phase I assessment and site sampling for the 10-acre former Dairy Farm Complex (known as the "Enterprise Zone") are also included in this project. That assessment is in a separate report.

The assessment includes 20 structures in the Enterprise Zone and two community barns and the Jepson Farmstead across Jackson Street.

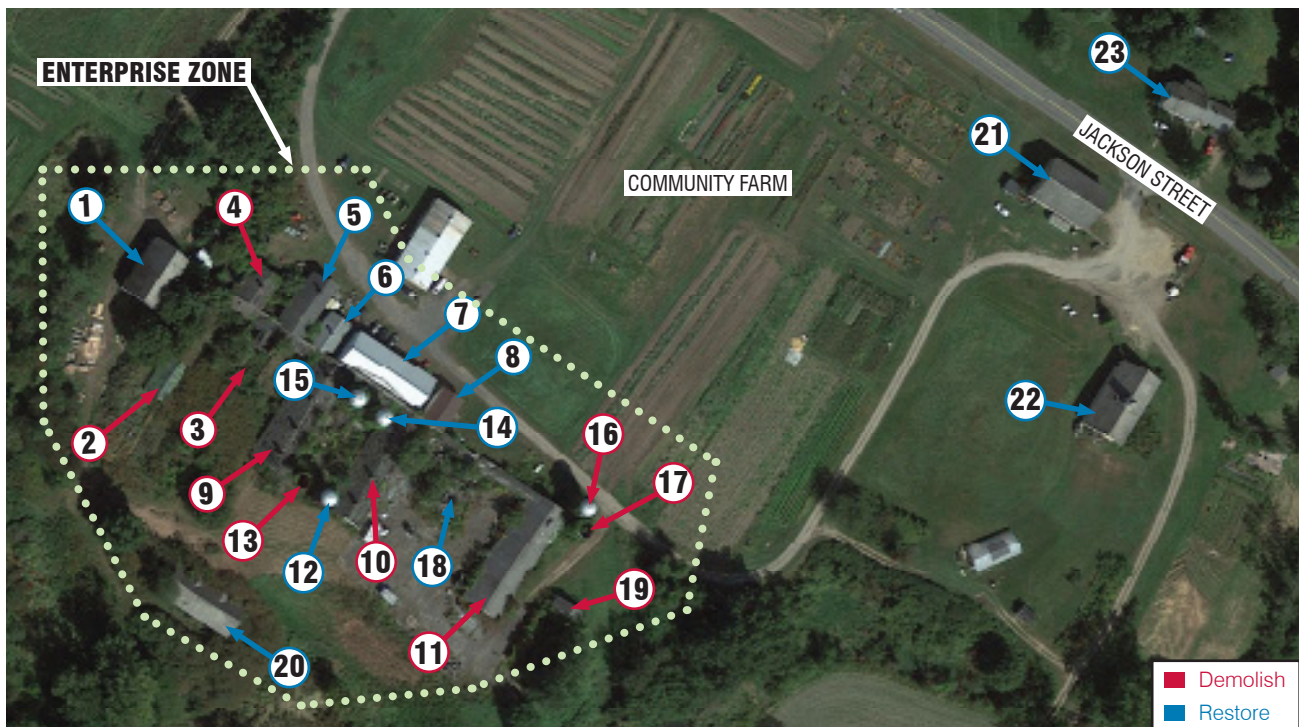


- | | | | | |
|------------------|-------------------|-------------------|------------------|-----------------------|
| 1. Hay Barn | 6. Storage Shed | 11. Dairy Barn #3 | 16. Silo #1 | 21. Community Barn #1 |
| 2. Greenhouse | 7. Molasses Shed | 12. Silo #3 | 17. Silo #2 | 22. Community Barn #2 |
| 3. Bull Pen #1 | 8. Open Shed | 13. Silo #4 | 18. Loafing Barn | 23. Jepson Farmstead |
| 4. Milk Room | 9. Dairy Barn #1 | 14. Silo #5 | 19. Bull Pen #2 | |
| 5. Calf Hospital | 10. Dairy Barn #2 | 15. Silo #6 | 20. Manure Shed | |



The architectural and structural team from Weston & Sampson performed a site visit on February 9, 2022. The observations in the report are described for each building along with high level costs for repairs to the buildings. The buildings that have been targeted for demolition have their costs specified in the separate environmental assessment report. The buildings that are targeted for repairs from this report have the costs and work associated with them. The work prescribed in the assessment are mainly repairs and/or alteration level 1, per the existing building code. Repairs are defined as, "patching, restoration, replacement of damaged materials, elements, equipment or fixtures for the purpose of maintaining such components in good or sound condition with respect to existing loads or performance requirements". An alteration level 1, consists of, "the removal and replacement of existing materials, elements, equipment, or fixtures using new materials, elements, equipment or fixtures that serve the same purpose." A roof or siding replacement as a whole would fall under the alteration level 1 category. Most of the buildings are not insulated, open to the elements and contain no conditioned spaces. No work described below is provided to help meet the energy code. The work is to help slow the degradation of the buildings and make them usable for the end user(s).

- | | | | | |
|------------------|-------------------|-------------------|------------------|-----------------------|
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Current Codes at time of Report

As of June 30, 2022, the 9th edition code is in affect in the Commonwealth of Massachusetts. The following codes listed below are the main codes for reference.

780 CMR, 9th Edition Building Code (base codes below with amendments):

- 2015 IBC, International Building Code
- 2015 IEBC, International Existing Building Code
- 2018 IECC, International Energy Conservation Code
- 2015 IMC, International Mechanical Code
- NEC 2020, National Electric Code (NFPA 70)
- 248 CMR 10.00, Uniform State Plumbing Code
- 271 CMR: Board of Examiners of Sheet Metal Workers
- 527 CMR 1.00, MA Comprehensive Fire Safety Code (in conjunction with NFPA 1-Fire Code)
- 521 CMR, MA Architectural Access Board

#1 - HAY BARN

ARCHITECTURAL ASSESSMENT

The Hay Barn is built with post-and-beam construction and features wood siding and a gabled roof with asphalt shingles. The structure is largely sound with the exception of a central beam that has split and collapsed. The roof is leaking in multiple areas. The concrete curbing / footing and dirt floors are in good shape. The hay loft appears to be in good condition. The sliding barn door on the facade facing North does not operate fully. This same elevation includes three operable windows, one of which has broken glass panes. Facing west, there are two window openings exposed to the elements. On the south facade, there is a fourth operable window at the top of the gable end, and fixed glazing above the second sliding barn door.

The Hay Barn includes a small office through a personnel door. There is an electrical panel on the exterior beyond this space.

STRUCTURAL ASSESSMENT

The building is in overall adequate condition. The roof supported by 2x timber rafters and plywood deck. The rafters are supported by a continuous timber beam at the eave elevation, bearing on timber columns at equal spacing. Interior columns were observed bearing on concrete piers. Exterior columns were placed on the concrete foundation wall. Tension beams were observed at column locations spanning the short direction of the building. Each side of the building had a timber framed storage mezzanine the full length of the building. A dirt floor was observed within the limits of the building.

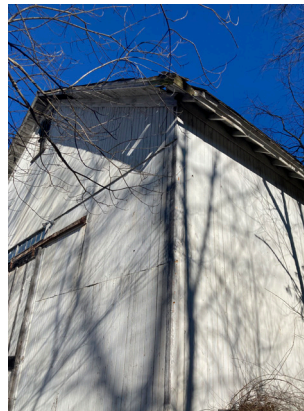
Item	Description	Condition
Foundation	Concrete curbing & dirt floors	Good
Building Construction	8x8 wood post-and-beam & wood roof joist	Fair
Roof Construction	Gabled roof with asphalt shingles	Fair
Doors	(2) primary sliding barn doors	Fair
Windows	(4) operable and (1) rough opening	Poor
Mezzanine	Hay loft	Poor
Utilities	Electrical	Poor
Insulation	Not insulated	N/A



The main barn door facing North does not close fully and the window glazing is broken (left).



Wood post-and-beam framing is mostly sound and will require minimal restoration.



The asphalt shingle roof has holes in the plywood decking and is leaking (left). One of the central beams have split and collapsed (right).

ARCHITECTURAL RECOMMENDATIONS

The building overall is in usable condition. The siding should be prepared and painted appropriately. The windows should be replaced throughout. And the sliding doors should be adjusted so they can close properly. The roof should be replaced and when it is, repair the roof sheathing as required. See below regarding structural repairs and information.



STRUCTURAL DEFICIENCIES

Some rot was observed in localized areas in the roof and roof framing. No more than 20% of the existing framing should need to be replaced. Mezzanines appeared to be in adequate condition, as there were no signs of failure. Localized areas of deterioration were observed in the underside of the mezzanine deck, existing deteriorated boards should be replaced. High central storage mezzanine appeared to be failing and should be demolished. Some repairs to exterior paneling may be required as multiple areas of deterioration were observed. The roof will likely need to be replaced.

Building Size	
Area (approx. ft ²)	2,730
Perimeter (approx. ft)	210

COSTS

Location of Modification	Description of Work	Amount	Cost Per Amount	Total
Roof	Replace roof in kind with asphalt shingles. - Repair / replace existing wood roof deck	2,730 SF	\$8 / SF	\$21,430
Framing	- Repair interior wood post & beam structure - Repair sole plate	Lump Sum	\$10,000	\$10,000
Doors	- Repair sliding barn doors	Lump Sum	\$3,000	\$3,000
Windows	- Replace windows	4 EA	\$2,000	\$8,000
Walls	No work considered on interior. Sole plate repair is considered in framing cost. - Prepare and paint exterior wood siding	3,360 SF	\$2.50 SF	\$10,080
Floor	No work considered at this time	-	-	-
Utilities	No work considered at this time	-	-	-
Total				\$50,830

#2 - GREENHOUSE

ASSESSMENT

The greenhouse is composed of metal framing, glass panels, concrete curbing and a slab on grade. A majority of wall and roof glass panels are broken and exposing the interiors to climate vulnerabilities, accelerating degradation. The concrete curbing foundation walls are crumbling and rebar is exposed in multiple areas.

Vegetation has overgrown in the space and make it difficult to observe interior conditions.

There are utility systems including plumbing and electrical - both of which are out of service.



Building Size	
Area (approx. ft ²)	3,100
Perimeter (approx. ft)	260

Item	Description	Condition
Foundation	Concrete slab on grade	Fair
Building Construction	Concrete Knee-wall, Wood & Metal Framing, and Glass Panels	Poor
Roof Construction	Metal Framing & Glass Panels	Poor
Doors	-	-
Utilities	Plumbing; Electrical	
Insulation	Not insulated	N/A



RECOMMENDATIONS

Based on the condition of the greenhouse, it is recommended that this structure should be demolished.

#3 - BULL PEN 1

ASSESSMENT

Small building portion with a concrete & metal fenced-in bull pen built off the back of the Milk Room.



Building Size	
Area (approx. ft ²)	690
Perimeter (approx. ft)	116

Item	Description	Condition
Foundation	Concrete slab on grade	Poor
Building Construction	N / A	-
Roof Construction	N / A	-
Doors	N / A	-
Windows	N / A	-
Utilities	N / A	-
Insulation	N / A	-

RECOMMENDATIONS

Based on the conditions of the Bull Pen, it is recommended that this structure should be demolished.

#4 - MILK ROOM

ASSESSMENT

The Milk Room structure consists of a concrete slab on grade, brick load-bearing walls, extents of wood framed walls, and wood roofing joists. The envelope and roofing structure is extremely dilapidated and collapsing down into the interior. The structure is finished with a parge coating, sheet rock, and asphalt roof shingles. The parge and sheet rock are cracking and crumbling in many areas. Along with the collapsed structure, plumbing and utilities do not function and are falling inward.

Many of the doors and frames are broken and do not function properly. The two fixed windows facing north include many broken glass panes, the windows on the east elevation are completely broken and unsalvageable, and the windows on the remaining facades are in fair conditions with potential to salvage. The interior is exposed to the elements.

Building Size	
Area (approx. ft ²)	1,500
Perimeter (approx. ft)	155

Item	Description	Condition
Foundation	Concrete slab on grade	-
Building Construction	Brick with parge	Poor
Roof Construction	Wood joists & Asphalt Shingles; gable	Poor
Doors	Various personnel doors	Poor
Windows	Fixed, single pane	Poor
Utilities	Electrical, plumbing	-

RECOMMENDATIONS

Based on the conditions of the Milk Room, it is recommended that this structure should be demolished.



The Milk Room is severely dilapidated.



Looking through the front door (left) and along the side of the building (right), it is clear that the roof and wall framing are compromised and beyond repair.



#5 - CALF HOSPITAL

ASSESSMENT

The structure is composed of masonry load-bearing brick walls with a parge layer and a wood joist supported roof with asphalt shingles.

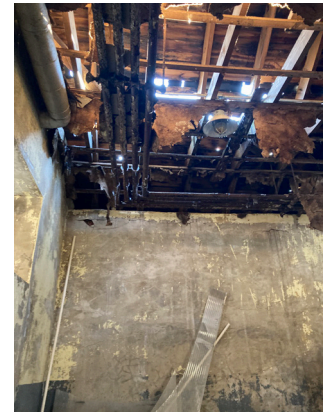
This space is equipped with plumbing, electrical and ventilation systems.

There are remnants of calf pens located on the interior.



Building Size	
Area (approx. ft ²)	2,015
Perimeter (approx. ft)	190

Item	Description	Condition
Foundation	Concrete slab on grade	Fair
Building Construction	Brick with parge	Fair
Roof Construction	Wood joists & Asphalt Shingles	Poor
Doors	Wood	Poor
Windows	Double-hung, single pane	Poor
Utilities	Electrical Plumbing	Poor
Insulation	N / A	-



RECOMMENDATIONS

Based on the conditions of the Calf Hospital, it is recommended that this structure should be demolished.

#6 - STORAGE SHED

ASSESSMENT

Roof is supported by equally spaced timber rafters and timber planks forming the roof deck. It is assumed that repairs to the roof had been performed fairly recently as some of the roof members appeared to be significantly newer than adjacent members. Dormers were framed into one side of the shed. The walls are composed of full height CMU bearing walls on all 4 sides. Tension ties were observed at third spacing, spanning in the short direction with 2x kickers framing back to the rafters. A central beam was observed bearing on the tension tie beams that may have been used for hoisting equipment.

DEFICIENCIES

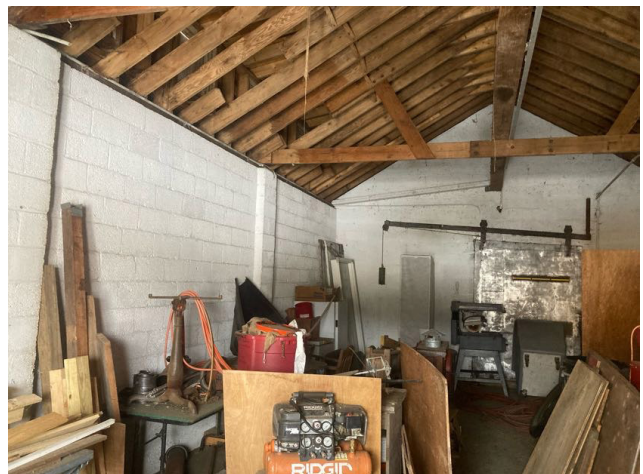
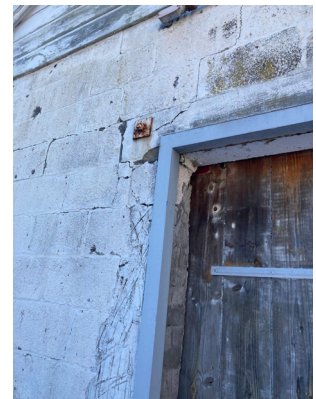
The roof was observed to be in overall adequate condition. Cracking was observed in the exterior CMU bearing walls. It appears most of the original framing members are generally in adequate condition. No deficiencies in the concrete floor were observed.

Building Size	
Area (approx. ft ²)	940
Perimeter (approx. ft)	125

Item	Description	Condition
Foundation	Concrete slab on grade	Fair
Building Construction	CMU block with wood framed gable end	Poor
Roof Construction	Wood joists & Asphalt Shingles; gable with dormer	Poor
Doors	Wood Sliding door, & metal sliding door	Poor
Windows	-	-
Utilities	Electrical	-

RECOMMENDATIONS

Based on the conditions of the Storage Shed, it is recommended that this structure should be demolished.



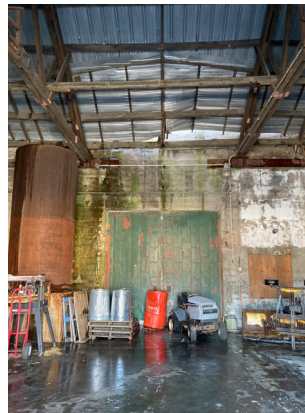
#7 - MOLASSES SHED

ARCHITECTURAL ASSESSMENT

The molasses shed is a load bearing masonry wall building with a sectional door in the center. There are interior trusses with a metal sheet panel roofing assembly. There was an existing building on the south west wall that was demolished. There are areas that have visible daylight coming through from the demolished portion of the building. The building is in relatively good shape with minor cracking of the CMU throughout. The sectional doors are in poor shape.

STRUCTURAL SUMMARY

The molasses shed is a manufactured timber truss roof with a light gauge metal deck. There are 6 existing timber trusses, equally spaced, of similar configuration, spanning front to back of the building. Timber 2x purlins span truss to truss. Full height masonry walls were observed at each gable end wall, as well as the front wall. The back wall was observed to be full height concrete, shared with the two dairy barns located behind the molasses shed. Trusses bear on CMU pilasters, integral with the wall at the front of the building. There is a steel ledger bearing plate fastened to the concrete at the rear of the building for truss support. The floor was observed to be cast-in-place concrete slab on grade. It could not be determined from visual observations what the foundation of the building consisted of.



Item	Description	Condition
Foundation	Concrete slab on grade	Fair
Building Construction	CMU block	Fair
Roof Construction	Wood trusses & Metal sheet roof; gable	Poor
Doors	Sectional Wood and Metal Doors	Poor
Utilities	N / A	-
Insulation	N / A	-

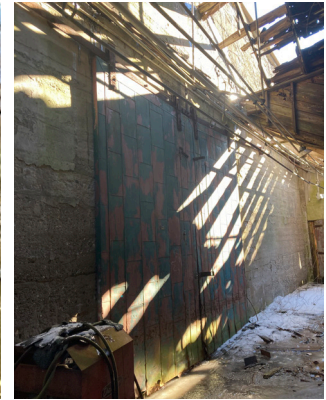


ARCHITECTURAL RECOMMENDATIONS

The metal roof deck should be replaced as daylight is showing where the previous demolished building was located. See below regarding the truss work that should occur prior to the roof replacement. There should be repointing work throughout. Replacement of the sectional and sliding barn doors scheduled. into the cost and repairs.

STRUCTURAL DEFICIENCIES

The metal roof deck appeared to be severely damaged in certain locations and will likely need to be completely replaced. The trusses bearing along the back wall at the steel ledger plate connection were observed to be failing in multiple locations. The steel ledger and truss bearing ends will need to be repaired and/or replaced. Several rafters spanning from the back wall to the roof purlins were observed to be deteriorated and will likely need to be replaced. Cracking was observed in both the masonry walls and the concrete back wall. Differential settlement was observed in the concrete floor causing significant cracking in multiple locations. Exterior roof edge beam was observed to be rotted/deteriorated in multiple locations. The concrete back wall is a shared wall with dairy barns 1 & 2. It is recommended that both dairy barns be demolished (refer to sections 9/10 in this report). Concrete wall shall be shored prior to demolition. Shoring shall remain throughout the life of the structure.



Building Size	
Area (approx. ft ²)	3,025
Perimeter (approx. ft)	250

REPAIR COSTS

Location of Modification	Description of Work	Amount	Cost Per Amount	Total
Roof	Replace roof in kind with metal corrugated roofing. - Specifically along the Southwest roof line where adjacent building had been demolished and roofs tied together. This includes fascia replacement	3,025 SF	\$16.00	\$48,400
Framing	- Provide piers to support trusses that are currently bearing on ledger.	6 EA	\$6,500	\$39,000
Doors	- Replace sectional and sliding doors	2 EA	\$4,000	\$8,000
Windows	No work considered at this time	-	-	-
Walls	Repoint existing cracking, throughout building	Lump Sum, Allowance	\$3,000	\$3,000
Shoring	Temporary Shoring	Lump Sum	\$20,000	\$20,000
Floor	No work considered at this time	-	-	-
Utilities	No work considered at this time	-	-	-
Total				\$118,400

#8 - OPEN SHED

ARCHITECTURAL ASSESSMENT

The building is a CMU load bearing structure covered in stucco. The end gable walls have terra cotta end walls with metal sheeting. There are interior metal trusses that support a metal panel sheeting roof. The sectional door is in poor shape.

STRUCTURAL ASSESSMENT

Roof is framed by steel double angle trusses supporting a metal roof deck. Trusses bear on a concrete beam that is continuous around the perimeter of the building. Concrete columns are spaced equally on all 4 sides of the structure and appear to be cast integrally with the perimeter beam. Exterior walls were consisting of CMU block infill on three sides of the building and what appears to be a stucco infill on the fourth wall. A concrete slab on grade and concrete strip foundation was observed within the building.



Item	Description	Condition
Foundation	Concrete slab on grade	Fair
Building Construction	CMU block / Terra Cotta	Fair
Roof Construction	Wood trusses & Metal Sheet; gable	Fair
Doors	Wood Sectional Doors	Poor
Windows	-	-
Utilities	Electrical	-
Insulation	-	-



ARCHITECTURAL RECOMMENDATIONS

Overall, the building is in relatively good shape. Overall, the roof should be replaced for maintenance best practices. The sectional door should be replaced. And the cmu walls should have a repointing allowance to help stop potential future cracking.

STRUCTURAL DEFICIENCIES

In general, the building appeared to be in adequate condition. Corrosion was observed on most of the roof framing members. There did not appear to be any failures observed in the roof deck. We recommend cleaning the existing roof framing from corrosion. Provide a protective coating to trusses such as epoxy paint or zinc rich primer to avoid steel section loss. The concrete beams and columns appeared to be in good condition, no deficiencies were observed. The concrete floor appeared to be cracked in some locations. Cracking was also observed in the foundation wall. The CMU walls appeared to be in good condition.



Building Size	
Area (approx. ft ²)	910
Perimeter (approx. ft)	125

REPAIR COSTS

Location of Modification	Description of Work	Amount	Cost Per Amount	Total
Roof	Replace roof in kind with metal corrugated roofing. - This includes fascia replacement	910 SF	\$16.00	\$14,560
Framing	- Prepare and Paint existing trusses	Lump Sum	\$25,000	\$25,000
Doors	- Replace sectional doors	1 EA	\$3,000	\$3,000
Windows	-	-	-	-
Walls	Repoint existing cracking, throughout building	Lump Sum Allowance	\$3,000	\$3,000
Floor	No work considered at this time	-	-	-
Utilities	No work considered at this time	-	-	-
Total				\$45,560

#9 - DAIRY BARN 1

ASSESSMENT

The structure has largely fallen in on itself.

There are remnants of milking stalls located on the interior.

Building Size	
Area (approx. ft ²)	5,200
Perimeter (approx. ft)	315

Item	Description	Condition
Foundation	Concrete slab on grade	Poor
Building Construction	Wood framing & sheet rock	Poor
Roof Construction	Wood joists & Asphalt shingle; gable	Poor
Doors	Various personnel doors	Poor
Windows	Various fixed single-pane windows	Poor
Utilities	N / A	-
Insulation	N / A	-



RECOMMENDATIONS

Based on the conditions of the dairy barn 1, it is recommended that this structure should be demolished.

#10 - DAIRY BARN 2

ASSESSMENT

The structure has largely fallen in on itself.

There are remnants of milking stalls located on the interior.



Building Size	
Area (approx. ft ²)	4,275
Perimeter (approx. ft)	300

Item	Description	Condition
Foundation	Concrete slab on grade	-
Building Construction	Wood framing & sheet rock	-
Roof Construction	Wood joists & Asphalt Shingles; Gable	-
Doors	Various personnel doors	-
Windows	Various fixed single-pane windows	-
Utilities	Electrical, plumbing	-
Insulation	-	-



RECOMMENDATIONS

Based on the conditions of the dairy barn 2, it is recommended that this structure should be demolished.

#11 - DAIRY BARN 3

ASSESSMENT

The structure has largely fallen in on itself and is exposed to the elements.

There are remnants of milking stalls located on the interior.



Building Size	
Area (approx. ft ²)	4,860
Perimeter (approx. ft)	310

Item	Description	Condition
Foundation	Concrete slab on grade	-
Building Construction	CMU block & Sheet rock	-
Roof Construction	Wood joists & Asphalt Shingles; Gable	-
Doors	Various personnel doors	-
Windows	Various fixed single-pane windows	-
Utilities	Electrical, plumbing	-
Insulation	-	-



RECOMMENDATIONS

Based on the conditions of the dairy barn 3, it is recommended that this structure should be demolished.

#12-17 - SILOS

#12 - SILO 3

Area = 278 sf

Perimeter = 59 ft

#13 - SILO 4

Area = 192 sf

Perimeter = 50 ft

#14 - SILO 5

Area = 306 sf

Perimeter = 62 ft

#15 - SILO 6

Area = 252 sf

Perimeter = 56 ft

#16 - SILO 1

Area = 286 sf

Perimeter = 60 ft

#17 - SILO 2

Area = 252 sf

Perimeter = 56 ft



#12 - Silo 3



#13 - Silo 4



#14 - Silo 5



#15 - Silo 6



#16 - Silo 1

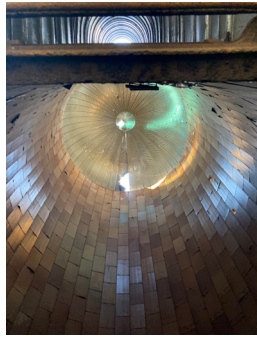


#17 - Silo 2

Item	Description	Condition
Foundation	Concrete slab on grade	-
Building Construction	Terra cotta blocks & cable	-
Roof Construction	-	-



#13
- Silo 4



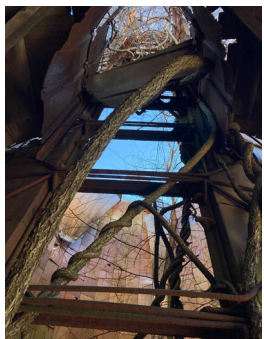
#14
- Silo 5



#15
- Silo 6



#16
- Silo 1



#17
- Silo 2

#18 - LOAFING BARN

ASSESSMENT

The structure has largely fallen in on itself and is exposed to the elements.

Building Size	
Area (approx. ft ²)	2,900
Perimeter (approx. ft)	218

Item	Description	Condition
Foundation	N / A	-
Building Construction	N / A	-
Roof Construction	N / A	-
Roof Decking	N / A	-
Doors	N / A	-
Windows	N / A	-
Insulation	N / A	-



RECOMMENDATIONS

Based on the conditions of the loafing barn, it is recommended that this structure should be demolished.

#19 - BULL PEN 2

ASSESSMENT

This structure includes a small building portion with a concrete and metal fenced-in bull pen extending off the back.



Building Size	
Area (approx. ft ²)	600
Perimeter (approx. ft)	100

Item	Description	Condition
Foundation	Concrete slab on grade	Poor
Building Construction	N / A	-
Roof Construction	N / A	-
Doors	N / A	-
Windows	N / A	-
Insulation	N / A	-



RECOMMENDATIONS

Based on the conditions of the bull pen 2, it is recommended that this structure should be demolished.

#20 - MANURE SHED

ARCHITECTURAL ASSESSMENT

The building is a concrete wall with 2x wood roof joists and an asphalt shingle roof. A portion of the North wall is buried below grade and has dormer openings for manure to be pushed through onto the floor. There are multiple holes and openings in the roof. See below regarding the roof trusses and the temporary shoring provided for those trusses. The openings at the sectional doors have spalled and chipped concrete. The sectional doors for this building have failed and do not work.

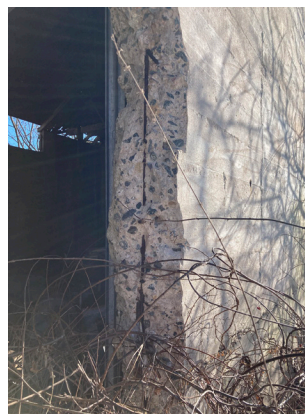


STRUCTURAL ASSESSMENT

The manure shed was observed to be framed by 2x timber rafters supporting a plywood roof deck with shingles. Four large hip trusses were observed at equal spacing within the building. The rafters bear on a continuous top plate fastened to the four-sided concrete walls. Brick infill was observed at each gable end from the top of concrete to the roof. The floor was observed to be a concrete slab on grade. It could not be determined from visual observations what the foundation of the building consisted of.



Item	Description	Condition
Foundation	Concrete slab on grade	Acceptable
Building Construction	Concrete	Acceptable
Roof Construction	Wood joists & Asphalt shingles; gable	Poor
Doors	Sectional Doors	Poor
Windows	N / A	-
Insulation	N / A	-

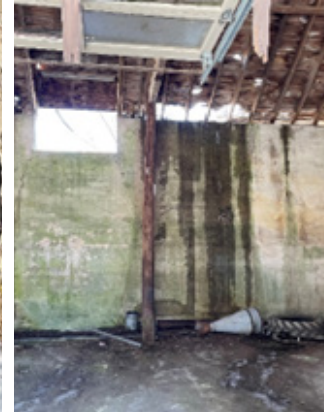
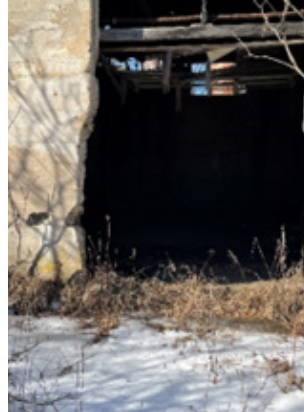


ARCHITECTURAL RECOMMENDATIONS

We'd recommend replacing the roof after the truss and shoring recommendations provided below are completed. There will be sheathing / plank replacement once the demolition of the roof exposes the sheathing. The concrete openings at the sectional doors should be repaired prior to replacing the sectional doors. Once that work is completed, the sectional doors should be replaced.

STRUCTURAL DEFICENCIES

The existing plywood deck appears to be failing in multiple locations. Each hip truss appears to be completely failing. Truss #1 failed at the bearing end and was temporarily shored by a telephone pole. Trusses 2 and 4 appear to be failing at their splice connections, and truss 3 collapsed and is resting on the concrete slab. The concrete walls appear to be in reasonable condition, except at the overhead doors where significant spalling and cracking were observed, likely due to the failure of the overhead doors. Cracking in the masonry walls was observed at window openings as well. The concrete slab could not be fully inspected due to concerns about the stability of the roof. It appeared unsafe to enter the building.



REPAIR COSTS

Building Size	
Area (approx. ft ²)	3,050
Perimeter (approx. ft)	240

Location of Modification	Description of Work	Amount	Cost Per Amount	Total
Roof	Replace roof in kind with asphalt shingles. - Repair / replace existing wood roof deck	3,050 SF	\$8 / SF	\$24,400
Framing	- Repair interior wood truss structure, and supports assembly. It may be more cost effective to replace completely due to existing failures	3 EA	\$20,000	\$60,000
Doors	- Replace sectional doors	2 EA	\$3,000	\$6,000
Windows	-	-	-	-
Walls	- Repair sectional door openings and spalled concrete	2 EA	\$5,000	\$10,000
Floor	No work considered at this time	-	-	-
Utilities	No work considered at this time	-	-	-
Total				\$100,400

#21 - COMMUNITY BARN 1

ASSESSMENT

The community barn, is in good shape. Currently it is being used for offices, restrooms and general storage of some of the small farm institute materials. There is a second floor / mezzanine that houses library materials. The interior floor is poured concrete with posts. The interior of the community barn is in fairly good condition. The exterior wood siding paneling is deteriorating in multiple locations, mainly around the base perimeter. The barn does not have gutters or downspouts. The windows and sliding barn doors are in poor condition.

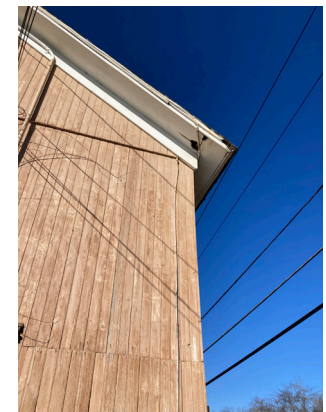


Building Size	
Area (approx. ft ²)	2,770
Perimeter (approx. ft)	215

Item	Description	Condition
Foundation	Brick & Rubblestone	Fair
Building Construction	Post-and-beam	Good
Roof Construction	Wood joists & Asphalt shingled; gable	Poor (Asphalt Shingle)
Doors	Various personnel and sliding barn doors	Good
Windows	Various fixed, single-hung & awning windows	Poor
Utilities	Electrical, Water, Sewer / Septic	-

RECOMMENDATIONS

The follow work should occur to maximize the longevity of the community barn. The asphalt shingle roof, diamond style, should be replaced. Gutters and downspouts should be added to help alleviate the drainage issues and siding deterioration at the base of the barn. There may be some sheathing / plank replacement needed once the roof is demolished. The siding should be replaced in kind, where not repairable. The windows are in poor condition and should be replaced. The sliding barn doors could use adjustment and maintenance.



COSTS

Location of Modification	Description of Work	Amount	Cost Per Amount	Total
Roof	Replace roof in kind with asphalt shingles, diamond pattern style - Repair / replace existing wood roof planks	2,770 SF	\$10 / SF	\$27,700
Framing	No Work considered at this time	-	-	-
Doors	-	-	-	-
Windows	- Replace total of 30 windows +/-	30 EA	\$1,500	\$45,000
Walls	No work considered on interior. - Prepare and paint exterior wood siding - Replace areas needed	4,000 SF	\$3.50 SF	\$14,000
Floor	No work considered at this time	-	-	-
Utilities	No work considered at this time	-	-	-
Total				\$86,700

#22 - COMMUNITY BARN 2

ASSESSMENT

The community barn #2, is in good shape. Currently it is being used for offices, restrooms and general storage of some of the small farm institute materials. The interior floor is wood turned on the end grain. The interior of the community barn is in fairly good condition. There is mold visible. The exterior wood siding paneling is deteriorated in multiple locations, mainly around the base perimeter. The barn does not have gutters or downspouts. The windows and sliding barn doors are in poor condition.



Building Size	
Area (approx. ft ²)	3,240
Perimeter (approx. ft)	235



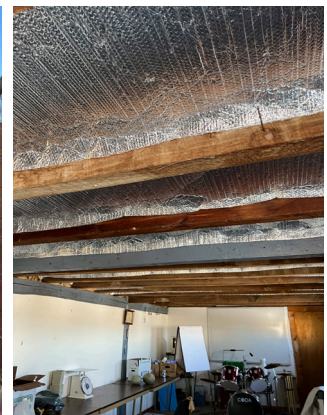
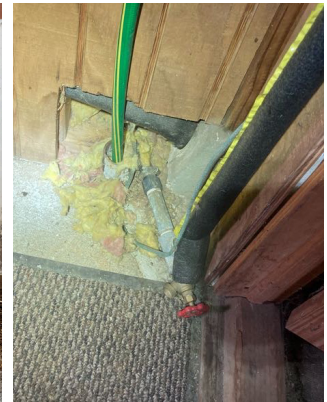
Item	Description	Condition
Foundation	Concrete	Good
Building Construction	Post-and-beam	Good
Roof Construction	Wood joists & Asphalt shingled; gable	Poor (Asphalt Shingle)
Doors	Various personnel and sliding barn doors	Good
Windows	Various fixed, single-hung & awning windows	Poor
Utilities	Electrical, Water, Sewer / Septic	-



RECOMMENDATIONS

The follow work should occur to maximize the longevity of the community barn. The asphalt shingle roof, diamond style, should be replaced. Gutters and downspouts should be added to help alleviate the drainage issues and siding deterioration at the base of the barn. There may be some sheathing / plank replacement needed once the roof is demolished. The siding should be replaced in kind, where not repairable. The overall siding should be prepared and painted thoroughly. The windows are in poor condition and should be replaced. The sliding barn doors could use adjustment and maintenance.

The mold should be remediated.



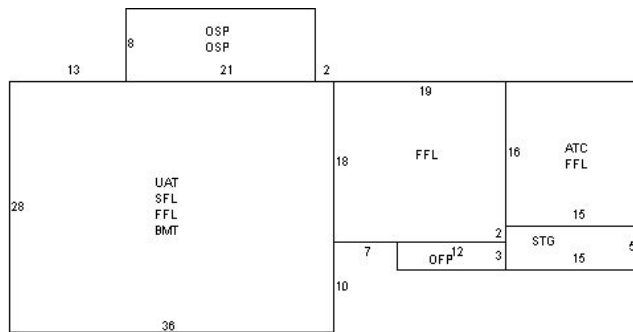
REPAIR COSTS

Location of Modification	Description of Work	Amount	Cost Per Amount	Total
Roof	Replace roof in kind with asphalt shingles. - Repair / replace existing wood roof deck	3,240 SF	\$8 / SF	\$25,920
Framing	- No Work considered at this time	-	-	-
Doors	- Repair sliding barn doors	Lump Sum	\$3,000	\$3,000
Windows	- Replace total of 27 windows	27 EA	\$1,500	\$40,500
Walls	No work considered on interior. - Prepare and paint exterior wood siding	3,360 SF	\$2.50 SF	\$8,400
Floor	No work considered at this time	-	-	-
Utilities	No work considered at this time	-	-	-
Other	Mold Remediation	Lump Sum	\$10,000	\$10,000
Total				\$87,820

#23 - JEPSON FARMSTEAD

ASSESSMENT

The Jepson Farmstead is an office that is across Jackson Street from the community barn #1. Weston & Sampson was not able to view the interior of the house. The asphalt shingle roof is in need of replacement and past its useful service life. The siding is deteriorating in multiple places. The windows are in poor shape.



Building Size	
Area (approx. ft ²)	1,700
Perimeter (approx. ft)	195



Item	Description	Condition
Foundation	Concrete slab	-
Building Construction	Wood framing & Clapboard siding	Fair
Roof Construction	Wood joist & Asphalt shingles; gable	Fair
Doors	Various personnel & double garage doors	-
Windows	Various single-hung windows	-
Utilities	Elec, Plumbing, Heat	-



RECOMMENDATIONS

The asphalt shingle roof should be replaced. When it is getting replaced, there will be some sheathing / plank replacement. The siding should be repaired as needed. And then prepared and painted appropriately. The windows should be replaced.



REPAIR COSTS

Location of Modification	Description of Work	Amount	Cost Per Amount	Total
Roof	Replace roof in kind with asphalt shingles. - Repair / replace existing wood roof deck	4,373 SF	\$8 / SF	\$34,984
Framing	- No work considered at this time	-	-	-
Doors	- Repair exterior doors and trim	Lump Sum	\$4,500	\$4,500
Windows	- Repair exterior window and trim	Lump Sum	\$6,000	\$6,000
Walls	No work considered on interior. - Prepare and paint exterior wood siding	3,800 SF	\$2.50 SF	\$9,500
Floor	No work considered at this time	-	-	-
Utilities	No work considered at this time	-	-	-
Total				\$54,984

ADDITIONAL RECOMMENDATIONS

ASSESSMENT

The structure has largely fallen in on itself and is exposed to the elements.

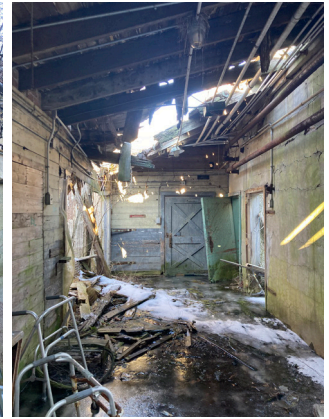
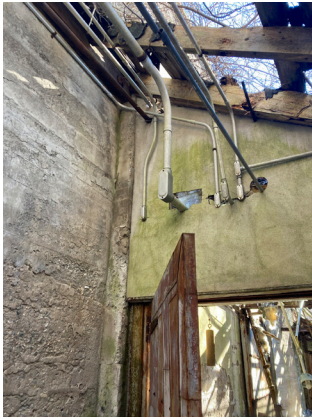
Building Size	
Area (approx. ft ²)	1,700
Perimeter (approx. ft)	195

Item	Description	Condition
Foundation	Concrete slab	Poor
Building Construction	CMU block, wood framing	Poor
Roof Construction	Wood joist & Asphalt shingles; gable	Poor
Doors	Various personnel & sliding barn doors	Poor
Windows	Various fixed, single-hung windows	Poor
Utilities	N / A	-



RECOMMENDATIONS

Based on the conditions of the connector, it is recommended that this structure should be demolished.



OVERALL COST ESTIMATE

Cost Estimate

Objective: Identify the cost implications of repairing suitable structures within the Enterprise Zone, the two community barns, and the farmstead house at Lampson Brook Farm. The following table provides a breakdown of total repair costs categorized by building area/aspect:

Building	Description of Work	Total
#1 HAY BARN	- Roof Replacement, Prepare and paint wood siding, replace windows, repair wood post and beam structure, repair sliding barn doors	\$50,830
#2 GREENHOUSE	- Building is being considered to be demolished	-
#3 BULL PEN 1	- Structure is being considered to be demolished	-
#4 MILK ROOM	- Building is being considered to be demolished	-
#5 CALF HOSPITAL	- Building is being considered to be demolished	-
#6 STORAGE SHED	- Building is being considered to be demolished	-
#7 MOLASSES SHED	- Roof replacement, masonry repointing and crack repair, replace sectional doors, repair / add piers for appropriate truss support	\$118,400
#8 OPEN SHED	- Roof replacement, replace sectional doors, masonry repointing and crack repair	\$45,560
#9 DAIRY BARN 1	- Building is being considered to be demolished	-
#10 DAIRY BARN 2	- Building is being considered to be demolished	-
#11 DAIRY BARN 3	- Building is being considered to be demolished	-
#12 - 17 SILOS	- Holding 100K allowance for stabilization	\$100,000
#18 LOAFING BARN	- Building is being considered to be demolished	-
#19 BULL PEN 2	- Structure is being considered to be demolished	-
#20 MANURE SHED	- Roof replacement, repair trusses and supports, replace sectional doors, repair existing sectional door concrete walls	\$100,400
#21 COMMUNITY BARN 1	- Roof Replacement, replace windows, prepare and paint wood siding	\$86,700
#22 COMMUNITY BARN 2	- Roof Replacement, replace windows, prepare and paint wood siding, mold remediation	\$87,820
#23 JEPSON FARMSTEAD	- Roof Replacement, prepare and paint existing wood lap siding, replace gutters, misc. window trim repair. No interior work is considered	\$54,984
Subtotal		\$644,594

OVERALL COST ESTIMATE

Item	Description of Work	Total
Subtotal	Subtotal of work from prior page	\$644,594
10% Overhead		\$64,459
2% Permit & Bond		\$12,891
10% Profit		\$64,459
12% Contingency		\$77,351
2% Covid and/or other disruptions		\$12,891
TOTAL		\$876,645