GREAT BARRINGTON
COMMUNITY PRESERVATION COMMITTEE

APPLICATION FOR CPA FUNDING – Step 2

Date Received (for office use only) _____

All applicants submitting Step 2 must include a copy of their Step 1 application.

All applicants must answer questions 1-11, and question 19. For question 12-18, only answer questions that are applicable to your CPA area. For example, if your project has to do with Historical Preservation but does not include Housing, then you may skip questions 12, 13 and 14, but you must answer all questions under the subheading "Historical Preservation Projects."

You may attach additional sheets as necessary to answer the numbered questions, up to a maximum of 8 additional pages of narrative. These additional pages must be formatted with a minimum 11 point font, 1 inch margins. If your project combines two or more CPA priorities, such as Community Housing AND Open Space, then you must answer ALL questions under both of those 2 subheadings and you may include up to 10 additional pages of narrative. (Please note Open Space and Recreation is considered one CPA priority.)

All pages must be numbered. Please number each attached Page 1 of 8, Page 2 of 8, etc. If your answers are on separate sheets, also number each answer so that it corresponds with the number of the question you are answering.

Applicant Name Ian Rasch

Project Name 343 Main Street

Project Address 343 Main Street, Great Barrington, MA

Assessor's Map 19 Lot 147

Property Deed Book / Page 644 / 316

1.) Project Budget (list all sources and uses, including grants, fundraising, etc.)

Total CPA funds requested: $250,000

Fill in the chart below showing all project sources and uses, including requested CPA funds:

Source Name	Amount	% of total	Used for	Committed?
Alander Group	$1,350,000		Acquisition	Yes
Lee Bank	$3,150,000		Hard and Soft Costs	Yes
Mass Development, UPP	$500,000		Hard Costs	No
CPA	$250,000		Exterior, Historic	No
Total budget:	$5,250,000			

Attach additional budget sheets or project budget if necessary. Budget pages do not count towards the 8 page limit. Be sure to include project management, oversight, engineering, and administrative costs that may be incurred. Describe all funding that has been sought and/or is available for this project.

2.) Timing of Funds: Describe when CPA funds and other funding sources are to be received.

Owner equity and bank financing are committed and will be available upon project commencement. Underutilized Property Program is anticipated in October 2022, applicant will access bridge financing for this source until funds become available.

Applicant will plan construction schedule for exterior historic restoration to align with Town Meeting/CPA funding cycle, in June 2022.

3.) Existing use or deed restrictions, permanent easements, historic designations, special permits, etc. if any: _____

343 Main Street was determined to be historically significant by the Great Barrington Historical Commission on July 12, 2021.

4.) Proposed Use or Deed Restrictions after Project Completion (in accordance with CPA rules):

Applicant is willing to enter into Preservation Restriction for the CPA funded portions of the project, to protect the public investment, for a term that reasonably corresponds with the level of funding.

5.) Describe the project team, including project management personnel, design professionals, contractors, and other applicable consultants, their relevant experience, so forth. Attach additional pages/resumes as needed.

Project team:
Owner/Developer: Alander Group, LLC
Contractor: Alander Construction
Architect and Code Compliance MVA Design and Drafting
Structural Engineer: Johnson Structural Engineering
MEP: Hesnor Engineering Associates
Historic: Architectural Heritage Foundation

Additional Information: These pages do not count towards the 8 page limit. Attach additional information as appropriate, for example:

- Project timeline;
- Plans or drawings stamped and signed by an Engineer or Architect as appropriate;
- Photographs;
- Map showing project location in town;
- Ownership letters or site control verification;
- Budgets;
- Feasibility studies;

- Existing conditions reports or needs assessments;
- Letters of support;
- Resumes and experience of key personnel;
- For Historic Preservation projects, if the project is not State Register-listed, the applicant must provide a letter from the Historical Commission which details the significance of the project to Great Barrington's history, culture, architecture or archeology.

Funding Considerations

6.) Consistency: Describe how the proposed project is consistent with the Community Preservation Plan and with the Great Barrington Master Plan.

Consistent with both the Community Preservation Plan and the Great Barrington Master Plan, the project seeks to protect and preserve a building that contributes to Great Barrington's unique and special character and strengthens the vitality of the downtown. Preserving this historic structure directs development to the village center; conserves land resources; improves an existing, under purposed structure and enhances the neighborhood curb appeal; improves property values; and promotes economic development both through its committed tenancy in addition to its job creation and retention. Specifically aligned with the Community Preservation Plan, the project will be publicly accessible and all of the CPA-funded work will be done in accordance with the Secretary of the Interior's Standards for Rehabilitation. See attached for more details.

7.) Town Projects: Is the proposed project for a town-owned asset? Yes ☐ No ☑

If yes, please describe funding options. For example, what portion of the project budget is CPA funding? If CPA funds are not received, what are the alternative funding options, if any?

While 343 Main Street is not a town-owned asset, it is a historically significant, underutilized gateway building to the downtown. Its reactivation will leverage $4.5 million in private investment in support of nonprofit tenancy that will bring multiple benefits to the town. CPA funding will be applied to a specific, smaller portion of the project (the exterior restoration of historic fabric), and it is a critical source to defray the high costs of restoration that exceed borrowable debt. CPA funding will also be a match for Mass Development's Underutilized Properties Program grant, for which the proponent has been encouraged to apply in the 2022 funding cycle. Without CPA funding, the project will stall and the building will languish.

8.) Public Benefits: Describe the public benefits of the project.

The visible public benefits of the project will be a restored historic building at a gateway location. Funds will be used to restore historic features at the building, including the restoration of original windows, repair and restoration of historic masonry and cornice, and the re-configuration of storefronts back to original conditions. These street level improvements enhance the curb appeal of the property and the neighborhood and eliminate blight on Main Street. Further, the public will benefit from the project's planned health and wellness tenants, and the related retention and creation of job opportunities and training that will result from the non profit tenants. See attached for more details.

9.) Leverage: Will the CPA funds be used to leverage or supplement other funding for this project? Please explain other sources and whether they have been committed.

CPA funds are a critical funding source to leverage both private financing and other grants as the gap between what conventional debt will support and the high costs of historic rehabilitation is a barrier to the project proceeding. Private debt and owner equity are committed but the project cannot achieve feasibility without public support in the form of CPA funds. See attached for more details.

10.) Community Input and Support: Describe any community input, meetings and/or support that you have for your proposed project. Include support letters as applicable (they will not be counted towards the 4-page limit). Letters should be unique and not reproduced form letters. _____

The project has support at the local and state level, as demonstrated in the attached support letters. The committed nonprofit tenants are an additional demonstration of community will for the project, and the extensive services that they will provide to the town.

11.) Permits: Describe permits that may be required, the status of those permits or applications, and/or when the applications will be submitted and permits received. _____

Closing on Building Aquistion 12/15/2021
Planning Board 3/1/2022
Building Permit 5/1/2022
Stabilization Repairs/Historic Restoration Work Start 7/1/2022
Interior Fitout Construction Start 12/01/2022
Construction Completion 12/01/2023

Affordable Housing Projects

12.) Affordable Housing Projects: Clearly describe how the project meets the Affordable Housing goals of the Community Preservation Plan.

13.) Affordability Level(s):

_____% of area median income no. of units _____
_____% of area median income no. of units _____
_____% of area median income no. of units _____

14.) Other Information: Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation?

Historic Preservation Projects

Applicants should note: all CPA-funded historic preservation projects must comply with the US Secretary of the Interior's standards for the treatment of historic properties.

15.) Historic Preservation Projects: Clearly describe how the project meets the Historic Preservation goals of the Community Preservation Plan.

The project meets the Community Preservation Plan's Historic Preservation goals by seeking to restore and reuse a historically significant building, which will bolster the architectural and visual richness on Main Street. Built in 1922 and designed by local architect James McArthur Vance, 343 Main Street retains historic integrity as an early 20th c. commercial automobile masonry building with Art Deco detailing. Its adjacency to other contemporaneous historic structures helps to anchor this end of Main Street and contributes to the sense of place and small town feeling that make Great Barrington desirable and attractive to residents and visitors, all which are goals in the Plan. While the building is not immediately threatened, it is in need of substantial rehabilitation and will continue to languish in the absence of this re-development plan. Alander Group is an experienced developer and property manager, and will employ long term maintenance planning to ensure the building's integrity is preserved into the future and in accordance with the preservation easement.

16.) Other Information: Describe any other relevant information about the project and the site. For example: is the site zoned for the proposed use and if not what is the plan for zoning approvals; does the project reuse a building or previously-developed site; is the site or could the site be contaminated and if so what is the plan for remediation.

The project meets the Community Preservation Plan's Historic Preservation goals by seeking to restore and reuse a historically significant building, which will bolster the architectural and visual richness on Main Street. Built in 1922 and designed by local architect James McArthur Vance, 343 Main Street retains historic integrity as an early 20th c. commercial automobile masonry building with Art Deco detailing. Its adjacency to other contemporaneous historic structures helps to anchor this end of Main Street and contributes to the sense of place and small town feeling that make Great Barrington desirable and attractive to residents and visitors, all which are goals in the Plan. While the building is not immediately threatened, it is in need of substantial rehabilitation and will continue to languish in the absence of this re-development plan. Alander Group is an experienced developer and property manager, and will employ long term maintenance planning to ensure the building's integrity is preserved into the future and in accordance with the preservation easement.

Open Space and Recreation Projects

17.) Open Space and Recreation: Clearly describe how the project meets the Open Space and Recreation goals of the Community Preservation Plan.

18.) Other Information: Describe any other relevant information about the project and the site. For example: Is the site zoned for the proposed use and if not what is the plan for zoning approvals? Does the project reuse a building or previously-developed site? Is the site or could the site be contaminated and if so what is the plan for remediation.

Certification

19.) This application was prepared, reviewed, and submitted by:

Name: Ian Rasch

Ph: 413.822.9074 Email ian@alanderconstruction.com

I hereby certify that all of the above and included information is true and correct to the best of my knowledge. [For non-municipal applicants only: I further declare my willingness to enter into a Contract with the Town of Great Barrington to govern the use and expenditure of CPA funds.]

Signature: Ian Rasch

Date: 12.14.21

10 hard copies of the entire application package, and one PDF of the entire application package, are due prior to the 4:00 PM deadline.

Number all pages.

343 Main Street
CPA Application, December 2021
Continuation Sheet

5. Project Team

The team will be led by Ian Rasch, owner and founder of Alander Group. Ian has over 20 years of real estate investment and development experience, including property development, financing, managing joint ventures, and leasing. Prior to founding Alander Group and Framework Properties, he was Vice President, Director of Development at Allegrone Companies. He had previously been Principal at Propeller Group in New York City where he repositioned a number of underutilized properties into high-end residential units, commercial space, and artistic performance space. His work experience also includes Project Management at Turner Construction in New York. He holds an MS in Real Estate Finance and Construction Management from NYU Schack Institute of Real Estate and is a licensed real estate broker.

Alander Group is focused on mixed-use and commercial properties in downtown locations. Recent economic development projects include the adaptive reuse and expansion of 47 Railroad Street, a transformative project in downtown Great Barrington. The mix of retail and residential uses with a very high level of sustainability and a central downtown location appeals to a broad demographic and is drawing people back downtown. 47 Railroad Street contains a unique and distinctive quality of live-work-shop choice with 13 residential units and 10,000 square feet of storefront retail located in the downtown core of Great Barrington. It is a prime example of Alander's commitment to sustainable development solutions that has a meaningful contribution to vibrant, healthy, and equitable communities in downtown districts. Alander is also developing Manville Place, a new build project that will address the "missing middle" of housing in Great Barrington. It will offer 1, 2, and 3 bedroom rental units in a traditional neighborhood setting within walking distance of shopping, dining and workplaces. The project features three new, energy-efficient buildings in an integrated courtyard configuration. Landscaped pedestrian paths will provide protected walking and biking paths to link the parcels together and promote walkability throughout the neighborhood.

In his prior role as the Vice President and Director of Development at Allegrone Companies, Ian Rasch managed the redevelopment of both the Onota Building and the Frank Howard Building, two award-winning adaptive reuse projects in downtown Pittsfield. These projects have brought 40 new residential units to downtown and over 10,000 square feet of first floor retail and commercial space, transforming vacant spaces into vibrant, diverse and dynamic new uses. These projects utilized both State and Federal Historic Tax Credits as well as the Housing Development Incentive Program through DHCD.

Alander Group is also a full-source construction provider, both self-performing on their own projects and for other clients. They have extensive experience in complex restoration and renovation projects, coordination of phased construction in occupied sites, new construction, mixed use construction, and fast-track construction projects in all market segments. Their comprehensive and diversified services transform visions into physical spaces where communities thrive and grow. Alander currently employs between 15 and 25 office and field personnel at any given time, including 5 site supervisors and foremen, each with over 20 years of construction experience.

6. Consistency

Among the benefits of the project will be a restored historically significant building that is currently disinvested and underutilized. Its renovation will enhance and reinforce the town character and the quality of life for residents. The health and wellness focused nonprofit tenancy will expand health care access to all, provide educational and job training opportunities, support and create connections to the local agricultural community,

and provide economic development benefits by creating and retaining jobs, both temporarily during construction and permanently during occupancy.

Concentrating development in an underutilized building with existing infrastructure will relieve pressures on open space and conserve the region's natural resources, which are also important to the town character, by preventing greenfield development. Re-investing in the existing built environment rather than using land and resources to build new is environmentally sound, reduces landfill waste, and decreases the carbon footprint of new construction in materials as well as land resources.

8. Public Benefits

Upon redevelopment, the property will be fully occupied and updated to modern code, making it accessible to persons with disabilities and transforming it into an attractive and important resource for health and food-related uses. The project seeks to restore and reuse a historically significant building, which will bolster the architectural and visual richness on Main Street and reinforce the character and diversity of the downtown. Public awareness of history and tradition help promote community involvement and interaction and contribute to a strong sense of place.

In its new, improved condition under for-profit ownership, the property will be assessed at a higher value and will contribute more substantially to the town's commercial tax revenue, spreading the benefit of the project across all Great Barrington taxpayers. There are also well-established environmental benefits to reusing an existing building and infrastructure resources versus building new, something less tangibly measurable but critical to all Great Barrington residents in this era of climate change. In addition, the applicant is willing to enter into a preservation restriction on the exterior features that are funded by CPA to ensure that the improvements are maintained at the highest standards for the benefit of the public.

9. Leverage

The barriers to downtown development in small cities and rural downtowns are multifaceted. Frequently working with obsolete, vacant and disinvested historic properties, the costs of rehabilitation and the challenges to raising the required capital for these disinvested, downtown projects can be overwhelming. In general, rehabilitating historic structures is more expensive than building new. In locations with lower revenue generation potential, in particular in more rural communities, inevitably gaps between construction cost and revenue potential emerge and are difficult to close. Conventional financing is often unrealistic as a stand-alone option for funding these projects. To be successful, these projects require layers of state and federal grants and earmarks, in addition sometimes to philanthropic dollars. Those investments, while outweighing the appraised value of the property itself, are critical as they represent an investment in the heritage and identity of a community. This investment catalyzes something that is difficult to define or measure in financial terms, but becomes a valuable pathway to a more connected and whole community, in addition to galvanizing further investment in and restoration of other nearby properties.

In the case of 343 Main Street, Alander's involvement is poised to bring to bear $4.5 million in private investment. As a for-profit developer, Alander is not eligible for financing through Historic Tax Credits or Massachusetts Historic Commission grants due to the planned non-profit tenancy. This eligibility gap creates a barrier to enhancing and renovating the critical historic aspects of the building.

16. Other

Alander Group plans to redevelop 343 Main St, a two-story, 22,000 square foot former auto dealership, into a Sustainable Food Lab and Community Health and Wellness Center. Over a period of several years, Alander has

developed plans to reposition the property and attract a network of collaborative tenants. Tenant/project partners include Berkshire Health System, who are leveraging the success of their Williamstown location to open a second location for their Berkshire Community Pharmacy; and Volunteers in Medicine, a nonprofit that provides access to free, comprehensive health care to Berkshire region residents who are income-qualified and un- or under-insured. The two existing tenants, Community Health Programs for Family Dental Care and Berkshire Community College Adult Learning Program (ALP), will remain. These tenants will continue to offer critical dental care to children and adults as well as community education programs, including free ESOL for non-native English speakers. The final tenant, who will occupy the currently vacant historic storefronts and public-facing portions of the first floor, will be Sustainable Food Lab Berkshires, a newly formed group dedicated to creating sustainable local food systems and encouraging innovation and entrepreneurship. This mix of tenants will create new job opportunities as well as retain existing jobs, develop and expand a forum for equitable job training and skills development, and increase wellness access for the region. The tenants are all committed - please refer to the attached term sheets.

The project site is located on 1.45 acres of land at the southern end of Great Barrington's central business district. It has 53 feet of frontage along Main Street where there is an average daily traffic volume of 20,900 vehicles. Access to the property is gained through the rear parking area by Right of Way through the abutting property. The building attached to the south end of the site (known as 347 Main Street on the assessor's map) is a 21E site (not part of this project site). The Town of Great Barrington and the Department of Environmental Protection are very focused on cleaning up this adjacent site and in spurring renewed economic activity in this block of commercial buildings. The redevelopment of 343 Main Street aligns with this priority, and once completed will have greatly improved this area of focus.

343 Main Street is well poised to become a welcoming, accessible and engaging new hub of activity at this highly visible gateway to the commercial corridor in town. There is tremendous project momentum going into 2022. Alander Group will have acquired the building from Berkshire Community College as of December 15, 2021; five nonprofit tenants have signed term sheets and are committed and planning for occupancy in late 2023; engineering, architectural and environmental due diligence and planning is complete; cost estimating is complete; and private financing is committed. The project is consistent with local zoning requirements and is as of right. The most public-facing and historic elements of the project have been identified and will be prioritized at the front end of the construction cycle, as they are the most vulnerable and are suffering from delayed maintenance. It is for this part of the project that CPA funds will be used.

The project timeline aligns with the CPA funding cycle. Stabilization and exterior work is set to begin in July 2022, based on private financing and a successful CPA application. Interior work tenant fit out will begin in December 2022, allowing the project applicant time to apply for Underutilized Properties Program (UPP) funding from Mass Development, the Commonwealth’s economic development agency, for that portion of the project. Mass Development has encouraged Alander Group to apply in the June 2022 application round for UPP funds for 343 Main Street. The application would benefit tremendously by being able to demonstrate local support in the form of CPA funding. UPP is a competitive program, and CPA funding would be a powerful leverage.

The public benefits that the restoration of 343 Main Street will bring to bear are numerous, the most relevant to CPA being the preservation and restoration of the historic elements of the building’s exterior, which will be visible and present in Great Barrington residents’ daily public experience of the property and neighborhood. The improvements at this location will reinforce what makes Great Barrington a special and attractive village. Moreover, the town will benefit from the improvements on assessment level, thus extending increased tax benefits across all residents and services, on top of an increase in the annual 3% CPA surcharge revenue that applies to commercial properties.

Project Budget and Schedule

ALANDER

12/1/2021

Property: 343 Main Street
Address: Great Barrington, MA 01230

Development and Project Summary

Redevelopment Program

- Adaptive reuse and redevelopment of downtown building into a Sustainable Food Lab and Community Health and Wellness Center
- Tenants include: Berkshire Health Systems, Community Health Programs, Volunteers in Medicine, Berkshire Community College, Sustainable Food Lab
- The proposed rehabilitation will incorporate energy-efficiency measure and biophilic and resilient design principles
- Proposed development is by right under current zoning

Gross Square Footage:	22,000	SF
Net Rentable Square Footage:	20,000	SF
Tenants		
Berkshire Health Systems	2,000	SF
Berkshire Community College	4,300	SF
Sustainable Food Lab	3,700	SF
Community Health Programs	3,500	SF
Volunteers in Medicine	6,500	SF

Acquisition and Project Schedule

Purchase and Sale Closing: 343 Main Street Great Barrington	12/15/21
Finalize plans/Zoning Permits/Building Permit	03/15/22
CPA Grant Award	06/01/22
Stabilization/Exterior Historic Work Begins	07/01/22
UPP Grant Award	10/30/22
Interior Fit Out Work Begins	12/01/22
Construction Complete - Certificate of Occupancy	12/01/23
Stabilized Occupancy	06/01/23

ALANDER

12.01.2021

Property: 343 Main Street
Address: Great Barrington MA

Area Calculations and Lease Summary

UNIT SUMMARY							
# Units	Unit Description	Usable Suite SF	% of Usable Space	Net Rentable Area	Per Unit Annual Rent	Monthly Rent	Base Rent/SF
1	Berkshire Health Systems: Apothecary	2,000	10%	2,000	$ 36,000	$ 3,000	$ 18
2	Berkshire Community College	4,300	22%	4,300	$ 77,400	$ 6,450	$ 18
3	Sustainable Food Lab	3,700	19%	3,700	$ 66,600	$ 5,550	$ 18
4	Community Health Programs	3,500	18%	3,500	$ 63,000	$ 5,250	$ 18
5	Volunteers in Medicine	6,500	33%	6,500	$ 117,000	$ 9,750	$ 18

Entered Value Per Floor plan

ALANDER

12/01/21

Property: 343 Main Street
Address: Great Barrington, MA 01230

SOURCES & USES SUMMARY

SOURCES & USES			
USES			
Site Acquisition	$	1,450,000	
Hard Costs, including Contingency	$	3,500,000	
Soft Costs	$	300,000	
			$ 5,250,000
SOURCES			
Equity	$	1,350,000	
Great Barrington CPA Funds	$	250,000	
Mass Development Underutilized Property Program (UPP)	$	500,000	
Permanent Financing	$	3,150,000	
TOTAL DEVELOPMENT BUDGET			$ 5,250,000

ALANDER

12/1/21

Property: 343 Main Street
Address: Great Barrington, MA 01230

Development Budget Summary

DEVELOPMENT BUDGET			
ACQUISITION			
Site Acquisition	$	1,450,000	$ 1,450,000
ENVIRONMENTAL COSTS			
Asbestos	Included Hard Costs		
Containment	$	-	$ -
HARD COSTS			
Direct Construction Costs	$	3,150,000	
Hard Cost Contingency	$	350,000	$ 3,500,000
SOFT COSTS			
Architectural & Engineering	$	80,000	
Environmental	$	7,500	
Clerk/Inspections	$	6,500	
Legal Services	$	8,000	
Accounting	$	5,000	
Title/Recording	$	8,000	
Marketing	$	3,000	
Insurance	$	12,500	
Permits	$	6,500	
Operating Costs	$	15,000	
Reserves	$	20,000	
Real Estate Taxes	$	12,000	
Finance Costs	$	99,000	
Appraisal & Market Study	$	5,000	
Developer Fee & Overhead	$	-	
Soft Cost Contingency	$	12,000	$ 300,000
TOTAL DEVELOPMENT BUDGET	$	5,250,000	$ 5,250,000

Alander construction

343 MAIN STREET
Great Barrington, MA
FULL PROJECT BUDGET
DATE: 12.01.2021

	ITEM	TOTAL VALUE
DIV 01	**GENERAL REQUIREMENTS**	
013100	Project Manager	$ 47,600
013101	Assistant Project Manager	$ 18,000
013102	Project Superintendent	$ 45,000
002056	Project Accounting	$ 3,000
013200	Office Administration	$ 2,400
013201	Office Equipment and Supplies	$ 900
017113	Project Mobilization	$ 1,000
017114	Project Demobilization	$ 1,000
013202	Administration Requirements, Mailings, Fed-Ex, etc.	$ 1,200
013201	Plans and Reproducible	$ 2,500
013525	Temporary Fire Extinguishers	$ 500
013523	Warning/Construction Signs	$ 500
018010	Small Tools and Transportation	$ 3,500
015100	Temporary Services	$ 2,000
015219	Portable Toilets	$ 2,160
019999	Material Storage	$ 3,000
017413	Progress Cleaning	$ 7,200
017419	Construction Dumpster	$ 31,110
015800	Project Sign	$ 5,000
015600	Construction Fence /Barrier & Fall Protection	$ 2,500
013523	Site Safety/ First Aid	$ 3,900
014000	Inspections & Testing	$ 5,000
017600	Finish Protection	$ 9,500
017400	Snow Plowing	$ 1,200
017400	Job Site Maintenance	$ 4,200
015100	Temp Heating Fuel	$ 2,500
017500	Punchlist	$ 2,800
019001	As Build Drawings	$ 4,330
017423	Final Cleaning	$ 10,000
002023	Permits & Licenses	$ 21,500
TOTAL GENERAL REQUIREMENTS		**$ 245,000**
DIV 02	**EXISTING CONDITIONS**	
024000	Demolition	$ 12,500
028000	HAZMAT	$ 22,500
TOTAL EXISTING CONDITIONS		**$ 35,000**
DIV 03	**CONCRETE**	
033000	Slab Replacement	$ 35,000
033000	Structural Concrete Repairs/Reinforcing	$ 25,000
034000	Pump Truck	$ 1,000
038000	Concrete Cutting	$ 9,000
TOTAL CONCRETE		**$ 70,000**
DIV 04	**MASONRY**	
040000	Interior Masonry Openings/Infills	$ 12,500
040000	Exterior Masonry Openings	$ 45,000
040000	Exterior Masonry Work (Repoint, Repair, Paint Removal, Chemical Clean, Wash)	$ 75,000
040000	Storefront Modifications	$ 17,500
040000	Miscellaneous Masonry Work	$ 7,500
TOTAL MASONRY		**$ 157,500**
DIV 05	**METALS**	
051000	Structural Steel	$ 19,500
051000	Miscellaneous Steel	$ 6,500
055200	Steel Handrails at Handicapped Ramp	$ 4,000
057000	Permanent Steel Roof Ladders	$ 5,000
TOTAL METALS		**$ 35,000**

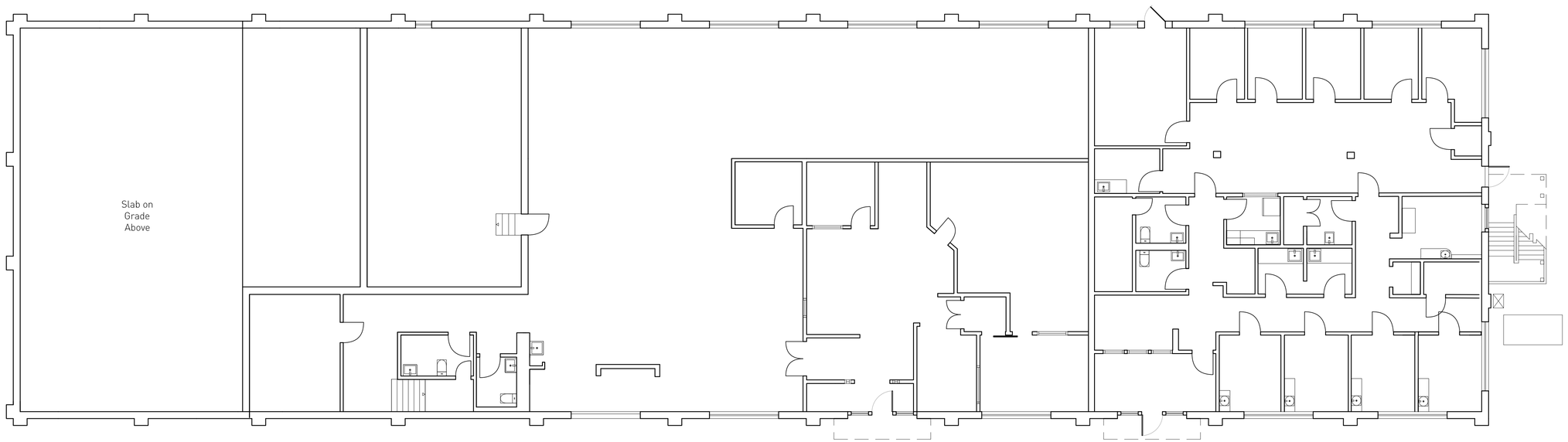
	ITEM	TOTAL VALUE
DIV 06	WOOD AND PLASTICS	
061000	Rough Carpentry	$ 78,000
061000	Metal Framing/Wall Assembly	$ 171,000
061000	Framed Dropped Ceilings	$ 54,000
061000	Accessory /Miscellaneous / Fire Blocking	$ 10,800
085000	Window Installation	$ 39,000
062013	Exterior Cornice	$ 10,215
061000	Storefront Framing, Subsills and Flashing	$ 8,400
062013	Exterior Trim at Storefronts	$ 11,500
062023	Interior Finished Carpentry	$ 61,200
061000	Exterior Finished Carpentry	$ 18,500
087000	Door Hardware Installation	$ 7,800
062200	Kitchen Install	$ 6,085
062013	Dumpster Enclosure	$ 8,500
062013	Railings & Handrails	$ 3,000
069300	Temp Enclosures & Barricades	$ 3,600
014700	Man Lifts	$ 15,400
014700	Equipment Rental	$ 18,000
061000	Materials and Supplies	$ 175,000
TOTAL WOOD AND PLASTICS		**$ 700,000**
DIV 07	THERMAL & MOISTURE	
072000	Insulation Package	$ 45,000
075000	EPDM Roofing	$ 115,000
075000	Curb Flashing at HVAC, Electrical, Plumbing Penetrations	$ 3,000
075000	Gutters and Downspouts	$ 5,000
076000	Flashing & Seamtape	$ 3,000
079000	Joint Sealants, Caulking, Flashing	$ 2,300
071000	Waterproofing	$ 1,700
TOTAL THERMAL & MOISTURE		**$ 175,000**
DIV 08	DOORS & WINDOWS	
085000	Exterior Window Package	$ 125,000
084000	Aluminum Storefronts	$ 45,000
087000	Storefront Hardware	$ 5,500
081113	Hollow Metal Doors & Frames	$ 75,500
064800	Wood Doors	$ 12,500
087000	Finish Hardware	$ 16,500
TOTAL DOORS & WINDOWS		**$ 280,000**
DIV 09	FINISHES	
092900	Drywall	$ 135,000
092900	Resilient Channel & Dropped Ceilings	$ 16,500
092900	Quite Rock for Sound Attenuation	$ 12,500
096001	Acoustical Ceilings	$ 14,500
097000	Flooring Treatment & Tile at Bathrooms	$ 32,000
093000	Kitchen Cabinetry	$ 9,500
099000	Painting & Specialty Finishes	$ 130,000
TOTAL FINISHES		**$ 350,000**

	ITEM	TOTAL VALUE
DIV 10	**SPECIALTIES**	
101000	Toilet & Bathroom Accessories	$ 15,000
105500	Postal Specialties	$ 8,500
101400	Interior Signage	$ 6,500
102200	Hardware Installation	$ 9,000
102200	Shipping and handling	$ 1,000
102200	Exterior Signage	$ 2,000
102201	Bike Bollards	$ 10,500
TOTAL SPECIALTIES		**$ 52,500**
DIV 11	**EQUIPMENT**	
TOTAL EQUIPMENT		**$ -**
DIV 12	**FURNISHINGS**	
113000	Appliances	$ 26,000
122000	Window Treatments	$ 19,500
125000	Lobby Furniture	$ 20,000
124000	Décor	$ 4,500
TOTAL EQUIPMENT		**$ 70,000**
DIV 13	**SPECIAL CONSTRUCTION**	
TOTAL SPECIAL CONSTRUCTION		**$ -**
DIV 14	**CONVEYING SYSTEMS**	
TOTAL CONVEYING SYSTEMS		**$ -**
DIV 21	**FIRE SUPPRESSION**	
211000	Fire Protection	$ 122,500
TOTAL FIRE SUPPRESSION		**$ 122,500**
DIV 22	**PLUMBING**	
221100	Plumbing	$ 115,000
221100	Gas Distribution	$ 8,000
221100	Fixture Package	$ 69,500
TOTAL PLUMBING		**$ 192,500**
DIV 23	**HEATING VENTILATING AND AIR CONDITIONING**	
230000	HVAC	$ 185,000
230000	Dehumidifier	$ 9,500
230000	Access Panels	$ 3,500
230000	Kitchen Hood Connections	$ 8,500
230000	Mechanical Support	$ 3,500
TOTAL HEATING VENTILATING AND AIR CONDITIONING		**$ 210,000**

	ITEM	TOTAL VALUE
DIV 26	**ELECTRICAL**	
261000	Demo and Make Ready Electric	$ 5,500
261000	Electrical Labor, Equipment & Materials	$ 145,000
261000	Fiber Internet and Phone Service Wiring	$ 4,000
261000	Inspection Fees,Temp Heat Wiring	$ 3,500
266600	Security Cameras	$ 3,000
261000	Electric Fixtures	$ 55,000
282000	Fire Alarm	$ 26,000
282000	Access Control & Intercom	$ 3,000
TOTAL ELECTRICAL		**$ 245,000**
DIV 31	**EARTHWORK**	
TOTAL EARTHWORK		**$ -**
DIV 32	**EXTERIOR IMPROVEMENTS**	
TOTAL EXTERIOR IMPROVEMENTS		**$ -**
DIV 33	**ALLOWANCES**	
TOTAL ALLOWANCES		**$ -**
	TOTAL CONSTRUCTION COSTS	**$ 2,940,000**
002023	BUILDING PERMIT	
	CONTINGENCY	$ 350,000
700000	MANAGEMENT FEE	$ 175,000
002055	GENERAL LIABILITY	$ 35,000
TOTAL PROJECT		**$ 3,500,000**

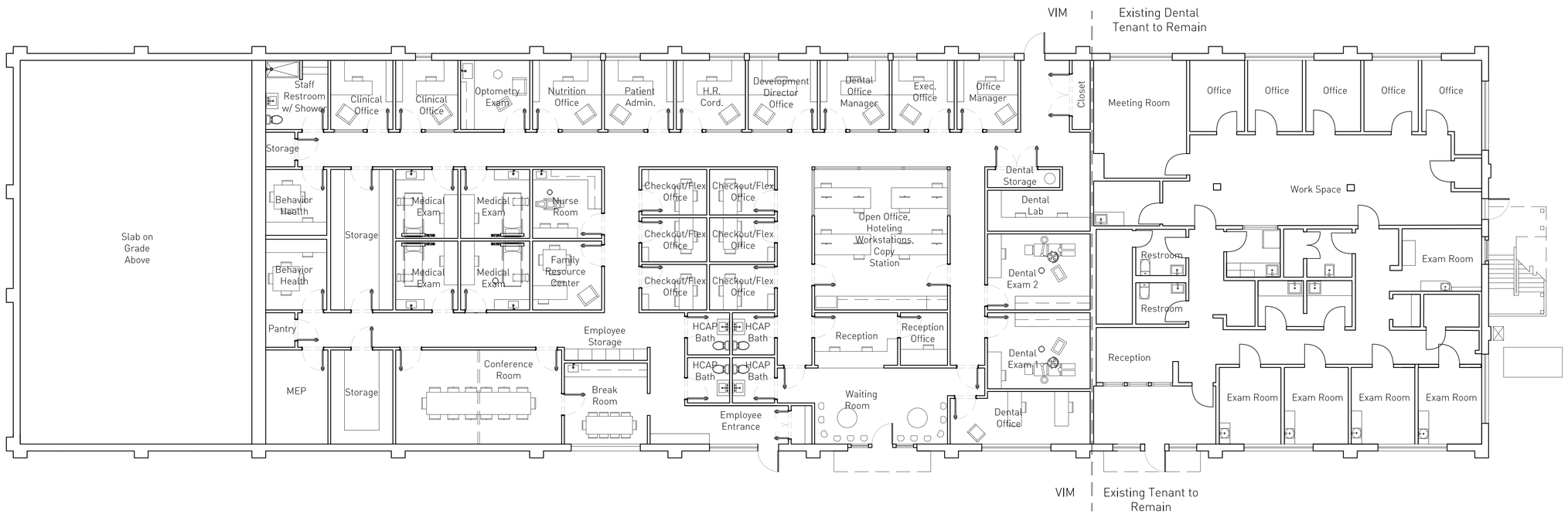
Plans and Elevations

PLANS & SPECS



1 Existing Lower Level Floor Plan

Scale: 1/8" = 1'-0"



2 Proposed Lower Level Floor Plan

Scale: 1/8" = 1'-0"

MVA Design & Drafting
[315].396.1342 • Pittsfield, MA 01201
michael@mvadesigns.com

Commercial Building Plans Prepared For:
BCC Building
345 Main Street
Great Barrington, MA 01230

Project ID:	Initial Date:
210015	5.25.21

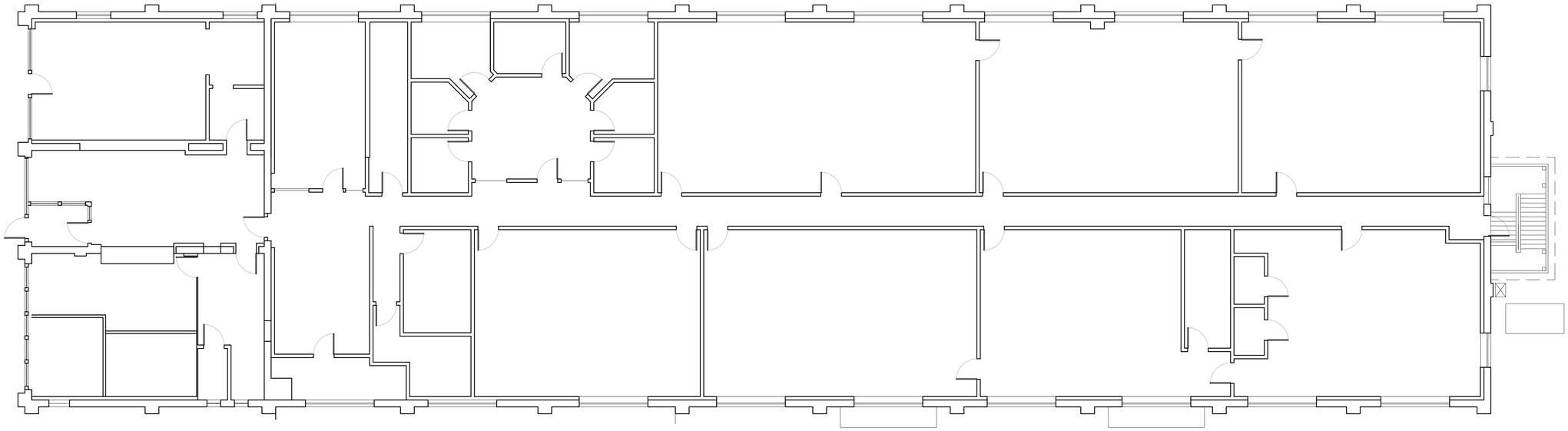
Sheet Title:
Existing & Proposed Floor Plans

Revisions:

Mark	Date	Notes

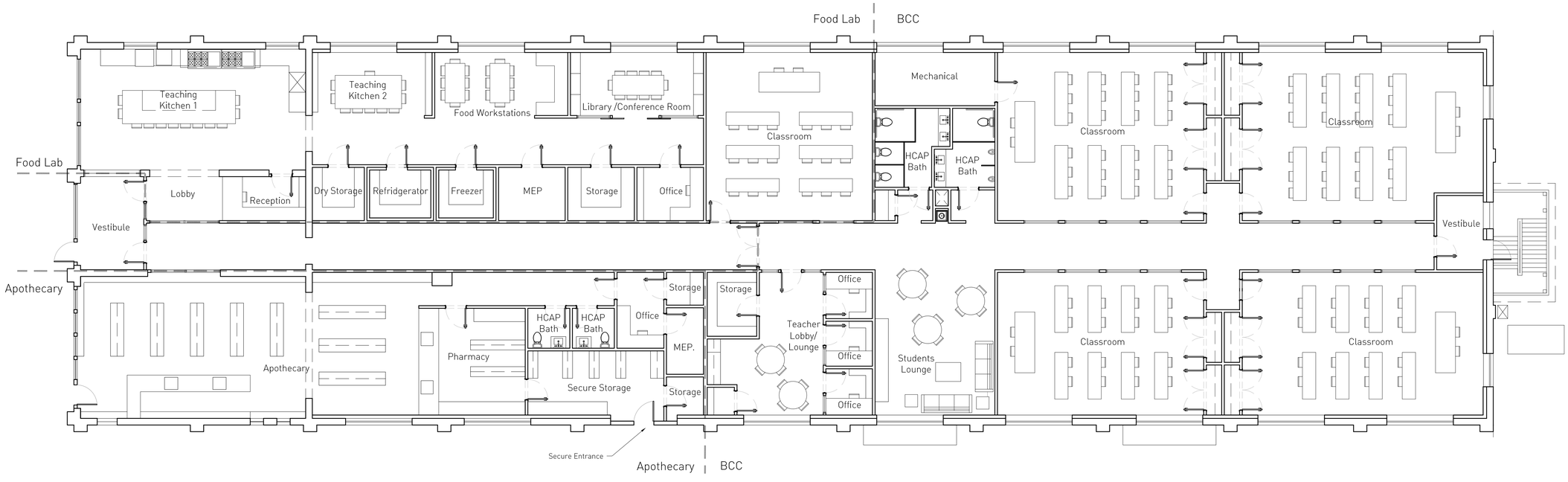
Sheet Information:	
Drawn By:	SB
Checked By:	MJV
Scale:	As Noted
Print Date:	5.27.21

Sheet ID:
A01



1 Existing Upper Level Floor Plan

Scale: 1/8" = 1'-0"



2 Proposed Upper Level Floor Plan

Scale: 1/8" = 1'-0"

MVA Design & Drafting
[315].396.1342 • Pittsfield, MA 01201
michael@mvadesigns.com

Commercial Building Plans Prepared For:
BCC Building
345 Main Street
Great Barrington, MA 01230

Project ID:	Initial Date:
210015	5.25.21

Sheet Title:
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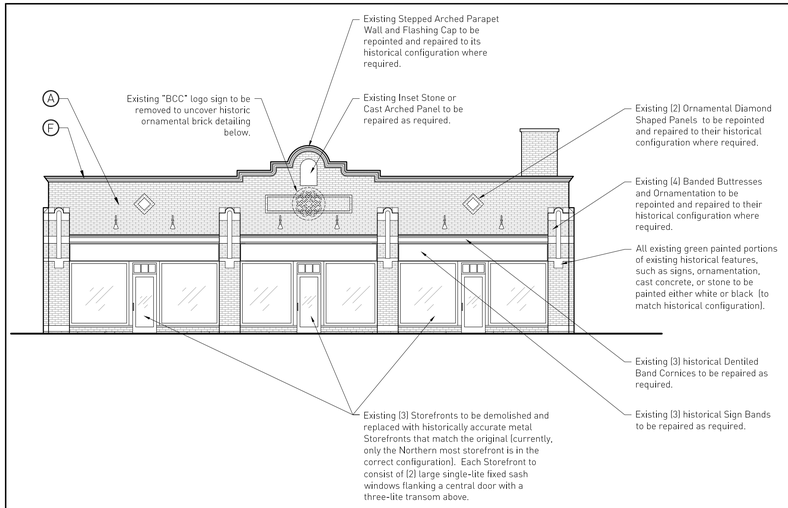
Revisions:

Mark	Date	Notes

Sheet Information:

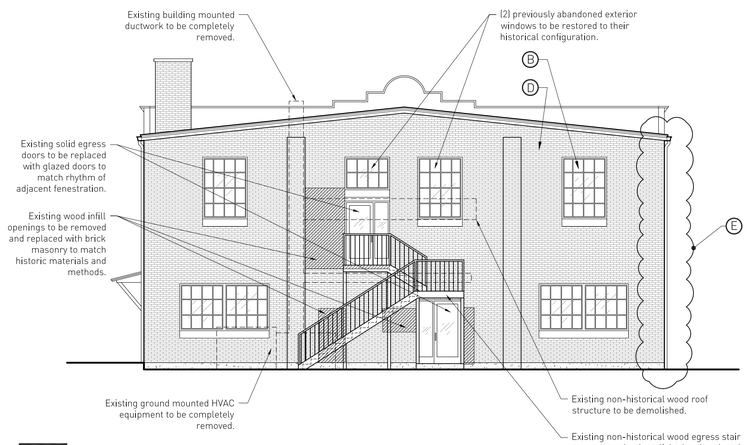
Drawn By:	SB
Checked By:	MJV
Scale:	As Noted
Print Date:	5.27.21

Sheet ID:
A02



1 West Elevation

Scale: 1/8" = 1'-0"



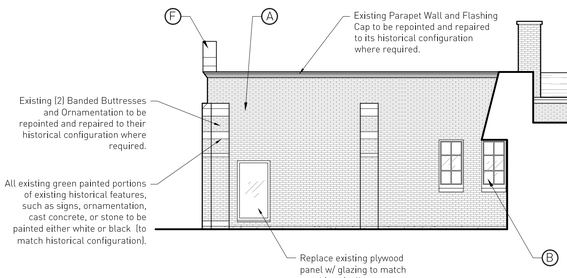
2 East Elevation

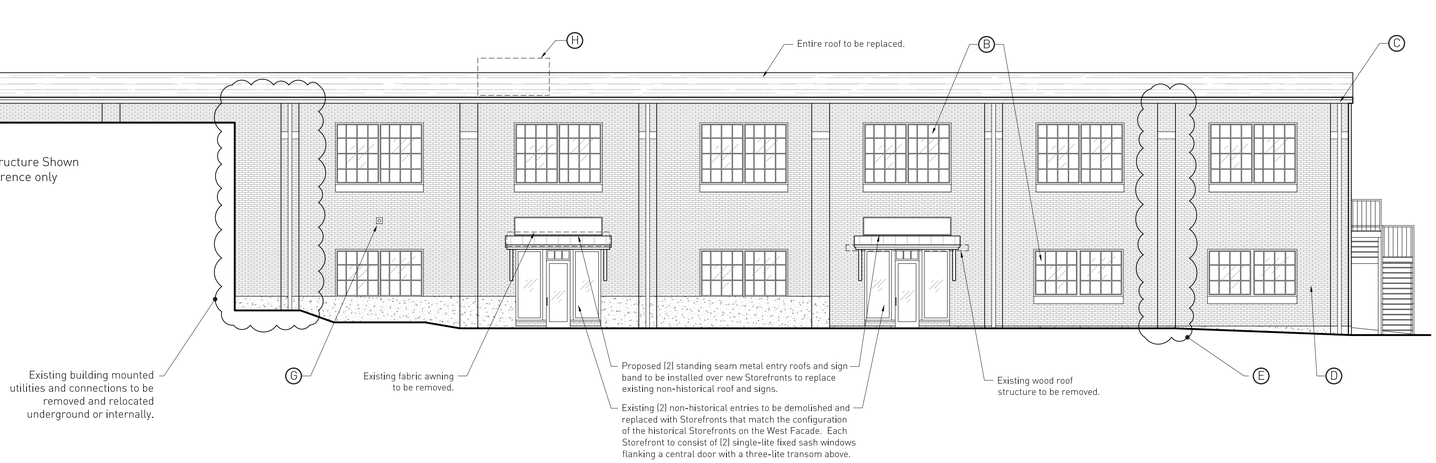
Scale: 1/8" = 1'-0"

Typical Renovation Notes Legend

A	Repoint existing historical decorative brick w/ historically accurate materials and methods, entire facade.
B	All existing fenestrations consisting of multi-divided lite metal sash windows with cast stone sills to be replaced with new energy efficient windows with identical lite/sash patterns & operation functions. Cast stone sills to remain.
C	Existing gutters, downspouts, and water collection system to be removed and replaced to provide an engineered system that effectively collects rainwater that protects the existing masonry. Gutter and downspout locations to be minimized and constructed of historically accurate metal materials and profiles.
D	Repoint, repair, or replace existing brick masonry as required for stabilization. Replacement to only be used when brick is damaged and beyond repair.
E	Areas of significantly damaged masonry caused by water collection failure to be reconstructed to match historical masonry patterns, materials, and methods.
F	Existing parapet to be stabilized per MA Building Code code requirements.
G	Existing tensioning rods to be evaluated for structural integrity and replaces as necessary for building stabilization.
H	Existing Rooftop mounted HVAC equipment to be removed.

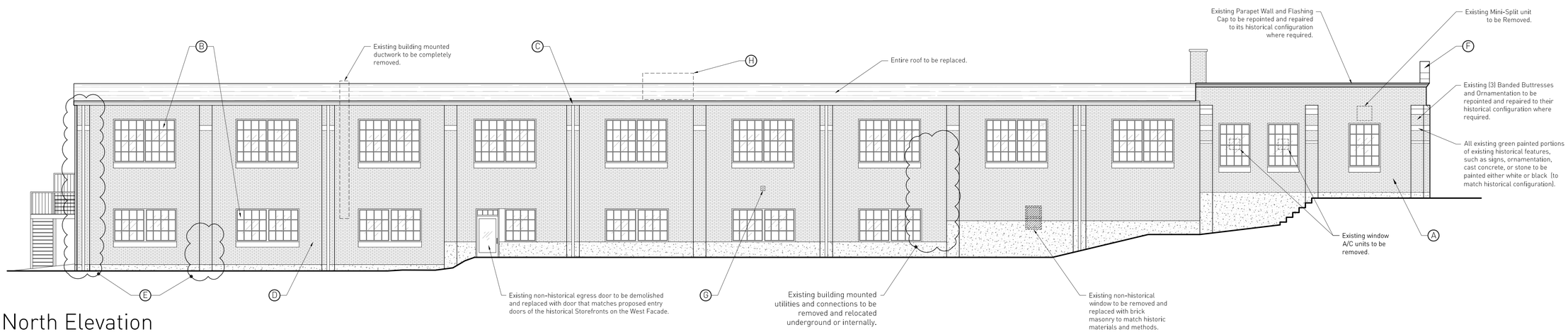
NOTE: ALL WORK TO BE COMPLETED IN COMPLIANCE WITH THE SECRETARY OF THE INTERIORS STANDARDS OF REHABILITATION.





3 South Elevation

Scale: 1/8" = 1'-0"



4 North Elevation

Scale: 1/8" = 1'-0"

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michael@mvadesigns.com
www.mvadesigns.com

Commercial Building Construction and Permitting Plans Prepared For:

Existing BCC South Building
343 Main Street
Great Barrington, MA 01230

Project ID:	Initial Date:
210015	5.25.21

Sheet Title:
Proposed Exterior Elevations

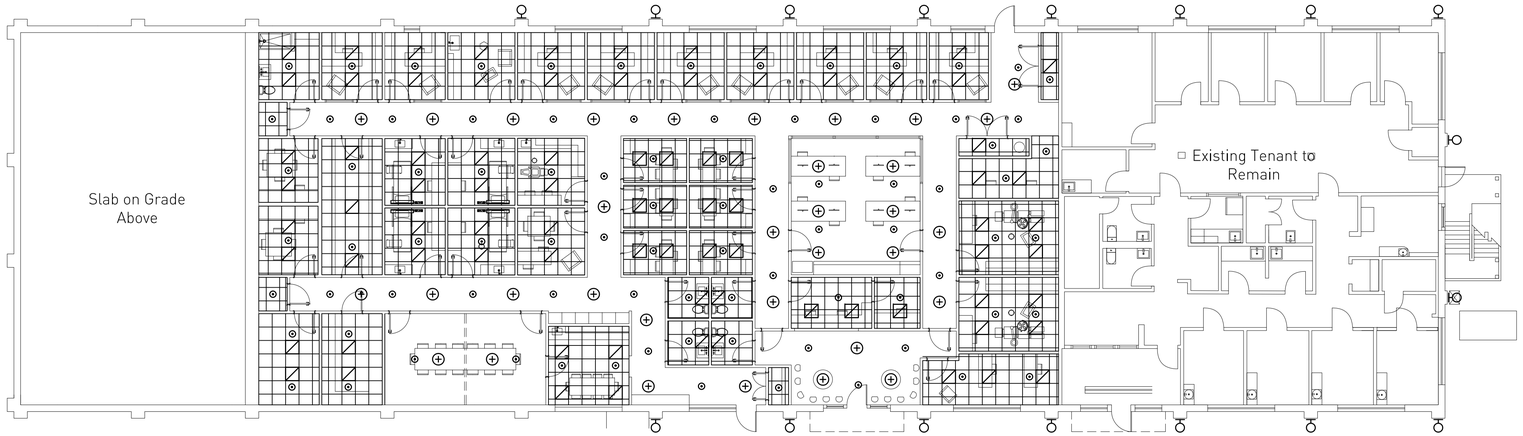
Revisions:

Mark	Date	Notes

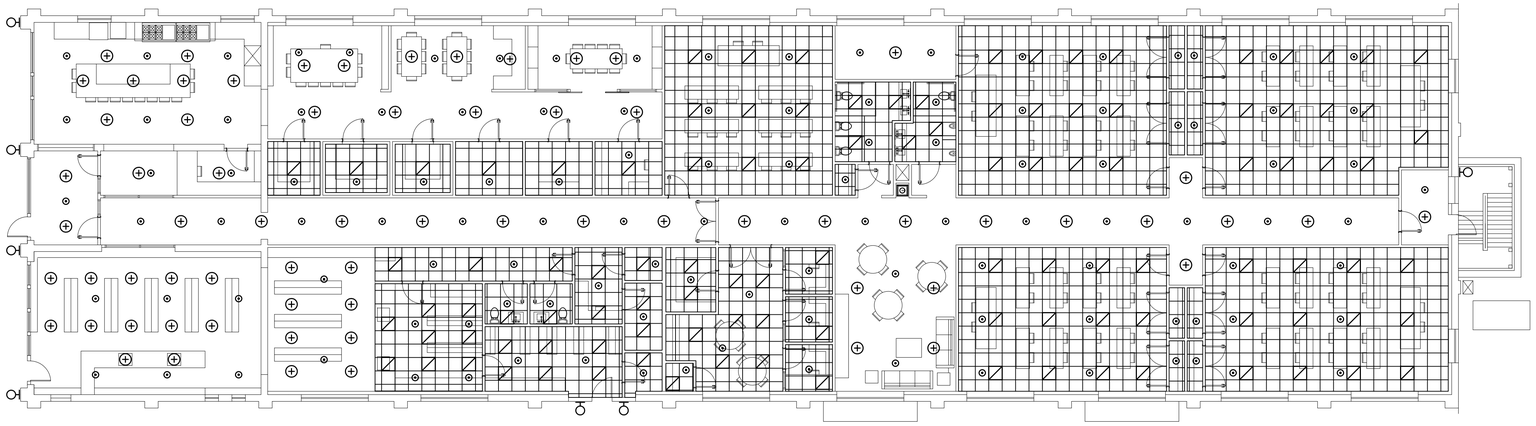
Sheet Information:

Drawn By:	SB&MJV
Checked By:	MJV
Scale:	As Noted
Print Date:	12.13.21

Sheet ID:
A03



1 Proposed Lower Level RCP Plan



2 Proposed Upper Level RCP Plan

Scale: 3/32" = 1'-0"

Reflected Ceiling Plan Legend

	Light Switch & Switching
3	3 Way Light Switch & Switching
DIM	Indicates Dimmer Switch
	Recessed Fixture
	Sconce / Wall Mounted Fixture
	Ceiling Mounted Fixture
	Ceiling Mounted LED Strip Light
	Ceiling Mounted Track Light
	Sprinkler Head
	Drop Ceiling Lighting Fixture
S	Smoke Detector
SC	Combination Smoke / Carbon Monoxide (CO) Detector

Reflected Ceiling Plan Notes

1. ALL ELEC. WORK TO BE PERFORMED BY LICENSED ELEC. CONTRACTOR IN CONFORMANCE W/ ALL APPLICABLE BLDG. CODES.
2. PROVIDE ELEC. SERVICES AS REQ'D FOR LIGHT FIXTURES AS PER MANF. RECOMMENDATIONS.
3. GC TO PROVIDE AND INSTALL CONDUIT, BOXES, RECESSED FIXTURES, BULBS, TRANSFORMERS & ALL OTHER MATERIALS NOT SPEC'D TO BE PROVIDED BY OWNER OR FACTORY.
4. OWNER TO PROVIDE ALL SWITCHES, DIMMERS, AND SURFACE FIXTURES (PER ALLOWANCES).
5. PROVIDE, COORD. & INSTALL ALL REQ'D REMOTE TRANSFORMERS FOR LIGHTING AS SPEC. BY MANF., EXACT LOCATIONS TO BE COORD. IN FIELD W/ ARCH.
6. TRANSFORMERSMUST BE ACCESSIBLE. ELECTRICIAN TO CONFIRM COMPATIBILITY OF TRANSFORMER W/ LIGHT FIXTURE & DIMMER/SWITCH/CONTROL.
7. COORD. LIGHTING & SWITCH LOCATIONS W/ MILLWORK. LINEAR LIGHTING TO RUN CONT. END TO END UNDER CABINETS.
8. REF. INTERIOR ELEVATIONS FOR EXACT LOCATIONS OF SWITCHES & FIXTURES. GANG SWITCHES & RECEPTACLES IN SINGLE PLATE WHEREVER MULTIPLE EXIST. IF ANY DEVICE IS NOT CLEARLY LOCATED, CONFIRM LOCATION W/ARCH.
9. ALL SWITCHES TO BE VERTICALLY ALIGNED W/ OUTLETS U.O.N.. IN CASE OF CONFLICT, VERIFY LOCATION OF LIGHT FIXTURES & SWITCHES W/ ARCH.
10. ALL SYMBOLS & DIAGRAMS ARE NOT TO SCALE.
11. ALL SPEAKER WIRING TO BE 14 GA. OR BETTER.

SWITCHES

1. MANUF., OWNER, & ELECTRICIAN TO PROVIDE COMPATIBLE DRIVERS & DIMMERS/CONTROLS AS REQ'D. FOR LIGHT FIXTURES PER MANF. SPEC. TO ALLOW FOR MAX. DIMMING CAPABILITY OF FIXTURES.
2. ALL NEW GWB SET RECEPTACLES AND SWITCH COVER PLATES TO BE LUTRON CLARO, WHITE. MAXIMIZE FACEPLATE GANGING.
3. ALL NEW FLOOR, TILE, OR MILLWORK SET RECEPTACLES AND SWITCH COVER PLATESTO BE LUTRON CLARO, METAL SATIN NICKEL. MAXIMIZE FACEPLATE GANGING.
4. ALL NEW SWITCHES & DIMMERS BY OWNER, WHITE; COORD, LIGHT TYPE W/ COMPATIBLE SWITCH SPEC.

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michael@mvadesigns.com

Commercial Building Plans Prepared For:
BCC Building
345 Main Street
Great Barrington, MA 01230

Project ID:	Initial Date:
210015	5.25.21

Sheet Title:
Proposed RCP Plans

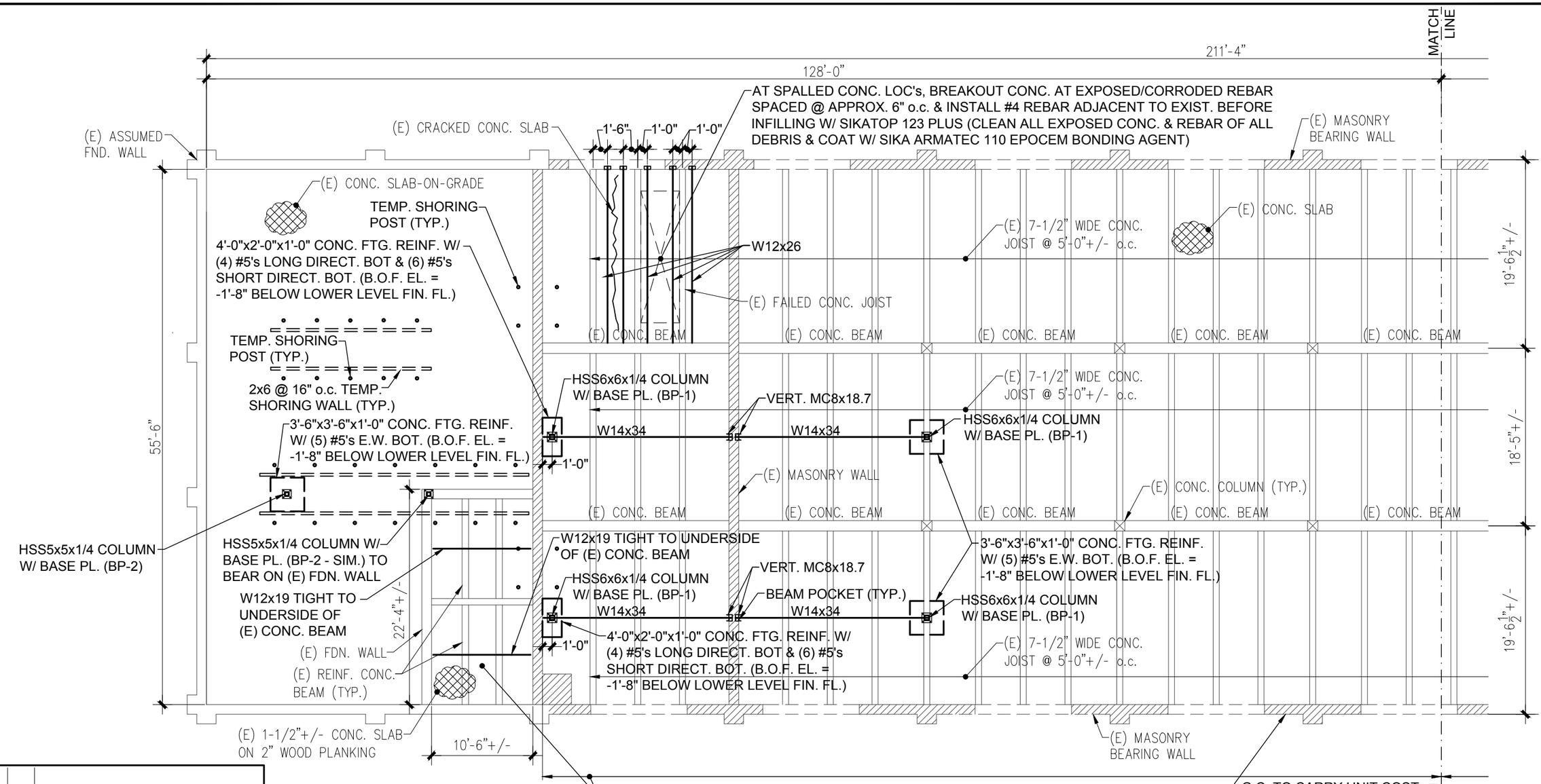
Revisions:

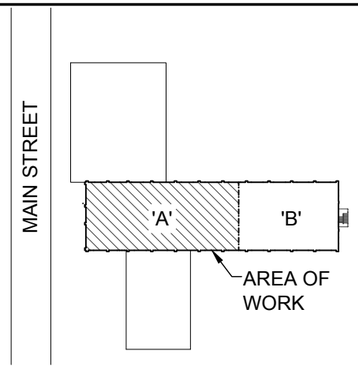
Mark	Date	Notes

Sheet Information:

Drawn By:	SB
Checked By:	MJV
Scale:	As Noted
Print Date:	5.27.21

Sheet ID:
E01





KEY PLAN

NOT TO SCALE

NOTES :

1.) (E) INDICATES EXISTING, OTHERWISE NEW.
2.) FIELD VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
3.) VERIFY ALL NEW DIMENSIONS AND ELEVATIONS WITH EXISTING CONDITIONS AND ARCHITECT.
4.) G.C. TO DESIGN AND INSTALL TEMPORARY SHORING AS REQUIRED TO PERFORM THE WORK INDICATED (SHORING POSTS MUST BE CONTINUOUS DOWN TO THE LOWEST LEVEL AND BEAR ON (3) 2x12 x 6'-0" LONG MINIMUM FLAT SLEEPERS).
5.) G.C. TO RELOCATE ALL EXISTING CONDUITS, DUCTS, PIPES, OUTLETS, SWITCHES, ETC. AS REQUIRED TO PERFORM THE WORK INDICATED (NOT SHOWN FOR CLARITY).

MAIN LEVEL FRAMING PLAN 'A'

SCALE: 3/32" = 1'-0"

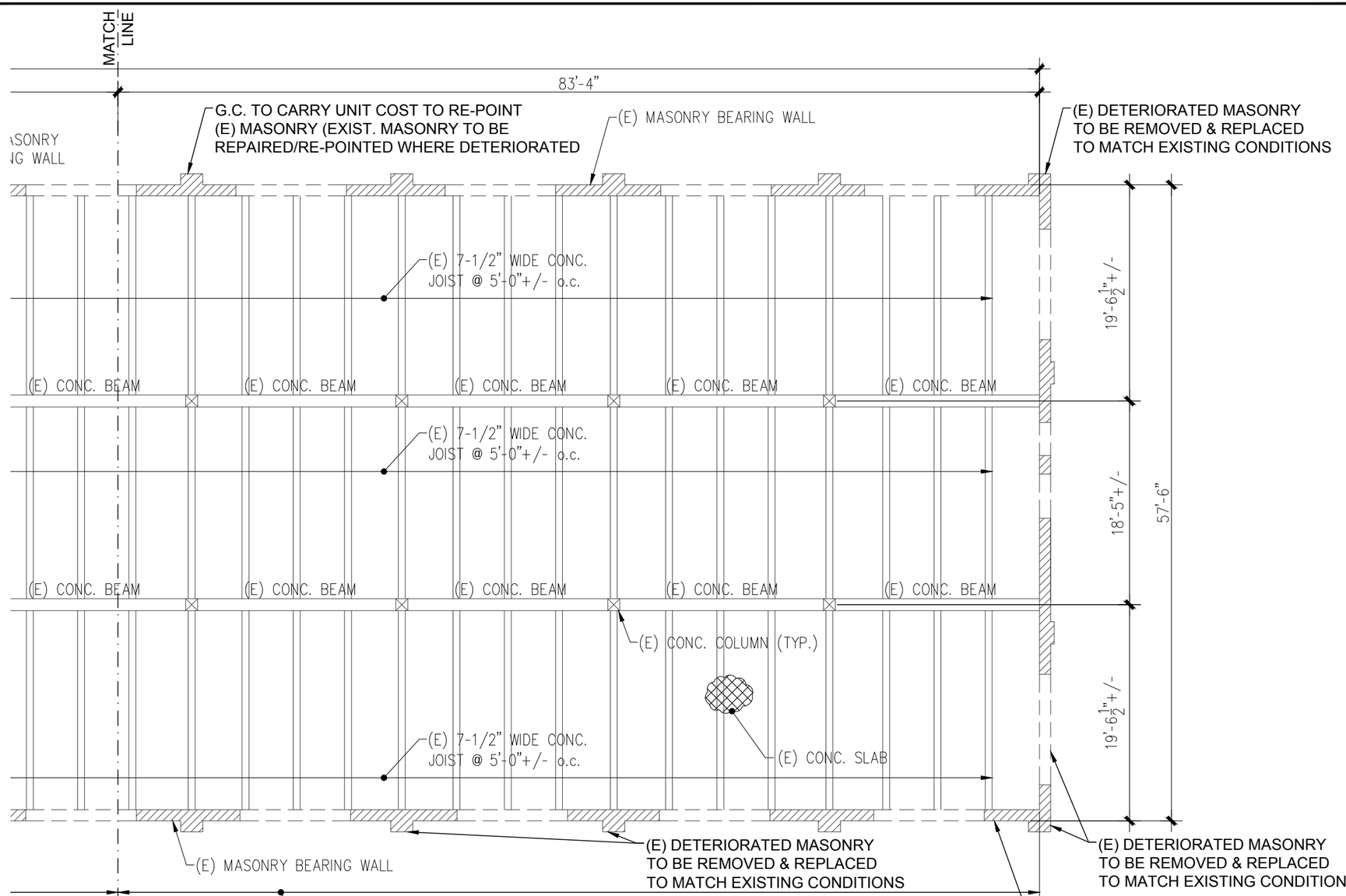
JSE
Johnson Structural Engineering
101 Huntoon Memorial Highway (Rt. 56)
Rochdale, Massachusetts 01542
phone: (508) 892-4884
fax: (508) 892-0477

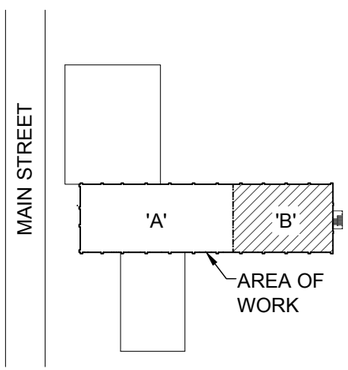
Main Level Framing Plan 'A'

BCC - South County Center
343 Main Street
Great Barrington, MA

scale: As Noted
date: 05.22.2019
designed by: TPA
checked by: RAJ

SK-S1





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5.) G.C. TO RELOCATE ALL EXISTING CONDUITS, DUCTS, PIPES, OUTLETS, SWITCHES, ETC. AS REQUIRED TO PERFORM THE WORK INDICATED (NOT SHOWN FOR CLARITY).

MAIN LEVEL FRAMING PLAN 'B'

SCALE: 3/32" = 1'-0"

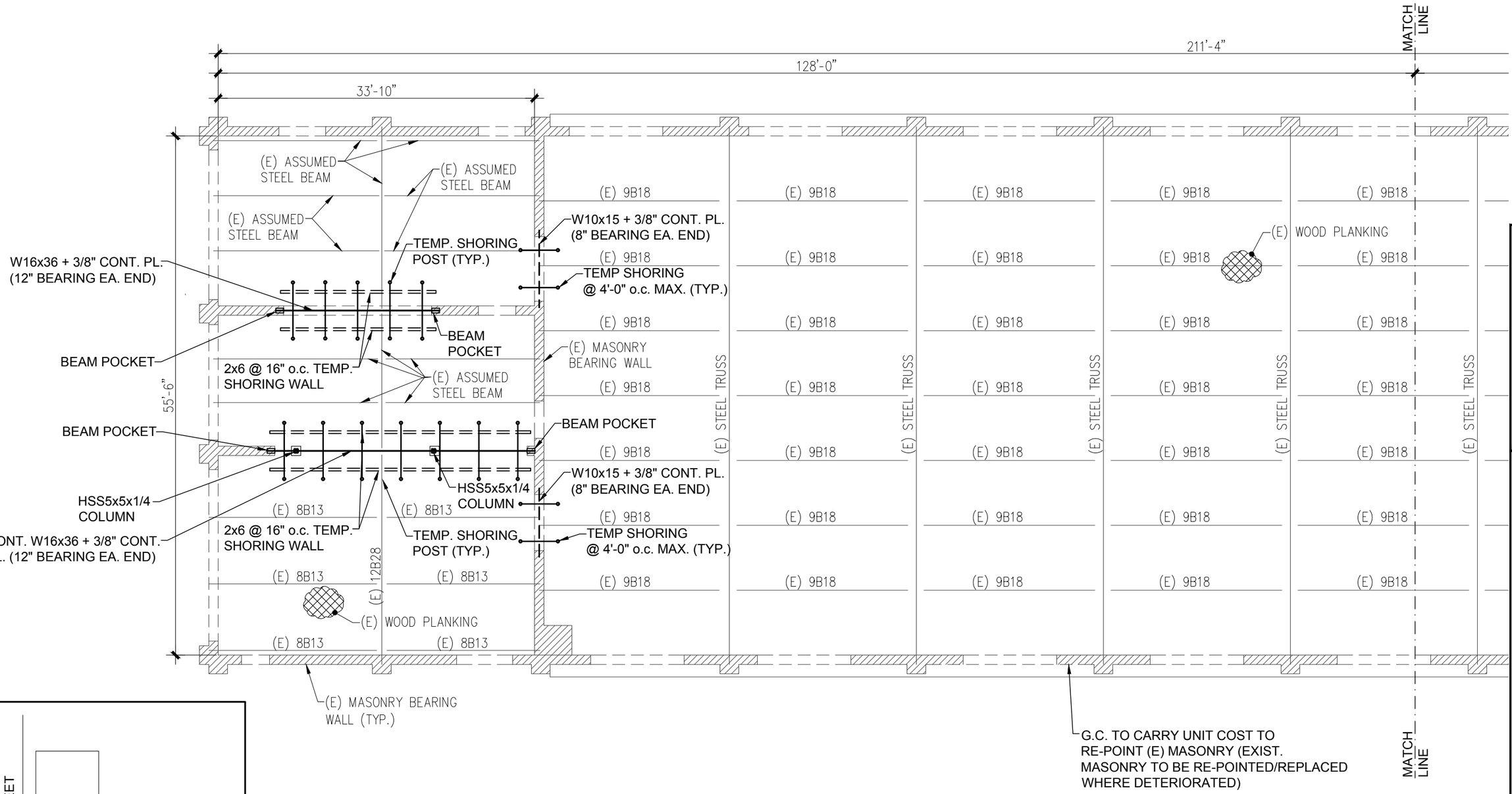
JSE
Johnson Structural Engineering
101 Huntoon Memorial Highway (Rt. 56)
Rochdale, Massachusetts 01542
phone: (508) 892-4884 fax: (508) 892-0477

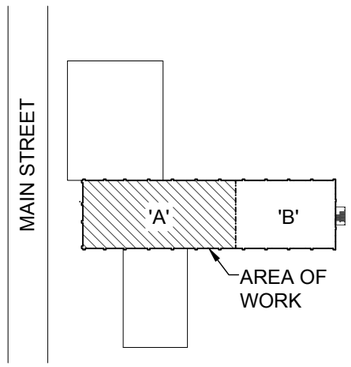
Main Level Framing Plan 'B'

BCC - South County Center
343 Main Street
Great Barrington, MA

scale: As Noted
date: 05.22.2019
designed by: TPA
checked by: RAJ

SK-S2





KEY PLAN

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6.) WALL TIES ARE REQUIRED SPACED AT 4'-0" o.c. ALONG ALL EXISTING EXTERIOR AND INTERIOR MASONRY WALLS (SEE THE TYPICAL DETAIL FOR ADDITIONAL INFORMATION).

ROOF FRAMING PLAN 'A'

SCALE: 3/32" = 1'-0"

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Johnson Structural Engineering
101 Huntoon Memorial Highway (Rt. 56)
Rochdale, Massachusetts 01542
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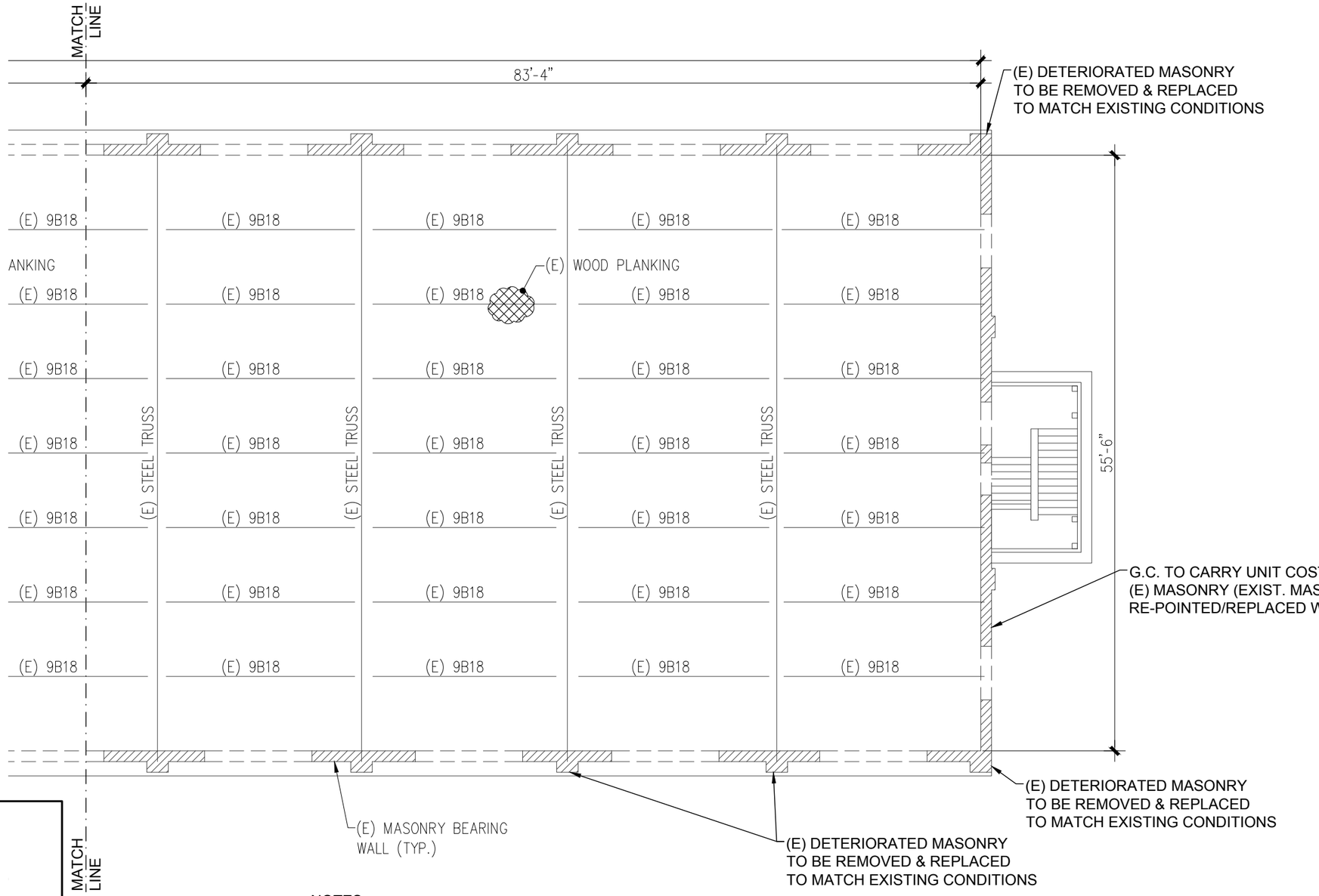
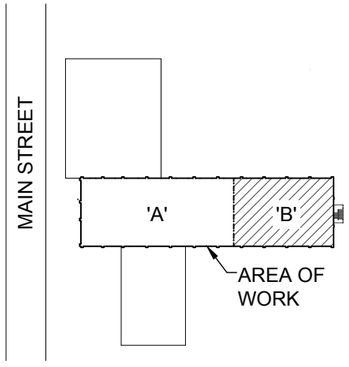
Roof Framing Plan 'A'

BCC - South County Center
343 Main Street
Great Barrington, MA

scale: As Noted
date: 05.22.2019
designed by: TPA
checked by: RAJ

SK-S3





KEY PLAN

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6.) WALL TIES ARE REQUIRED SPACED AT 4'-0" o.c. ALONG ALL EXISTING EXTERIOR AND INTERIOR MASONRY WALLS (SEE THE TYPICAL DETAIL FOR ADDITIONAL INFORMATION).

ROOF FRAMING PLAN 'B'

SCALE: 3/32" = 1'-0"

JSE
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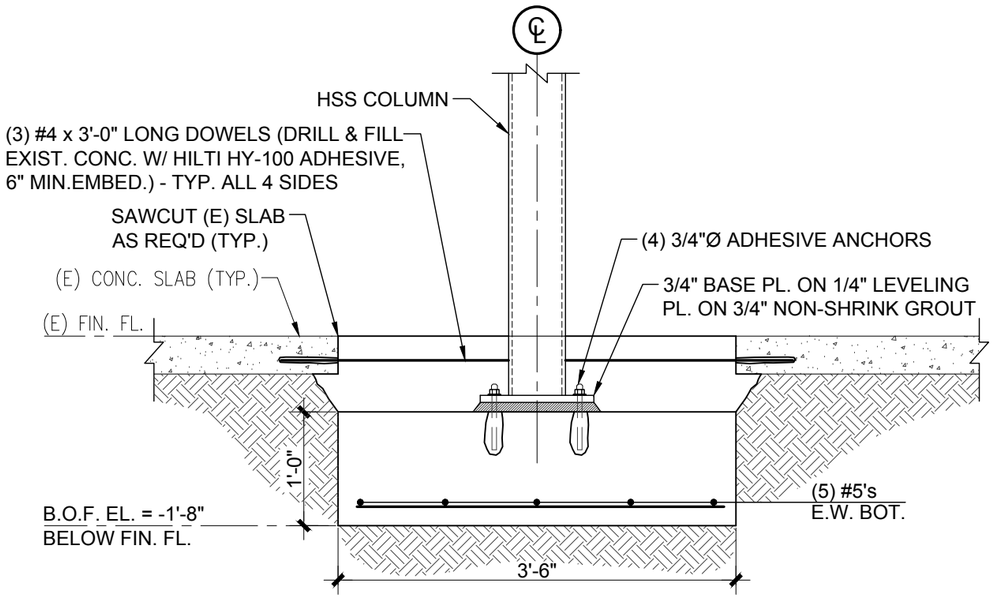
101 Huntoon Memorial Highway (Rt. 56)
Rochdale, Massachusetts 01542
phone: (508) 892-4884 fax: (508) 892-0477

Roof Framing Plan 'B'

BCC - South County Center
343 Main Street
Great Barrington, MA

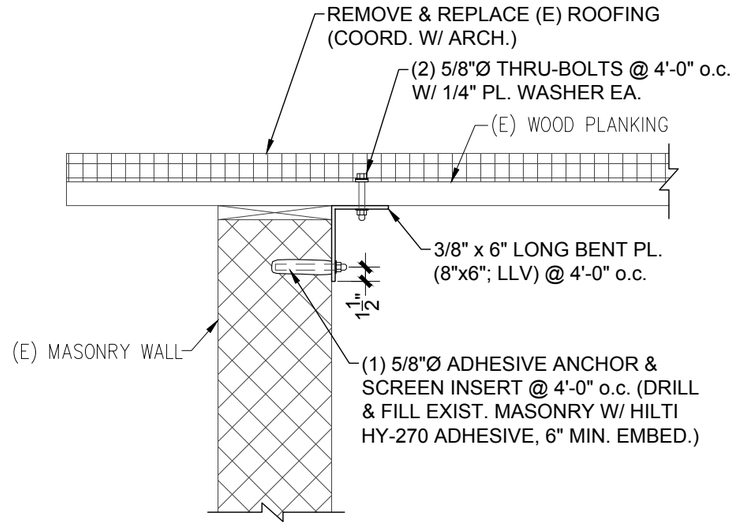
scale: As Noted
date: 05.22.2019
designed by: TPA
checked by: RAJ

SK-S4



REINFORCED CONCRETE FOOTING DETAIL

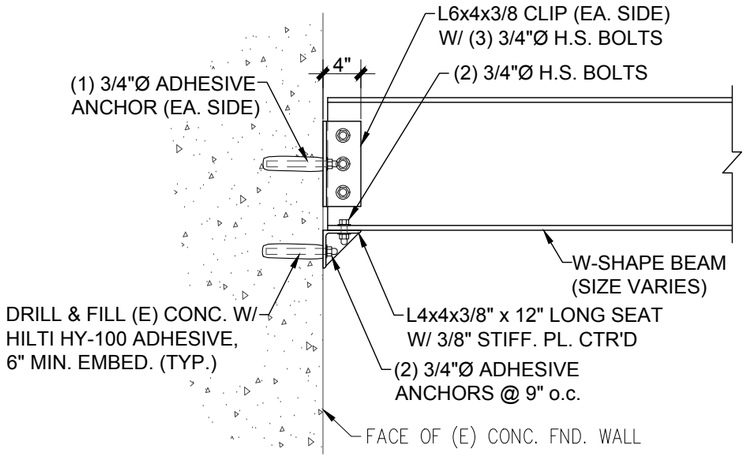
SCALE: 3/4" = 1'-0"



NOTE:
DETAIL IS APPLICABLE ALONG ALL EXTERIOR AND INTERIOR MASONRY WALLS AT THE ROOF LEVEL.

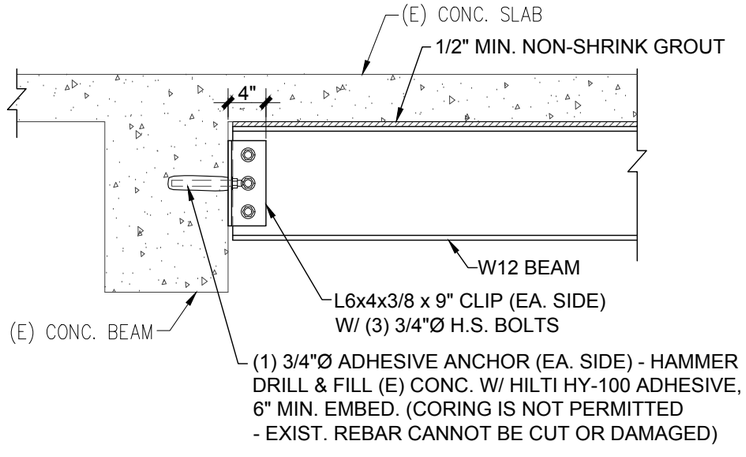
WALL TIE DETAIL

SCALE: 3/4" = 1'-0"



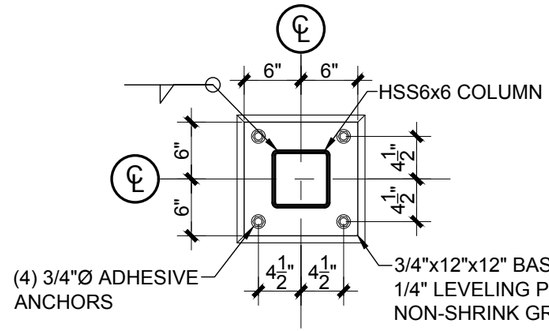
STEEL BEAM TO EXISTING CONCRETE FOUNDATION WALL CONNECTION DETAIL

SCALE: 3/4" = 1'-0"



STEEL BEAM TO EXISTING CONCRETE BEAM CONNECTION DETAIL

SCALE: 3/4" = 1'-0"



BASE PLATE DETAIL (BP-1)

SCALE: 3/4" = 1'-0"

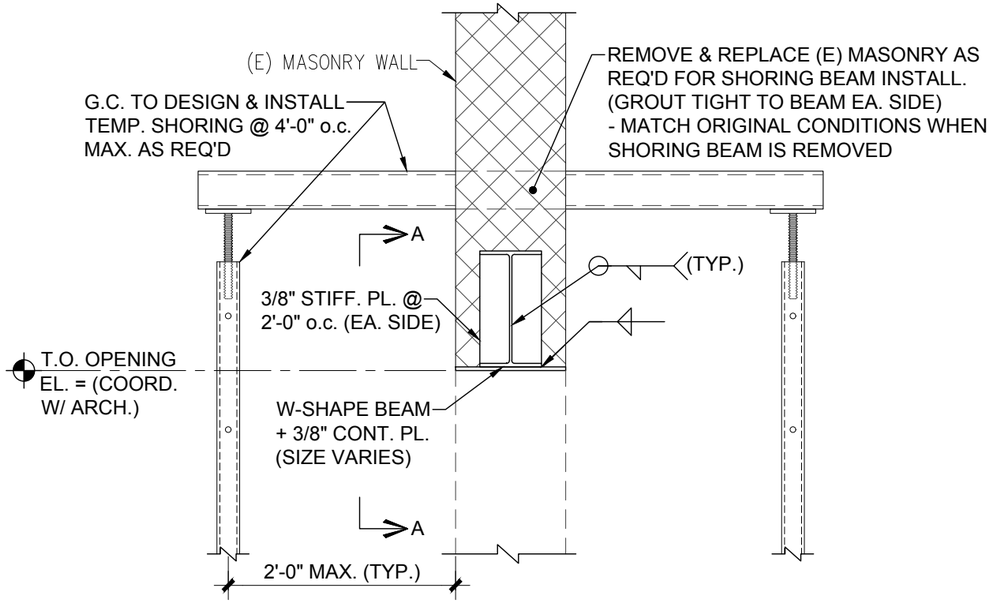
JSE
Johnson Structural Engineering
101 Huntoon Memorial Highway (Rt. 56)
Rochdale, Massachusetts 01542
phone: (508) 892-4884
fax: (508) 892-0477

Typical Details

BCC - South County Center
343 Main Street
Great Barrington, MA

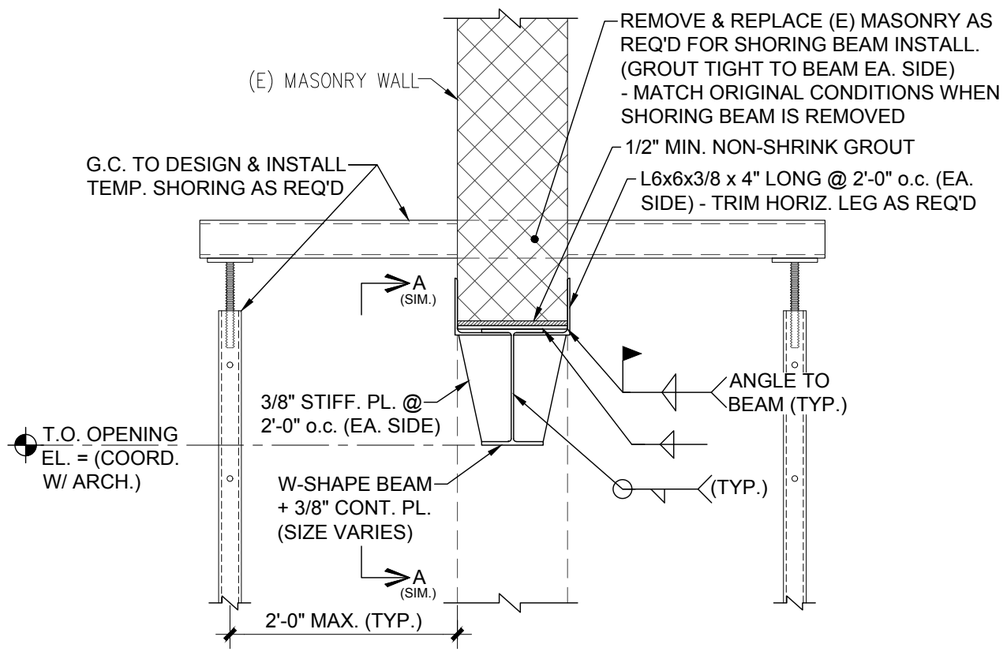
scale: As Noted
date: 05.22.2019
designed by: TPA
checked by: RAJ

SK-S5



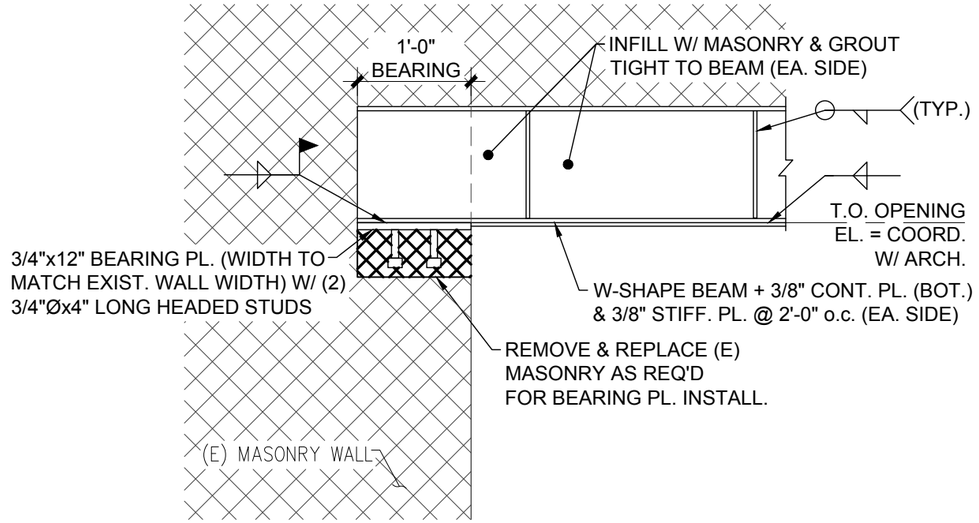
TYPICAL W-SHAPE LINTEL DETAIL #1

SCALE: 3/4" = 1'-0"



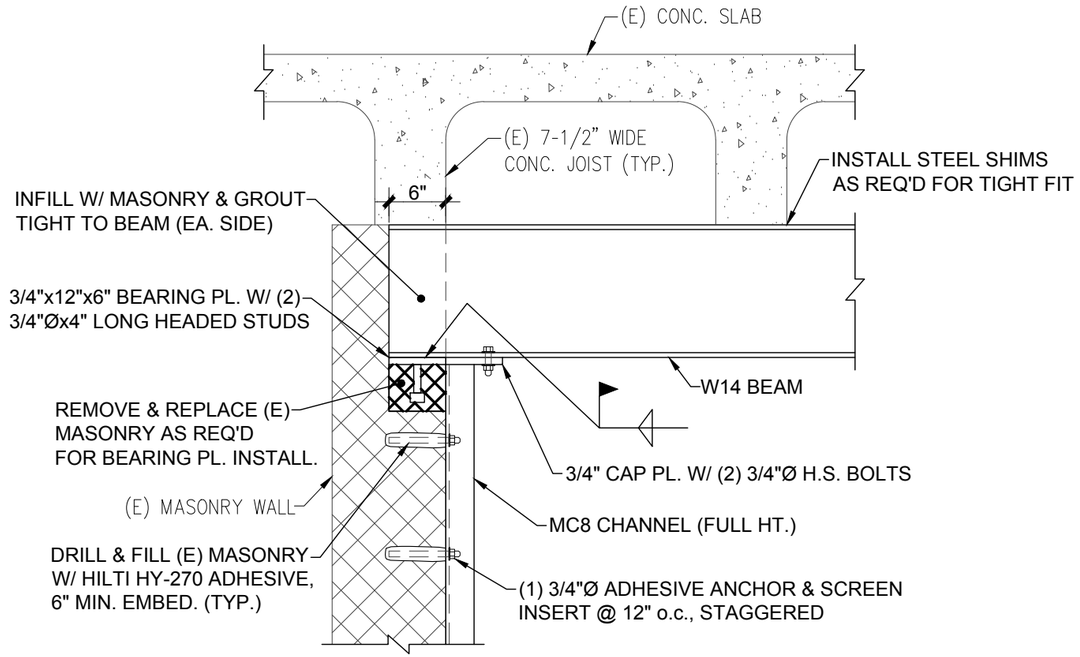
TYPICAL W-SHAPE LINTEL DETAIL #2

SCALE: 3/4" = 1'-0"



SECTION A-A

SCALE: 3/4" = 1'-0"



NOTE:
MC8 CHANNEL SHALL INCLUDE 3/4" BASE PLATE ON 1" MINIMUM NON-SHRINK GROUT. BASE PLATE SHALL INCLUDE (2) 3/4"Ø ADHESIVE ANCHORS (DRILL AND FILL EXISTING CONCRETE WITH HILTI HY-100 ADHESIVE, 4" MINIMUM EMBEDMENT).

BEAM MASONRY BEARING DETAIL WITH MC8 CHANNEL

SCALE: 3/4" = 1'-0"

JSE
Johnson Structural Engineering
101 Huntoon Memorial Highway (Rt. 56)
Rochdale, Massachusetts 01542
phone: (508) 892-4884 fax: (508) 892-0477

Typical Details

BCC - South County Center
343 Main Street
Great Barrington, MA

scale: As Noted
date: 05.22.2019
designed by: TPA
checked by: RAJ

SK-S6

GENERAL NOTES

A - CODES:

1. 780 CMR (MASSACHUSETTS STATE BUILDING CODE, 9th. EDITION)
2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
3. AMERICAN CONCRETE INSTITUTE (ACI)
4. CONCRETE REINFORCING STEEL INSTITUTE (CRSI)

B - DESIGN LOADS:

1. SNOW LOAD:

GROUND SNOW LOAD	50 psf
EXPOSURE FACTOR	1.0
THERMAL FACTOR	1.0
RISK CATEGORY	II
DESIGN SNOW LOAD	40 psf

2. FLOOR LIVE LOADS:

KITCHEN AREAS	100 psf

C - STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL TO COMPLY WITH ASTM REQUIREMENTS AS FOLLOWS:

W-SHAPES	A992	fy = 50 ksi
HSS TUBES	A500	fy = 46 ksi
ALL OTHERS	A36	fy = 36 ksi

2. BOLTED CONNECTIONS TO BE MADE WITH SLIP CRITICAL CONNECTION AS PER ASTM-325.
3. MINIMUM THICKNESS OF CONNECTING ANGLES TO BE 3/8".
4. LEVELING PLATES TO BE 1/4" THICK, SAME SIZE AS BASE PLATE.
5. ALL EXPOSED WELDING SHALL BE GROUND SMOOTH.
6. ALL MISALIGNED BOLT HOLES IN STRUCTURAL STEEL SHALL BE PLUG WELDED SOLID AND REDRILLED FOR SPECIFIED BOLTS.
7. G.C. SHALL VERIFY IN WRITING THAT ALL BOLTED CONNECTIONS ARE COMPLETED AS SPECIFIED, AS PER CURRENT AISC STANDARDS AND HAVE BEEN TORQUE-TESTED ACCORDING TO AISC SPECIFICATIONS BEFORE LOADS ARE APPLIED.
8. ALL UNUSED BOLT HOLES SHALL BE PLUG WELDED SOLID AND GROUND SMOOTH.
9. ALL WELDING (IN SHOP & FIELD) SHALL COMPLY WITH LATEST AWS STANDARDS AND SHALL BE COMPLETED BY AN AWS-CERTIFIED WELDER.
10. UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP COAT OF TNEMEC 99G METAL PRIMER OR EQUAL. COLOR TO BE GREY.

D - STEEL LINTELS:

1. STEEL LINTELS AT ALL MASONRY OPENINGS, DOORS, WINDOWS, RECESSES, DUCTS, VENTS, ETC. (FURNISHED UNDER MISCELLANEOUS METALS) SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

OPENING WIDTH	LINTEL / 4" WIDTH OF MASONRY
0'-0" -- 4'-0"	L4 x 3-1/2 x 5/16
4'-1" -- 6'-0"	L5 x 3-1/2 x 5/16
6'-1" -- 8'-0"	L6 x 3-1/2 x 5/16

2. BEARING OF LINTELS ON WALL TO BE 8" MINIMUM. GROUT 3 CELLS (MIN.) SOLID BELOW FOR BEARING.
3. ALL EXTERIOR ANGLE LINTELS AND ALL BEAMS WITH PLATE LINTELS TO BE HOT DIPPED GALVANIZED.

E - CONCRETE & MASONRY:

1. ALL CONCRETE TO BE 3,000 PSI AT 28 DAYS.
2. CONCRETE WORK TO CONFORM TO ACI-318 CODE, LATEST EDITION.
3. COLUMN FOOTINGS SHALL BE CENTERED UNDER COLUMNS UNLESS OTHERWISE NOTED OR DRAWN.
4. STEEL COLUMN POCKETS TO BE FILLED WITH CONCRETE AFTER COLUMNS ARE IN PLACE.
5. ALL CONCRETE TO BE STONE CONCRETE.
6. ISOLATION JOINTS ARE REQUIRED AT EVERY INTERIOR COLUMN (TYPICAL).
7. CMU SHALL HAVE MINIMUM ALLOWABLE STRESS OF F'm = 1,500 PSI.
8. CMU SUPPLIER SHALL SUBMIT ALL PERTINENT CMU PRODUCT AND DESIGN DATA AND SHALL CERTIFY CMU COMPLIANCE WITH ASTM C 90.
9. GROUT SHALL BE FIVE STAR EPOXY GROUT BY US GROUT CORP., OR EQUAL.

F - CONCRETE REINFORCING:

1. ALL CONCRETE REINFORCING TO COMPLY WITH LATEST EDITION OF CRSI.
2. CONCRETE REINFORCING TO BE NEW BILLET STEEL, GRADE 60.
3. REINFORCING STEEL CLEAR COVER TO BE AS FOLLOWS:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED CONCRETE SURFACES IN CONTACT WITH SOIL, WATER	2"
SLAB ON GRADE - TOP, INTERIOR FACE OF WALLS	3/4"

G - WOOD:

1. ALL WOOD NAILERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
2. ALL WOOD MEMBERS TO HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

DIMENSION LUMBER (SPRUCE PINE FIR)	LVL MEMBERS
Fb = 875 psi	Fb = 2,800 psi
Fv = 135 psi	Fv = 285 psi
E = 1,300,000 psi	E = 2,000,000 psi

H - LIGHT-GAUGE:

1. ALL LIGHT-GAUGE MEMBERS TO COMPLY WITH LATEST EDITION OF AISI.
2. LIGHT-GAUGE METAL FRAMING SYSTEM TO BE COMPLETELY DESIGNED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR LIGHT-GAUGE MEMBER SIZES, SPACING, CONNECTIONS, TEMPORARY BRACING, ETC.
3. NO GAPS ARE PERMITTED BETWEEN ANY FLOOR JOISTS AND RIM TRACKS.
4. LIGHT-GAUGE MEMBERS SHALL MEET THE FOLLOWING MINIMUM CRITERIA:
   a.) METAL STUDS AND JOISTS - Fy = 33 ksi
   b.) MEMBERS WHERE NOTED - Fy = 50 ksi
5. LIGHT-GAUGE METAL JOISTS SHALL HAVE 2" MINIMUM FLANGES.
6. LIGHT-GAUGE METAL STUDS SHALL HAVE 1-5/8" MINIMUM FLANGES.

I - SOILS AND STRUCTURAL FILL:

1. SOIL BEARING DESIGN VALUE = 3,000 psf (ASSUMED).
2. UNSUITABLE SOILS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% COMPACTION IN 8" LAYERS.

J - MISCELLANEOUS:

1. FIELD VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
2. VERIFY ALL NEW DIMENSIONS AND ELEVATIONS WITH EXISTING CONDITIONS AND ARCHITECT.
3. SEE HVAC DRAWINGS FOR LOCATION AND SIZE OF ALL FLOOR AND ROOF OPENINGS INCLUDING ROOF FANS. PROVIDE AND INSTALL FRAMING AS SHOWN ON STRUCTURAL DRAWINGS.
4. NO MATERIAL SHALL BE FABRICATED UNTIL SHOP DRAWINGS ARE APPROVED. SHOP DRAWINGS SHALL BE SAME SIZE AND CLARITY AS CONTRACT DRAWINGS, AND SHALL BE COORDINATED WITH OTHER RELATED SHOP DRAWINGS.
5. NO PERMISSION WILL BE GRANTED FOR ANY STRUCTURAL DRAWINGS TO BE REPRODUCED FOR USE AS SHOP DRAWINGS.
6. A MINIMUM OF FOUR HARD COPIES ARE REQUIRED FOR EACH SHOP DRAWING SUBMITTAL (ALL MATERIALS).
7. G.C. SHALL COORDINATE THE WORK OF ALL TRADES TO PROVIDE FUNCTIONAL AND DIMENSIONAL COMPATIBILITY BETWEEN ALL COMPONENTS.
8. G.C. SHALL SUBMIT TEMPORARY SHORING SUBMITTAL TO THE STRUCTURAL ENGINEER-OF-RECORD FOR REVIEW. SUBMITTAL SHALL INCLUDE DESIGN CALCULATIONS AND SHOP DRAWINGS, AND MUST BE STAMPED AND SIGNED BY A MASSACHUSETTS LICENSED STRUCTURAL ENGINEER PRIOR TO SUBMISSION.
9. G.C. TO RELOCATE ALL EXISTING CONDUITS, DUCTS, PIPES, ETC. AS REQUIRED TO PERFORM THE WORK INDICATED (NOT SHOWN FOR CLARITY).

JSE
Johnson Structural Engineering
101 Huntoon Memorial Highway (Rt. 56)
Rochdale, Massachusetts 01542
phone: (508) 892-4884 fax: (508) 892-0477

General Notes

BCC - South County Center
343 Main Street
Great Barrington, MA

scale: As Noted
date: 05.22.2019
designed by: TPA
checked by: RAJ

SK-S7

Code Compliance Structural and MEP

May 26, 2021

Mr. Ian Rasch
Alander Construction
40 Railroad Street
Great Barrington, MA 01230

RE: Chapter 34 Code Report
Proposed Commercial Building Reno
BCC South County Center Building
343 Main Street
Great Barrington, MA 01230

Mr. Rasch,

At your request, I have performed a Chapter 34 Review on the existing commercial building, in connection with the proposed alterations; located at 343 Main Street in Great Barrington, MA. This Chapter 34 Review was conducted in compliance with the 780 CMR Massachusetts State Building Code 9th Edition, 2015 International Existing Building Code and Massachusetts Amendments. This project is based, in part, on the attached plans, site, and building inspections, performed by myself in May of 2021.

Introduction to Chapter 34 and the International Existing Building Code:

Chapter 34 of the Massachusetts State Building Code pertains to any repair, alteration, relocation, addition and/or change of use of any existing building that has been previously occupied legally. The provisions of this chapter are intended to provide flexibility to permit the use of alternative approaches to achieve compliance with minimum requirements to safeguard the public health, safety and welfare insofar as they are affected by the proposed work.

The investigation is created in compliance with Section 104.2.2.1 of the building code, which requires an investigation and evaluation be conducted in accordance with the provisions of 780 CMR 34, which is subject to any proposed work regulated by 780 CMR 34, which is subject to 780 CMR 107, as a condition of the issuance of the building permit. This section specifies that the results of the investigation and evaluation, along with any proposed compliance alternatives, must be submitted to the local building inspector in written report form.

Existing Building Description:

The existing substantially vacant Berkshire Community College's (BCC) satellite campus, South County Center (SCC), is located at 343 Main Street in Great Barrington, MA in the B-2 Zone (General Business Zone). The building is owned by Berkshire Community College Foundation, a non-profit organization, and is separate from BCC. The main level, previously occupied by BCC, is currently vacant and contains 7 classrooms, meeting space, and offices. The lower level is rented to two other business, CHP a dental office and Elements, a jewelry making space. All three have separate exterior entrances and the two floors are not interconnected. The existing uses of the building are B (Educational occupancies for students above the 12th grade), B (Clinic, outpatient) and F-2 (Low hazard factory) per Chapter 3 of 780

CMR.

The building is a one story structure fronted on the Main Street (West elevation) and is a two story structure on the East elevation. Due to the West-East slope, portions of the North and South Elevations are also two stories. There is an adjacent vacant building attached to a small portion of the single story portion of the South Elevation. The building was originally constructed in 1922-1923 as an automobile dealership and was added onto and expanded into a repair garage shortly thereafter. The historic name of the property is the Whalen & Kastner Garage.

The building frame is comprised multi-wythe brick bearing walls, with a concrete foundation. The main floor structure is comprised of concrete floors and beams. The flat roof is supported by steel trusses and beams with a wood plank roof deck and membrane roof. Interior partitions are mainly drywall non-load bearing partitions, but the front portion of the building does have some masonry partitions. The main floor is 11,530 sf and the lower floor is 10,380 sf.

Since it is unknown if the roof deck is 2" thick or not, the construction type cannot be classified as IIB, therefore it would best classified as Type IIIB under IBC 602.2. The building also features a previously approved NFPA 13 Sprinkler System and Manual Fire Alarm System with Occupant Notification.

Proposed Project Scope of Work:

The proposed scope of work is the selective renovation of more than 50% of the floor area of the existing building to support several new uses. On the lower level, the existing CHP dental facility will remain as is. The existing Elements jewelry making space will be converted to an elder care outpatient medical and dental facility called VIM (Volunteers in Medicine). Portions of the existing upper level BCC adult education space will be converted to provide two new tenants; an educational space for teaching adults how to prepare food, and a pharmacy operated by Berkshire Health Systems. No additions to the building's footprint are proposed.

Chapter 3 of 780 CMR would designate these new and existing uses as B (Educational occupancies for students above the 12th grade), B (Clinic, outpatient), and M (Drug store). Both Changes in Occupant and Occupancy Classification will occur throughout the proposed work areas.

Chapter 34 Compliance:

The compliance of this chapter allows one of three methods to be chosen, including the Prescriptive Compliance Method, the Work Area Compliance Method or the Performance Compliance Method. Application of one of these methods shall be the sole basis for assessing the compliance of work performed under a single permit and the methods may not be applied in combination with each other. The other option is, when approved by the building official, alterations complying with the laws in existence at the time the building or affected portion of the building was built, shall be considered in compliance with the provisions of this code.

Based on this information and the proposed scope of work, Chapter 5 Work Area Compliance Method was used in this analysis, including IEBC Chapter 1, 5-13 (as applicable).

Classification of Work (IEBC Chapter 5):

In reviewing the requirements listed in this section, the proposed work must comply with **Section 1** Scope

& Administration, 503 Alteration Level 1 (**Chapter 7**), Section 504 Alteration Level 2 (**Chapter 8**), 505 Level 3 (**Chapter 9**), and 506 Change of Occupancy **(Chapter 10)**. Each Chapter and subsection has been reviewed thoroughly and any resulting work has been included in the proposed scope of work.

Findings:

As a result of the full code review of all applicable chapters, the following work is required for compliance.

1. **Modification of the existing NFPA 13 Fire Suppression System to comply with the proposed layout.**
2. **The installation and reconfiguration of the fire alarm system to comply with the code for new construction.**
3. **Compliance for means of egress including exit signage, emergency lighting, and exit access.**
4. **Adequate light, exhaust, and ventilation as the scope includes the modification/installation of new HVAC systems and lighting and new uses.**
5. **Compliance of all interior finishes and compliance with smoke and flame spread requirements.**
6. **The entire building must to comply with 521 CMR – Accessibility.**
7. **Compliance with the 2018 IECC for all new energy elements including insulation, lighting, windows, doors, and HVAC.**
8. **The building must undergo a structural investigation to determine compliance with new gravity loads and lateral force resistance systems.**
9. **Exterior walls must be evaluated to determine compliance with fire separate requirements.**
10. **Adequate plumbing fixture minimums per the Massachusetts Plumbing Code.**

For a full understanding and breakdown of each Chapter and applicable code section, refer to the tables that follow this report.

Conclusion:

In conclusion, it is my opinion that these improvements must be incorporated into the building permit drawings and completed prior to the issuance of a Certificate of Occupancy. These building upgrades are based on my interpretation of Chapter 34 of the Massachusetts State Building Code.

If you have any questions or need clarification regarding this matter, please feel free to contact me.

Sincerely,

Michael Valenti, Assoc. AIA
37 Valentine Road
Pittsfield, MA 01201
(315)-396-1342

IEBC CHAPTER 1 Scope & Administration

Code Section & Description	Requirement	Compliance
101.5 Construction Safeguards	All construction work must comply with Chapter 15 of this code.	The contractor is responsible for compliance with this section. Refer to the table listed further in this report.
101.6 Appendices	The code official may require compliance with the IEBC appendices if adopted.	To date, these sections are not adopted and must only comply if required by other sections of this code.
101.7 Correction of Violations	Required upgrades by any other code or licensing rule are not required to conform to this code.	This section is not applicable to this project.
M.G.L. 148, 26G (102.2)	When existing buildings or portions thereof undergo additions or alterations, M.G.L. 148, 26G may apply with respect to sprinkler requirements.	**The existing building is fully sprinklered with an approved system. Changes in spatial configuration of the existing building will require modification to the existing sprinkler system.**
M.G.L. 148, 26F ½ (102.2)	Carbon monoxide alarms must comply with 527 CMR & Chapter 9 of the IBC with MA Amendments.	**The proposed plans will illustrate compliance with this section.**
M.G.L. 148, 26G ½ (102.2)	This section describes the requirements for sprinklers in existing buildings, but only in nightclub use groups.	The existing building will be fully sprinklered. Refer to M.G.L. 148 26G, listed above.
M.G.L. 148, 26H (102.2)	This section describes the requirements for sprinklers in existing lodging or boarding houses.	The existing building will be fully sprinklered. Refer to M.G.L. 148 26G, listed above.
M.G.L. 148, 26I (102.2)	This section describes the requirements for sprinklers in existing multiple dwellings.	The existing building will be fully sprinklered. Refer to M.G.L. 148 26G, listed above.

IEBC CHAPTER 10 Change of Occupancy and Occupancy Classification

Code Section & Description	Requirement	Compliance
1001 General	The change of occupancy including whether or not a change of classification occurs, must comply with the appropriate sections of this Chapter.	**Portions of the existing building will undergo a change of use and change of occupancy classification, therefore, sections 1002-1012 will apply.**
1002 Special Use & Occupancy	This section addresses with the additional requirements of listed special uses and occupancies.	The proposed changed of use is not considered a special use group, therefore, this section is not applicable.
1003-1005 Materials, Fire Protection & Egress	These sections refer to section 1012 listed below.	Refer to section 1012, listed below.
1006 Accessibility	This section refers to 521 CMR. The applicability is based on section 3.3.1 which states all additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities, which require a building permit or which are so defined by a state or local inspector, shall be governed by all applicable subsections of 521 CMR 3.	**The proposed work amounts to more than $100,000 and more than 30% of the full and fair cash value of the building. Therefore, the entire building must comply with 521 CMR.**
1007.1 Gravity Loads	Buildings subject to a change of occupancy where such change in the nature of occupancy results in higher uniform or concentrated loads shall comply with the gravity load provisions of the IBC.	**The proposed M (Mercantile, Drug Store) Use on the upper level will result in an increase in gravity load requirements per the IBC. Therefore, that space will need to be structurally evaluated for the new use (100psf).**
1007.2 Snow & Wind Loads	If the change of occupancy where such change in the nature of occupancy results in higher wind or snow occupancy categories based on Table 1604.5 of the IBC shall be analyzed and shall comply with the applicable wind or snow load provisions of the code for new construction.	The existing and proposed use of the building is classified as an Occupancy Category II. As the proposed Occupancy Category is the same as the existing category, this section is not applicable.
1007.3 Seismic Loads	If the change of occupancy results in the building being assigned to a higher risk category based on Table 1604.5 of the IBC, the building shall comply with the requirements for IBC level seismic forces as specified in Section 301.1.4.1 for the new risk category.	The existing and proposed use of the building is classified as an Occupancy Category II. As the proposed Occupancy Category is the same as the existing category, this section is not applicable.

1008 Electrical	When a building undergoes a change of occupancy, certain special occupancies will require additional upgrades to comply with the electrical code.	None of the listed special uses are applicable to this project.
1009 Mechanical	If the new occupancy is subject to different kitchen exhaust requirements or to increased mechanical ventilation requirements in accordance with the IMC, the new occupancy shall comply with the intent of the respective IMC provisions.	**The proposed uses have additional kitchen exhaust and mechanical ventilation requirements, therefore this section is applicable. The proposed plans will illustrate compliance with this section.**
1011 Other Requirements	Light and ventilation shall comply with the requirements of the IBC for the new occupancy.	**All lighting and ventilation will comply with the code of new construction within the work area.**
1012.1.1 Compliance	The requirements of Chapter 9 shall be applicable throughout the building for the new occupancy classification based on the separation conditions set forth in Sections 1012.1.1.1 and 1012.1.1.2.	**As the existing building is considered unseparated, the entire building will require compliance with chapters 10 and 9. The most restrictive use for the building is use group M (Mercantile).**
1012.2.1 Fire Sprinkler System	An automatic fire sprinkler system must be provided throughout the change of use area based on the code for new construction when there is a different fire protection system threshold requirement in Chapter 9 of the IBC.	The existing building will be fully sprinklered. Refer to M.G.L. 148 26G, listed above.
1012.2.2 Fire Alarm & Detection	A fire alarm and detection system must be provided within the new use group space based on the code for new construction. Existing alarm notification appliances shall be automatically activated throughout the building. Where the building is not equipped with a fire alarm system, alarm notification appliances shall be provided throughout the area where the change of occupancy occurs per the code for new construction.	**The existing manual fire alarm system must be modified to comply with the code of new construction based on the new layout.**
1012.3 Interior Finish	The interior finish of walls and ceilings in the new space shall comply with the code for new construction.	**All finishes will comply with this section.**
1012.4 Means of Egress	Hazard categories regarding life safety and means of egress shall be in accordance with Table 1012.4.	**The means of egress for the building will comply with the code for new construction. The proposed plans will illustrate compliance with this section.**

1012.5 Height & Area	Hazard categories in regard to height and area shall be in accordance with Table 1012.5.	**The Heights and Areas hazard category for the proposed use is higher than the existing hazard category of the existing building, therefore the Heights and Areas requirements for building must comply with the code for new construction. The existing building is below the required new thresholds, therefore the building is deemed acceptable as is.**
1012.6 Exterior Wall Ratings	Hazard categories in regard to fire-resistance ratings of exterior walls shall be in accordance with Table 1012.6.	**The Exterior Wall hazard category for the proposed use is higher than the existing hazard category of the existing building, therefore exterior wall assemblies must be evaluated and comply with the code for new construction.**
1012.7 Enclosure of Vertical Shafts	Enclosure of vertical shafts shall be in accordance with Sections 1012.7.1 through 1012.7.4.	There are no vertical connections between the two levels of the building, therefore, this section is not applicable.

IEBC CHAPTER 9 Alterations Level 3

Code Section & Description	Requirement	Compliance
902 Special Use/Occupancy	This section deals with high rise buildings, boiler/furnace rooms is specific use groups and emergency controls.	None of these sections are applicable to this project.
903.1 Existing Shafts & Vertical Openings	Existing stairways that are part of the means of egress must be enclosed from the highest work area floor to the level of exit discharge.	There are no existing or proposed vertical openings or stairways in the existing building, therefore, is not applicable.
903.2 Fire Partitions in Use Group R-3	Fire separation in Group R-3 occupancies must be upgraded.	This building is B and M use group(s) and therefore, is not applicable.

903.3 Interior Finish	Interior finish in exits serving the work area shall meet the code for new construction from the work area to the level of exit discharge.	**All finishes in exits will comply per the code of new construction.**
904.1 Sprinklers	Sprinklers are required throughout all work areas when required by the code for new construction.	Refer to M.G.L. 148 26G, listed above.
904.2 Fire Alarm & Detection	Fire alarms and detection systems must be provided in accordance with the code for new construction.	Refer to section1012.2.2 listed above.
905.1 Means of Egress	Means of egress lighting and exit signs must be installed per the code for new construction.	**The proposed scope of work will include code compliant signage and emergency lighting.**
906 Accessibility	This section refers to 521 CMR. The applicability is based on section 3.3.1 which states all additions to, reconstruction, remodeling, and alterations or repairs of existing public buildings or facilities, which require a building permit or which are so defined by a state or local inspector, shall be governed by all applicable subsections of 521 CMR.	Refer to section 1006, listed above.
907.2 New Structural Elements	All new structural elements must comply with the code for new construction.	**Any proposed structural work will comply per the code for new construction. The proposed plans will illustrate compliance with this section.**
907.3 Existing Gravity Carrying Structural Elements	Alterations shall not reduce the capacity of existing gravity load-carrying structural elements unless it is demonstrated that the elements have the capacity to carry the applicable design gravity loads required by the *IBC*. Existing structural elements supporting any additional gravity loads as a result of the alterations, including the effects of snow drift, shall comply with the *IBC*.	Refer to section 1007.1, listed above.
907.4 Structural Alterations	All structural elements of the lateral-force-resisting system in buildings undergoing Level 3 structural alterations or buildings undergoing Level 2 alterations as triggered by Section 807.5 shall comply with this section.	**The lateral force resisting system must be evaluated as part of the scope of work. The proposed plans will illustrate compliance with this section.**
907.4.3 - 907.4.6 Seismic Hazards	When located in specific seismic design categories, existing masonry walls, roof system anchorage, and parapet walls must be evaluated to comply with IBC level seismic forces per section 301.1.4.2.	The site is located in seismic design category B, therefore this section is not applicable.

908 Energy Conservation	Level 3 alterations to existing buildings or structures are permitted without requiring the entire building or structure to comply with the energy requirements of the IECC. The alterations shall conform to the energy requirements of the IECC as they relate to new construction only.	**Renovations, Repairs, and Alterations to existing commercial buildings must fully comply with the 2018 IECC. The provided plans will illustrate compliance with this section.**

IEBC CHAPTER 8 Alterations Level 2

Code Section & Description	Requirement	Compliance
801.3 Compliance	All new construction elements, components, systems and spaces shall comply with the code for new construction.	The proposed work complies with this section.
802.1 Special Use & Occupancy	Alteration of buildings classified as special use and occupancy shall comply with the requirements of Section 801.1 and the scoping provisions of Chapter 1 where applicable.	This building is not considered a special use of occupancy, therefore, is not applicable.
803.2 Building Elements & Materials	This section describes the requirements for existing vertical openings and which ones are required to be rated.	There are no existing or proposed vertical openings or stairways in the existing building, therefore, is not applicable.
803.3 Smoke Compartments	This requirement if for Institutional uses only	This building is B and M use group(s) and therefore, is not applicable.
803.4 Interior Finish	The interior finish of walls and ceilings in exits and corridors in any work area shall comply with the requirements of the IBC.	**All wall and ceiling finishes comply with the smoke and flame spread requirements.**
803.5 Guards	This section requires any floor area more than 30" above the floor below which is required to have guards, or those in which the existing guards are in danger of collapsing, shall be provided.	There are no floor areas in the work area above 30", therefore, this section is not applicable.
803.6 Fire Resistance Ratings	Where automatic sprinklers are installed reductions may be allowed in fire resistance rated construction. Must comply with IBC. Specific documentation is required.	Fire rated construction will comply with the code for new construction.

804.2 Sprinklers	Same as Level 3 work listed above.	Refer to M.G.L. 148 26G, listed above.
804.3 Standpipes	Where the work area includes exits or corridors shared by more than one tenant and is located more than 50 feet above or below the lowest level of fire department access, a standpipe system shall be provided.	This section is not applicable, as the building is less than 50' tall.
804.4 Fire Alarm & Detection	Same as Level 3 work listed above.	Refer to section 1012.2.2, listed above.
805 Means of Egress	This section refers to the Hazardous Means of Egress section listed above. In addition, sections 805.7 and 805.8 require compliance for emergency lights and exit signs in accordance with the code for new construction. Sections 805.9 and 805.11 require compliance for guards and handrails.	**The proposed plans will illustrate all means of egress are compliant with the code for new construction.**
806 Accessibility	Same as Level 3 work listed above.	Refer to 1006, listed above.
807 Structural	Same as Level 3 work listed above.	**The proposed plans will illustrate compliance with this section.**
809 Mechanical	This section requires all reconfigured spaces shall be provided with natural or mechanical ventilation in accordance with the code for new construction.	Refer to section 1009, listed above.
811 Energy Conservation	Same as Level 3 work listed above.	Refer to section 908, listed above.

IEBC CHAPTER 7 Alterations Level 1

Code Section & Description	Requirement	Compliance
701.2 Conformance	The existing building may not be altered such that the building becomes less safe than its existing condition.	This section is compliant.
701.3 Flood Hazard Area	In flood hazard areas, alterations that constitute substantial improvements shall require that the building comply with Section 1612 of the IBC.	The existing building is not located in a flood hazard area and therefore, this section is not applicable.

702.1-702.3 Finishes	All newly installed interior wall finishes, floor finishes and interior trim materials shall comply with the code for new construction.	Refer to section 803.4, listed above.
702.4-702.5 Windows and Emergency Escape	These sections are applicable for the replacement of windows and window control devices in residential uses where there are requirements for emergency escape and rescue openings.	This building is B and M use group(s) and therefore, is not applicable.
702.6 Materials & Methods	All new proposed work shall comply with materials and methods requirements of the codes for new construction, including IBC, IECC, IMC and 248 CMR, pertaining to material standards, installation and connection, joints, penetrations, continuity of any element, component or system in the building.	**The construction drawings reflect compliance with this section. Furthermore, the contractor and subcontractors will provide compliance.**
703 Fire Protection	Alterations shall be done in a manner that maintains the level of the existing fire protection provided.	The proposed alterations will maintain the level of existing fire protection systems.
704 Means of Egress	Same as Level 3 work listed above.	Refer to sections 1012.4 and 905.1, listed above.
705 Accessibility	Same as Level 3 work listed above.	Refer to section 1006 listed above.
706 Reroofing	Materials and methods of application used for recovering or replacing existing roof coverings shall comply with the requirements of chapter 15 of the IBC or the exceptions in this section.	The construction drawings reflect compliance with this section.
707 Structural	This section is applicable where alteration work includes replacement of equipment that is supported by the building or where a reproofing permit is required.	Refer to sections 907.2-907.6 and 807, listed above.
708 Energy Conservation	Same as Level 3 work listed above.	Refer to section 908, listed above.

IEBC CHAPTER 15 Construction Safeguards

Code Section & Description	Requirement	Compliance
1501.2 Storage & Placement	All construction equipment and materials must be stored and placed so as not to endanger the public, workers or adjoining property.	The general contractor is responsible for compliance with this section.
1501.3 Alterations, Repairs & Additions	If the building will remain occupied during construction, all required exits, existing structural elements, fire protection devices and sanitary safeguards shall be maintained at all times during construction. Adequate substitute provisions shall be made if any of these required elements or devices are being altered or repaired.	
1501.4 Manner of Removal	Waste materials shall be removed in a manner which prevents injury or damage to person, adjoining properties and public right of ways.	
1501.5 Fire Safety during Construction	Fire safety during construction shall comply with the requirements of the IBC and the applicable provisions of 527 CMR – Massachusetts Fire Code.	
1501.6 Protection of Pedestrians	Pedestrians shall be protected during construction and demolition activities including walkways, barricades, railings, barriers, etc.	
1502.1 Protection of Adjoining Property	All adjoining property must be protected from damage during construction and demolition.	
1503 Temporary Use of Streets, Alleys and Public Property	The temporary use of streets or public property for the storage or handling of materials or equipment required for construction or demolition, and the protection provided to the public shall comply with the provisions of the applicable governing authority and this chapter. All construction materials and equipment shall not be placed or stored so as to cause an obstruction to the existing surroundings.	
1504 Fire Extinguishers	All structures under construction, alteration or demolition shall be provided with not less than that required and must be sized properly.	
1505 Means of Egress	Required means of egress shall be maintained at all times during construction, unless alternative egress systems are provided.	
1506 Standpipe Systems	Buildings required to have standpipe systems shall be provided with at least one during construction.	

1507 Sprinkler Systems	Portions of buildings where sprinklers are required, the building may not be occupied until the system has been tested and approved.	
1509 Water Supply for Fire Protection	An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.	

JSE JOHNSON STRUCTURAL ENGINEERING, INC.
101 Huntoon Memorial Highway (Rt. 56), Rochdale, MA 01542 (508) 892-4884 Fax (508) 892-0477

May 24, 2019

Nault Architects, Inc.
71 Hope Avenue
Worcester, MA 01603
Attn: Jennifer Pelletier

Re: Structural Code Review
Berkshire Community College - South County Building
343 Main Street
Great Barrington, MA

Dear Ms. Pelletier:

As per your request, Johnson Structural Engineering (JSE) has performed a structural code review for the proposed renovations and alterations for Berkshire Community College's South County Building located at 343 Main Street in Great Barrington, Massachusetts. The purpose of the code review was to identify the structural implications of the proposed alterations and renovations. A structural analysis was also performed on portions of the existing building structure. The *International Existing Building Code, 2015* (IEBC) and the *9th Edition of the Massachusetts Amendments to the International Building Code, 2015* (780 CMR) were referenced for the code review. The following report summarizes the results of the structural code review.

Existing Conditions

Travis Alexander of JSE performed a site visit on March 13, 2019 to document the conditions of the existing building. During the site visit, it was stated that the front portion of the building that is a one-story structure with a concrete slab-on-grade was originally constructed in 1922. The large two-story portion of the building in the rear is assumed to be an addition that was constructed shortly after the original building was constructed.

Original Building

The roof structure for the original building is comprised of wood planking supported by 8" deep steel beams spaced at approximately 7'-4" on center. The steel beams are supported by 12" deep steel girder beams. The girder beams are supported by multi-wythe masonry walls along exterior and interior bearing lines. Please note that a majority of the existing roof structure for the original portion of the building was not accessible due to a hard ceiling.

There is a small attic/second floor area along the original building. The attic/second floor structure is comprised of wood planking supported by 5-1/2" by 5-1/2" wood beams. The beams are supported by interior multi-wythe masonry walls and wood beams.

The main level is comprised of a concrete slab-on-grade of unknown thickness. There is a small basement in the front of the building. At this time, it is uncertain if this portion of the building was part of the original construction or if it was constructed as part of the (assumed) previous addition. The main level floor structure above the basement area is comprised of a concrete slab on wood planking supported by concrete beams.

The exterior walls are multi-wythe masonry bearing walls. It is assumed that the exterior masonry walls act as shear walls, and therefore comprise the lateral system of the existing building.

(Assumed) Previous Addition
The roof structure for the addition is comprised of wood planking supported by 9" deep steel beams spaced at approximately 7'-0" on center. The steel beams span approximately 19'-0" and are supported by steel trusses. The steel trusses clear span across the building and are supported by the exterior multi-wythe masonry walls.

The main level floor structure is comprised of a concrete slab of unknown thickness supported by 7-1/2" wide by 12"(+/-) deep concrete joists spaced at approximately 5'-0" on center. At this time, it is unclear if the concrete joists are reinforced with rebar, concrete encased steel beams, or a composite member of concrete, rebar, and structural steel. The concrete joists span approximately 18'-0" and are supported by the exterior multi-wythe masonry walls along the exterior bearing lines and concrete beams and columns along two interior bearing lines. It is assumed that the floor for the lower level is comprised of a concrete slab-on-grade. However, when in the Elements retail store, the floor of the lower level was covered by sheets of plywood and the lobby of the CHP Dental Office was covered with floor finishes.

The foundation is comprised of concrete foundation walls.

The exterior walls are multi-wythe masonry bearing walls. It is assumed that the exterior masonry walls act as shear walls, and therefore comprise the lateral system of the existing building. Please note that the interior walls on the main level are comprised of light-gauge metal stud framing, and there was minimal partition walls in the Elements retail store located in the lower level. The CHP Dental Office was not accessed during the site visit due to a Department of Public Health site visit that was occurring on the same day. The interior partition walls do not add to the rigidity to the building, and are therefore not part of the lateral system of the existing building.

There is an existing wood fire escape structure in the rear of the building. The fire escape structure requires further field investigation once it has been determine if the fire escape structure will remain or be removed for a new stair addition.

JSE performed a structural analysis on the existing roof structure for both the original building and the addition. The results of the analysis indicate that the existing roof structures has a snow load capacity of approximately 35 pounds per square foot (psf). A structural analysis was also performed on the existing second floor/attic structure located

in the front (original) portion of the building. The results of the analysis indicate that the existing second floor/attic structure has a live load capacity less than 5psf. It has been stated that the existing second floor/attic structure will be demolished as part of the proposed alterations and renovations. In order to perform a structural analysis on the existing first floor structure, some selective demolition work will need to be performed in order to verify the existing slab thickness and the reinforcing and/or beam size in the concrete joists and beams.

Structural Issues

The following summarizes the structural issues that were observed during the site visit.

- The concrete beams supporting the main level above the basement area along the front (original) portion of the building have areas of spalled concrete (see photographs #1 and #2). The existing concrete beams require repair/reinforcing.
- There were multiple areas of deteriorated, cracked, and/or spalled concrete along the underside of the main level concrete joists and slab when viewed from the Elements retail store (see photographs #3 through #8). The deteriorated, cracked, and/or spalled concrete areas require repair/reinforcing. Note that the existing main level floor structure above the CHP Dental Office was not inspected during JSE's site visit due the Department of Public Health site visit that was occurring on the same day.
- The concrete along the underside of one of the main level concrete joists had completely spalled within the mechanical room located in the Elements retail store (see photograph #9). Temporary shoring posts were previously installed to support the existing concrete joist with the spalled concrete. Substantial reinforcing will be required to repair the main level floor structure above the mechanical room.
- The concrete along the underside of the main level concrete slab has spalled, exposing the rebar when viewed from the mechanical room located in the Elements retail store (see photograph #10). Substantial reinforcing will be required to repair the main level floor structure above the mechanical room.
- There is a large crack along the underside of the main level concrete slab when viewed from the mechanical room (see photograph #11). Substantial reinforcing will be required to repair the main level floor structure above the mechanical room.
- The exterior masonry along the front (original) one-story portion of the building appears to be in good condition.
- Large sections of the joints in the exterior masonry along the rear two-story portion of the building are in poor condition (see photographs #12 and #13 for examples). Substantial repointing will be required.
- There are large areas of efflorescence along the exterior masonry walls (see photograph #14). Further field investigation to determine the cause and potential solution for the efflorescence.
- There are large areas of deteriorated masonry (see photographs #15 through #17 for examples). It was observed that most of the deteriorated masonry was along the masonry pilasters. Please note that the masonry pilasters are at the wall bearing points of the main steel roof trusses. The deteriorated masonry will need to be repaired.

- Some cracks were observed in the foundation wall along the rear of the building (see photographs #18 and #19 for examples). The cracks were predominately along the left side of building when viewed from Main Street.

Structural Code Review

It has been proposed to renovate the existing building. A portion of the existing building will undergo a change of use from business use (use group B) into assembly use (use group A-2). The extent of the proposed alterations and renovations is greater than 50 percent of the aggregate area of the building, and is therefore classified as Level 3 Alterations per IEBC Section 505. The structural requirements of IEBC Chapter 9 must be satisfied for Level 3 Alterations. The structural requirements of Chapter 10 must also be satisfied as a result of the proposed change of use from use group B to use group A-2.

Gravity System

The proposed alterations and renovations seek to reconfigure the interior space and will not impose additional load onto the existing main level floor structure for a majority of the space with the exception of the kitchen areas. Due to the high concentrated point loads of the proposed kitchen equipment, the existing main level floor structure below the extents of the kitchen areas will need to be reinforced (IEBC Section 907.3). The reinforcing includes new steel beams to reduce the span of the existing concrete beams.

It is likely that the concrete slab-on-grade at the main level within the original building will require trenching for new conduits and pipes as well as some sort of floor leveling. The slab trenching and leveling do not adversely affect the existing building structure.

Additionally, the existing main level floor structure will need to be repaired and/or reinforced accordingly to address the structural deficiencies previously noted in this report.

If it is proposed to reroof the existing building as part of the project, then the weight of the new roofing shall not exceed the weight of the existing by more than five percent. Otherwise, if the weight of the new roofing exceeds the weight of the existing by more than 5 percent, then the existing roof structure must comply with the IBC design snow load for new construction (IEBC Section 707.2). Please note that the current IBC design snow load is 40psf, which is greater than the snow load capacity of the existing roof framing (approximately 35psf). Therefore, the existing roof structure will require reinforcing to comply with the IBC design snow load if the weight of the new roofing exceeds the weight of the existing by more than five percent. Additionally, JSE recommends that the R-value of the new roofing does not exceed the R-value of the existing roofing. An increase in the R-value will affect the quantity of snow accumulating on the roof through the winter months.

The proposed change of use does not result in a higher snow occupancy category (IEBC Section 1007.2)

Additionally, if it is proposed to install new rooftop mechanical equipment, then the existing roof structure supporting the new equipment will need to be reinforced accordingly.

If more than 50 percent of the roof is reroofed, then wall ties will need to be installed to connect the roof diaphragm to the existing masonry walls.

Lateral System

At this time, it is assumed that less than 30 percent of the total floor and roof framing will be involved in structural alterations. Additionally, the proposed masonry wall openings between the farm table / conference table and teaching kitchen area will not adversely affect the lateral system of the existing building. Furthermore, the two proposed smaller openings in the interior masonry wall that is assumed to be the rear wall of the original building will not adversely affect the lateral system of the existing building. It is assumed that the structural alterations to the existing building structure is limited to the reinforcing that is required for the existing main level floor structure supporting the proposed kitchen area, the proposed wall openings in the existing interior masonry walls at the teaching kitchen, and reinforcing to the existing roof structure supporting new rooftop mechanical equipment. The repairs to the deteriorated, cracked, and/or spalled concrete joists and slab for the main level floor structure are considered as repairs.
It is also assumed that less than 10 percent of the building will undergo a change of use that results in an increase in the relative hazard category per Table 1012.4 (change of use from use group B to use group A-2). Therefore, the lateral system of the existing building does not need to be reinforced in order to comply with the IBC wind force and a reduced IBC seismic load (Section 907.4.4 for Level 3 Alterations and Section 1007.3 for Change of Use).

Conclusion

- The extent of the proposed alterations and renovations is greater than 50 percent of the aggregate area of the building. The work is classified as Level 3 Alterations.
- The existing main level structure will need to be reinforced below the proposed kitchen areas due to the high concentrated point loads of the proposed kitchen equipment.
- The existing roof structure will likely need to be reinforced to support any new rooftop equipment.
- If it is proposed to reroof the building as part of the project, it is recommended that the weight of the new roofing does not exceed the weight of the existing by more than five percent. Otherwise, the existing roof structure will need to be reinforced to comply with the IBC design snow load. Additionally, it is recommended that the R-value of the new roofing does not exceed the R-value of the existing.
- At this time, it is assumed that less than 30 percent of the total floor and roof framing will be involved in structural alteration and less than 10 percent of the building will undergo a change of use. As a result, the lateral system of the existing building does not need to comply with the IBC wind force and a reduced IBC seismic load.
- The existing main level floor structure above the basement along the front portion of the building comprised of a concrete slab and concrete beams require repairs due to

the areas of deteriorated, cracked, and/or spalled concrete observed during the site visit.

- The existing main level floor structure along the two-story portion of the building comprised of a concrete slab, concrete joists, and concrete beams require repairs due to the areas of deteriorated, cracked, and/or spalled concrete observed during the site visit.
- Large areas of the exterior masonry have deteriorated joints and/or brick, and require substantial repointing and/or repair.

If you have any questions regarding this report, please do not hesitate to call.

Sincerely Yours,
Johnson Structural Engineering, Inc.

Robert A. Johnson, P.E.

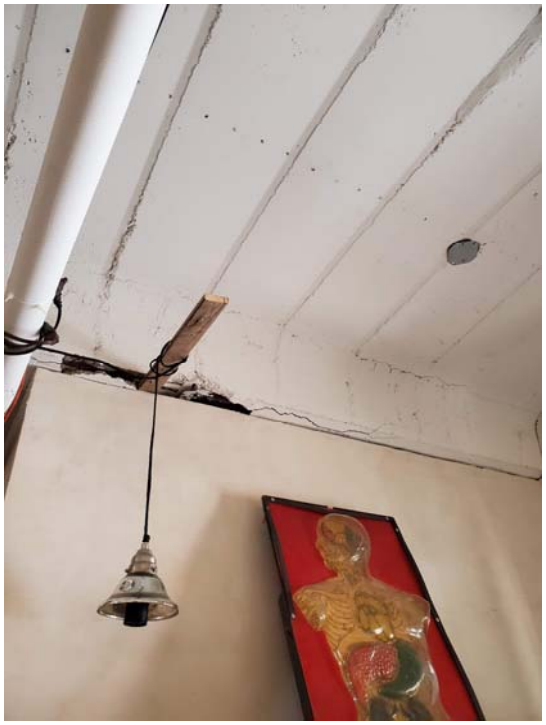
Robert A. Johnson, P.E.
President

Photograph #1 – Spalled Concrete Along Concrete Beam

Photograph #2 – Spalled Concrete Along Concrete Beam

Photograph #3 – Cracked Concrete Joist

Photograph #4 – Cracked & Spalled Concrete Joist



Photograph #5 – Spalled Concrete Joist

Photograph #6 – Cracked Concrete Joist

Photograph #7 – Hairline Cracks in Concrete

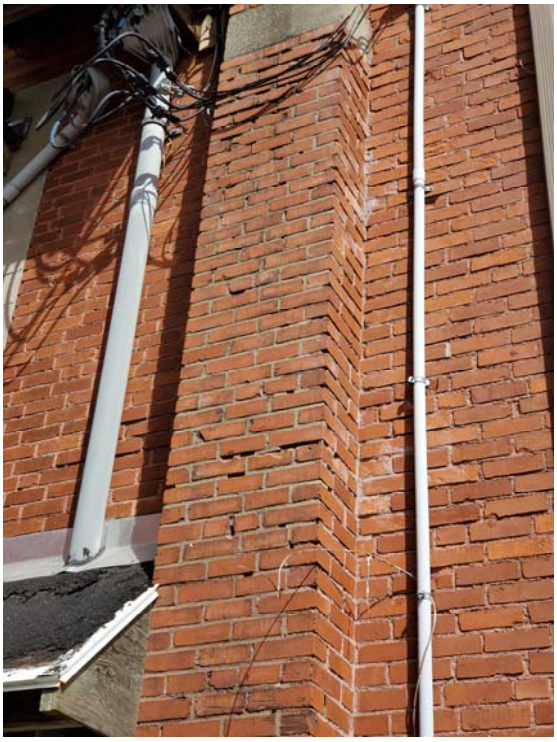
Photograph #8 – Spalled Concrete Joist

Photograph #9 – Temporary Shoring Post Below Spalled Concrete Joist

Photograph #10 – Spalled Concrete Slab

Photograph #11 – Cracked Concrete Slab

Photograph #12 – Deteriorated Masonry Joints



Photograph #13 – Deteriorated Masonry Joints

Photograph #14 – Exterior Masonry Efflorescence

Photograph #15 – Deteriorated Exterior Masonry

Photograph #16 – Deteriorated Exterior Masonry

Photograph #17 – Deteriorated Exterior Masonry

Photograph #18 – Cracked Foundation Wall

Photograph #19 – Cracked Foundation Wall

JSE JOHNSON STRUCTURAL ENGINEERING, INC.
101 Huntoon Memorial Highway (Rt. 56), Rochdale, MA 01542 (508) 892-4884 Fax (508) 892-0477

May 24, 2019

Nault Architects, Inc.
71 Hope Avenue
Worcester, MA 01603
Attn: Jennifer Pelletier

Re: Structural Narrative
Berkshire Community College - South County Center
343 Main Street
Great Barrington, MA

Dear Ms. Pelletier:

As per your request, Johnson Structural Engineering (JSE) has performed a structural narrative for the proposed renovations and alterations for Berkshire Community College's South County Center located at 343 Main Street in Great Barrington, Massachusetts. The structural narrative summarizes the structural work indicated on the schematic structural drawings that were prepared by JSE and dated May 22, 2019.

Roof Structure
New steel lintels will be required at the proposed openings in the existing interior masonry walls. Temporary shoring comprised of needle beams supported by shoring posts will need to be installed to temporarily support the masonry above the proposed openings in order to create the opening and install the lintels. Please note that the general contractor must hire a structural engineer for the design of the temporary shoring.

New steel beams will be required at the proposed large openings in the existing interior masonry wall between the Lobby and Kitchen 'B' and in the existing interior masonry wall between Kitchen 'B' and Kitchen 'A.' Temporary shoring comprised of needle beams supported by shoring posts will need to be installed to temporarily support the masonry above the proposed opening as well as shoring posts below the existing roof beams bearing on the masonry will need to be installed to temporarily support the masonry and relieve the roof load off of the existing masonry wall. Please note that the steel beam for the large opening between Kitchen 'B' and Kitchen 'A' will be supported by two steel columns. One of the steel columns is currently shown to be supported on an existing foundation wall, and the other steel column is supported by a new reinforced concrete footing.

Steel beams will be required to support the roof curbs for all new rooftop mechanical units once the unit sizes, weights, and locations have been determined. The steel beams will need to span between the existing steel beams and/or existing steel trusses. Depending on the final weights and locations of the units, the existing steel beams may require additional reinforcing. Angle frames will also be required spanning between the new beams to support the existing roof wood planking at the duct penetrations.

The project includes replacing the existing roofing. As a result, wall ties are required to tie all existing exterior and interior unreinforced masonry walls to the roof diaphragm. The wall ties will be comprised of a 6" long angles spaced at 4'-0" on center that are attached to the existing masonry wall with one 5/8" diameter adhesive anchor each and to the existing roof wood planking with two 5/8" diameter carriage bolts.

Main Level Floor Structure

The existing main level along the front of the building is comprised of an existing concrete slab-on-grade. The existing concrete slab will need to be sawcut and infilled at the locations of the new column footings. Along the front of the building, there is a small basement area. The main level floor structure above the basement area is comprised of a concrete slab on wood planking supported by reinforced concrete beams. Kitchen 'A' is proposed to extend over this area. Due to the floor loading of the kitchen equipment and due to the condition of the existing concrete beams (see JSE's "Structural Code Review" report dated March 24, 2019), new steel beams are to be installed below the existing concrete beams to reduce their span. Additionally, the areas of spalled concrete must be repaired with the appropriate Sika concrete repair products.

The existing main level floor structure for the assumed previous addition along the rear of the building is comprised of a concrete slab supported by reinforced concrete joists and concrete beams. A portion of this existing floor structure will be supporting Kitchen 'C' and Kitchen 'D'. Two new beam lines are required to reduce the span of the existing concrete joists due to the floor loading of the kitchen equipment. The two beam lines will be comprised of steel beams supported by steel columns and reinforced concrete footings and pocketed into an existing interior masonry wall at the lower level. The existing concrete slab-on-grade at the lower level will need to be saw cut and infilled for the installation of the new footings.

When in the mechanical room at the lower level, there is a joist bay where the underside of the main level concrete slab has spalled leaving the rebar exposed. The area of the spalled rebar must be patched with the appropriate Sika concrete repair products. The existing concrete adjacent to all corroded rebar must be broken out in order to install addition rebar prior to patching with the Sika products. Two steel beams must also be installed to reinforce the spalled concrete area.

When in the mechanical room at the lower level, there is a joist bay along the underside of the main level concrete slab that has a large crack that is parallel with the joists and spans approximately the entire length of the joist span. Two steel beams must be installed to reinforce the joist bay.

When in the mechanical room, the concrete along the bottom of an existing concrete joist has spalled along the entire length of the joist. A steel beam must be installed on each side of the failed concrete joist.

During JSE's site visit on March 13, 2019, areas of deteriorated, cracked, and/or spalled concrete was observed along the underside of the main level floor structure where accessed. The deteriorated, cracked, and/or spalled concrete must be repaired with the appropriate Sika concrete repair products.

Exterior Masonry Walls

The exterior masonry walls, particularly along the rear two-story portion of the building, require repointing. There are areas where the exterior masonry is severely deteriorated. The areas of deteriorated masonry must be repaired. The repair work will likely include removing the deteriorated brick and replacing with new brick to match the existing conditions and repointing.

If you have any questions regarding this report, please do not hesitate to call.

Sincerely Yours,
Johnson Structural Engineering, Inc.

Robert A. Johnson, P.E.
President

MEP/FP Systems Report

- BCC South County Center-

Great Barrington, Massachusetts

Hesnor Engineering Associates, PLLC
2A River Street
Adams, MA

May 23, 2019

TABLE OF CONTENTS

INTRODUCTION

Hesnor Engineering Associates (HEA) was retained by *Nault Architects* to conduct visual observations and prepare an existing conditions study for the mechanical, electrical, plumbing and fire protection (MEP/FP) systems at BERKSHIRE COMMUNITY COLLEGE'S (*BCC*) SOUTH COUNTY CENTER in Great Barrington, MA. The purpose of this study is to provide *BCC* with an assessment of the existing MEP/FP systems relative to the proposed renovations.

HEA visited the site for the purpose of conducting field reconnaissance. Reconnaissance work was visual and did not resort to disassembly, testing, start-ups or performance type measurements for purposes of conclusions and recommendations offered in this Study. Applicable equipment information was culled from nameplate data.

PLUMBING SYSTEMS

EXISTING PLUMBING SYSTEMS:

Natural Gas Service

The existing plumbing systems include natural gas, domestic cold and hot water, sanitary waste, soil and vent. The building is serviced by Municipal Sewer and Water. A 1-inch water service lateral enters the building through the exterior wall, below grade in a crawl space, which is accessed through a floor opening near the front office door. The water service entrance and associated equipment (meter, PRV, etc.) appear to be in fair condition, though the proposed kitchen areas will likely require a larger service size. Interior domestic water piping, where visible, consisted of copper piping. Interior drainage, waste and vent (D.W.V.) is generally cast-iron and visually appears to be in fair condition. The main building drain (4-inch) runs east to west through the building, and exits towards Main Street. Domestic hot water is provided by multiple gallon, 1500 watt, electric type water heaters, which are generally installed nearby to fixtures served.

The natural gas service enters the building on the south side near the front office (adjacent to existing lavatory at front office). The gas meter is located on the exterior of the building. Gas piping consists of schedule 40 steel piping with threaded fittings. The gas service and meter may need to be upgraded to accommodate the proposed kitchen appliances.

Fixtures include lavatories, urinals, water closets, a drinking fountain/bottle filler and sinks. With the exception of stainless-steel classroom sinks, a floor mounted utility sink and the drinking fountain/bottle filler, fixtures are vitreous china type. The water closets are floor-mounted, tank type. Lavatories are top mount, oval type with a mix of wrist blade handle and dual knob type faucets.

Domestic Water Service

Drainage Piping

PROPOSED PLUMBING SYSTEMS:

The proposed plumbing systems will include potable/domestic hot and cold water, natural gas, waste, soil & vent. The building will continue to be serviced by municipal sewer and water.

A new 2-1/2-inch domestic water service will enter the basement. The domestic water service entrance equipment will include valves, pressure regulator, meter and backflow preventer. Domestic water systems will consist of copper piping with either soldered joints or press type fittings. Insulation will be installed on all domestic cold and hot water piping. Interior drainage, waste and vent (D.W.V.) piping will consist of cast-iron, no-hub type or wrought copper with soldered joints for above-slab locations. Below slab piping will be cast-iron hub-and-spigot type.

Domestic hot water will be provided from a high efficiency, condensing water heater. A thermostatic mixing valve will be provided to limit the delivery water temperature to avoid scalding. Hot water return (recirculation) will be incorporated into the distribution system and include controls to monitor the return water temperature and enable/disable the associated circulator. A 140^{o}F hot water feed will be provided to the kitchen for applicable fixtures.

All fixtures will be code-compliant, water conserving type. Additionally, full compliance with the *Massachusetts Architectural Access Board Regulations* will be required. New fixtures will generally be constructed of vitreous china and be floor or wall mounted as applicable. Faucets and flush valves will be the low-flow type and equipped with battery powered electronic sensors. A floor mounted, stainless steel mop sink will be provided for custodial purposes. Hose bibs and floor drains with trap primers will be provided in restrooms in accordance with the *Massachusetts Plumbing Code*.

The Kitchen area will include 3-bay pot sinks, hand washing stations, floor sinks and pre-rinse sprayers. A grease trap will be provided to receive waste from applicable kitchen fixtures. The grease trap will be installed recessed in the kitchen floor.

Natural gas service will be extended from the existing service lateral to applicable kitchen appliances and HVAC equipment. Gas piping will consist of schedule 40 steel piping with a combination of welded (piping 2-1/2” and larger) and threaded fittings.

MECHANICAL SYSTEMS

EXISTING HVAC SYSTEMS:

BCC's main floor space is heated, ventilated and air-conditioned via two (2) gas-fired, direct expansion, packaged rooftop units (RTU's). The units are identical in capacity with 284 MBH heating and 15-tons cooling. The RTU's were manufactured in 2004 and presumably installed the same year. RTU's have a typical life expectancy of 15-20 years. Replacement of these units should be anticipated for the renovation project.

Rooftop Unit

The RTU's are ducted down through the roof to horizontal supply and return ductwork that runs east-west through the spaces. Return ductwork is installed adjacent to interior corridor walls, while supply ductwork runs parallel along exterior walls. Air is supplied and returned from ceiling mounted diffusers and grilles, respectively. The north side of the main floor is served by RTU-2 and the south by RTU-1, resulting in two large control zones for the HVAC system. Based on shop drawings provided to *HEA*, the ductwork was installed circa 2013 by *Charles Cardillo Plumbing and Heating*.

The vacant space located at the northwest corner of the main floor that *BCC* plans to expand into is heated via electric baseboard and cooled by a wall-mounted, ductless air conditioning unit. The associated condenser is mounted on the exterior wall adjacent to the space. Both the electric baseboard and air conditioning unit will need to be removed for the renovation project. A new HVAC system suitable for the proposed demonstration kitchen in this space will include exhaust hoods/fans and a make-up air unit.

Toilet exhaust is provided by ceiling mounted exhaust fans in the respective room. Exhaust fans are ducted to the exterior. A wall exhaust fan is also provided in the art room.

PROPOSED HVAC:

A packaged rooftop unit (RTU) will be installed on the roof area and will provide heating, cooling and ventilation for the kitchen. The RTU will be equipped with DDC controls, filters, a supply fan, return/exhaust fan, variable speed drives, DX cooling with digital scroll compressors & gas-fired heating section. The two (2) existing RTU's will be replaced with new units equipped as described above. Existing ductwork will be reused where possible. New supply and return grilles will be provided throughout. All RTU's will be connected to variable air volume (VAV) boxes to provide multiple HVAC control zones.

The RTU's will be selected with an economizer function for "free cooling" when outside conditions allow. As an additional energy savings measure, carbon dioxide (CO2) sensors will be provided to sense low occupancies and reduce the amount of outdoor air introduced (demand-controlled ventilation). The entire system will be controlled from the DDC system to optimize performance and allow for night setback, scheduling, etc.

Two (2) indirect-fired, natural gas rooftop make-up air units (MUA) will be installed for the kitchens. The MUA units will be equipped with a variable frequency drive (VFD) and gas burner with a minimum 12:1 turndown ratio. The majority of the make-up air will be introduced at a location near the proposed kitchen hoods, preferably through a perforated supply air plenum. Though code does not allow for a large reduction of

airflow, the exhaust air system could be controlled as a variable volume system. A heat sensor will be placed in the hood to ramp up the fan to full speed whenever heat is sensed. When there is no heat, the fan would be slowed to a predetermined setpoint.

An exhaust fan mounted on the roof, will be provided to serve the restrooms. Grilles, volume dampers and controls will be incorporated into the exhaust air systems. Fractional horsepower exhaust fans will be direct drive type with adjustable speed controllers and equipped with motorized dampers. Roof-mounted exhaust fans will be provided for the dishwasher and kitchen exhaust hoods. The kitchen exhaust fan will be equipped with a VFD and be connected to the hood control system. A premium efficiency motor and kitchen-rated, grease-type exhaust fan will be utilized.

The building's HVAC equipment will utilize direct digital controls (DDC) will be utilized exclusively. Individual spaces will be provided with thermostats equipped with user-interface to permit local set-point adjustments. The system controller will include time-of-day schedules that define unoccupied/occupied schedules, optimal start algorithms and setback temperature features for unoccupied periods and holidays.

ELECTRICAL SYSTEMS

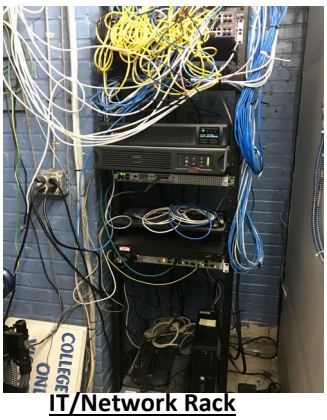
EXISTING ELECTRICAL SYSTEMS:

The building's existing electrical service consists of a 120/208 volt, three phase, 4 wire overhead service. Meters are located on the southern exterior of the building. *BCC*'s electrical distribution panels are located in the main floor utility room, which houses telecommunication, network and security head-end equipment. Duplex convenience receptacles are located throughout the building. Select spaces are equipped with ceiling receptables for projectors.

Electric Service

With the proposed kitchens and *BCC's* planned expansion into the main floor's vacant space, the adequacy of the existing electrical service will need to be evaluated. If the majority of appliances are electric, rather than gas, the electrical service will more than likely need to be upgraded to a larger service.

A single data rack is located in the main floor utility room, which also houses the telecommunication service. Data & telecomm cables were not installed in an organized, workman-like manner. Each classroom is equipped with a telephone jack. Wireless access points for network connections are ceiling mounted in corridors. Select classrooms located on the east end of the main floor are equipped with ceiling mounted cameras, speakers and projectors.



IT/Network Rack

Existing lighting fixtures include fluorescent 2x4 recessed troffers, track lights and recessed cans. Surface mounted 2x2 troffers are also provided in spaces with plaster ceilings. Lighting controls mainly consist of manual on/off toggle switches. Fixtures, overall, are adequate and suitable for the occupancy but

most controls do not meet current energy code requirements. Further, any major renovation should consider replacement of existing fluorescent fixtures with more efficient LED types.

The fire alarm system consists of a municipally connected, non-addressable, conventional hardwired 4-zone system. A *Fire-Lite* fire alarm control panel (M/N MS-4412B) is located in the main floor's utility room. Existing fire alarm devices include pull stations and horn/strobes at egress doors, and smoke detectors in corridors. Existing devices and coverage appear to be code compliant.

The security system consists of wall-mounted cameras and motion detectors in select classrooms, and door interlocks at main entrances. A *First Alert* security system panel and keypad is located in the utility room.

Exit and directional signage as well as emergency lighting fixtures (battery wall packs) are provided in various locations throughout the building. In general, the signage and fixtures are visually in fair condition. Quantities and locations appear to be code compliant, however, modifications will be required to suit the proposed renovations.

Fire Alarm Control Panel

PROPOSED ELECTRICAL SYSTEMS:

A new electrical service will be required. At this time, a 600 ampere, 120/208V, 3-phase service is anticipated. A 600 amp main distribution panel (MDP) will be provided. The MDP will feed HVAC equipment and sub-panels. A total of three (3), 200 amp, 42 pole sub-panels are anticipated. Panels will be dedicated to lighting, general power and kitchen appliances.

A minimum of one general convenience duplex receptacle will be provided in each space, including storage, utility, closets and other similar areas that are not regularly occupied. Regularly occupied spaces such as offices and classrooms will have receptacles spaced at a maximum of 12-feet on-center. General purpose receptacles will be provided at a maximum of 50-feet on center in corridors and within 25-feet of each end of the respective corridor. Weather proof, GFI receptacles equipped with in-use covers will be provided within 25-feet of all exterior HVAC equipment.

All new high efficiency LED lighting systems with sensors and controls will be provided. The design lighting power density goal for general use areas in the building will range between 0.8 and 1.0 watts per square foot. The proposed lighting system would utilize both natural lighting and electrical lighting to meet the space's required luminance. The electric lights, through the use of daylighting sensors, would be automatically dimmed or turned off when natural lighting is sufficient. Occupancy sensors will be provided where required by the *International Energy Conservation Code (IECC)* to control the lighting system during off-hours. Occupancy sensors should be manual ON/Automatic OFF type. Dual-mode occupancy sensors that combine passive infrared (PIR) and ultrasonic PIR technologies are recommended.

Emergency lighting will be provided in egress pathways, toilet rooms, assembly areas and outside each egress door. Illuminated Exit signage will be provided in corridors, assembly areas and at all egress doors. Emergency

and exit lighting units will be equipped with integral batteries to provide a minimum of 90-minutes of emergency lighting.

The design and layout of fire alarm devices will be based on engineering criteria as defined by NFPA 72 and the Massachusetts State Building Code 780 CMR. The proposed fire alarm system (FAS) will be an addressable type and include audible and visual signaling devices in accordance with NFPA and ADA guidelines to provide full coverage of the area. All visual devices will be synchronized. The proposed fire protection system will require addressable monitor modules to monitor tamper and flow switches and will include activation of notification appliances on sprinkler system flow. A single manual pull station, located adjacent to the fire alarm control panel (FACP), will be required for fire alarm testing purposes. Duct-type smoke detectors for air handling equipment and supervision of sprinkler flow and tamper switches will be incorporated into the FAS in accordance with NFPA 90A and NFPA 13 requirements. Audiovisual notification appliances will be located in all egress corridors, public and common areas. Magnetic door hold opens, if applicable, will be interlocked with the fire alarm system.

Telecommunication/data services will be extended from the existing server/switches located in the electrical room. Distribution will include horizontal cables, telecommunications outlet/connectors, mechanical terminations, and patch cords or jumpers. The design and implementation of the cabling system will be in accordance with the TIA/EIA-568 standard. Each office and classroom will include 4 data ports (voice port, data port and 2 spare ports). Additionally, ceiling mounted data ports will be provided for wireless access points throughout the facility. Voice and data cabling will be Category 6 from each port/jack to the data/telecommunication service entrance located in the electrical room.

FIRE PROTECTION SYSTEM

EXISTING FIRE PROTECTION SYSTEMS:

The existing fire protection service equipment is located in the northeast corner of the space currently occupied by *Elements* on the lower level (*HEA* has not accessed the service equipment area yet and need to field verify existing service entrance). This water main is dedicated to fire suppression and is independent of the water service associated with plumbing fixtures.

Sprinklers Above Ceiling

Sprinkler piping consists of black iron with threaded fittings and mechanical couplings. Sprinkler types vary throughout the building based on the use/occupancy of the respective space as well as the architectural features (ceiling finishes and type). *BCC*'s main floor space is fully sprinkled with a wet system except for the vacant space located at the northwest corner of the first floor. *BCC* plans to expand into this space, so an extension of the sprinkler system into in this area will be required for occupancy.

PROPOSED FIRE PROTECTION SYSTEMS:

An ansul type fire suppression system will be required at select kitchen hoods (Type I hoods per International Mechanical Code). All existing sprinkler heads will be removed and replace with new heads in the proposed finish ceilings. Sprinkler piping will be extended to the currently vacant space at the front of the building near the main street entrance. New sprinkler heads will be provided in this currently un-sprinkled space. The entire renovation area will be provided with NFPA-13 compliant fire protection.

GENERAL NOTES

A - CODES:

1. 780 CMR (MASSACHUSETTS STATE BUILDING CODE, 9th. EDITION)
2. AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)
3. AMERICAN CONCRETE INSTITUTE (ACI)
4. CONCRETE REINFORCING STEEL INSTITUTE (CRSI)

B - DESIGN LOADS:

1. SNOW LOAD:

GROUND SNOW LOAD	50 psf
EXPOSURE FACTOR	1.0
THERMAL FACTOR	1.0
RISK CATEGORY	II
DESIGN SNOW LOAD	40 psf

2. FLOOR LIVE LOADS:

KITCHEN AREAS	100 psf

C - STRUCTURAL STEEL:

1. ALL STRUCTURAL STEEL TO COMPLY WITH ASTM REQUIREMENTS AS FOLLOWS:

W-SHAPES	A992	fy = 50 ksi
HSS TUBES	A500	fy = 46 ksi
ALL OTHERS	A36	fy = 36 ksi

2. BOLTED CONNECTIONS TO BE MADE WITH SLIP CRITICAL CONNECTION AS PER ASTM-325.
3. MINIMUM THICKNESS OF CONNECTING ANGLES TO BE 3/8".
4. LEVELING PLATES TO BE 1/4" THICK, SAME SIZE AS BASE PLATE.
5. ALL EXPOSED WELDING SHALL BE GROUND SMOOTH.
6. ALL MISALIGNED BOLT HOLES IN STRUCTURAL STEEL SHALL BE PLUG WELDED SOLID AND REDRILLED FOR SPECIFIED BOLTS.
7. G.C. SHALL VERIFY IN WRITING THAT ALL BOLTED CONNECTIONS ARE COMPLETED AS SPECIFIED, AS PER CURRENT AISC STANDARDS AND HAVE BEEN TORQUE-TESTED ACCORDING TO AISC SPECIFICATIONS BEFORE LOADS ARE APPLIED.
8. ALL UNUSED BOLT HOLES SHALL BE PLUG WELDED SOLID AND GROUND SMOOTH.
9. ALL WELDING (IN SHOP & FIELD) SHALL COMPLY WITH LATEST AWS STANDARDS AND SHALL BE COMPLETED BY AN AWS-CERTIFIED WELDER.
10. UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL SHALL BE PAINTED WITH ONE SHOP COAT OF TNEMEC 99G METAL PRIMER OR EQUAL. COLOR TO BE GREY.

D - STEEL LINTELS:

1. STEEL LINTELS AT ALL MASONRY OPENINGS, DOORS, WINDOWS, RECESSES, DUCTS, VENTS, ETC. (FURNISHED UNDER MISCELLANEOUS METALS) SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:

OPENING WIDTH	LINTEL / 4" WIDTH OF MASONRY
0'-0" -- 4'-0"	L4 x 3-1/2 x 5/16
4'-1" -- 6'-0"	L5 x 3-1/2 x 5/16
6'-1" -- 8'-0"	L6 x 3-1/2 x 5/16

2. BEARING OF LINTELS ON WALL TO BE 8" MINIMUM. GROUT 3 CELLS (MIN.) SOLID BELOW FOR BEARING.
3. ALL EXTERIOR ANGLE LINTELS AND ALL BEAMS WITH PLATE LINTELS TO BE HOT DIPPED GALVANIZED.

E - CONCRETE & MASONRY:

1. ALL CONCRETE TO BE 3,000 PSI AT 28 DAYS.
2. CONCRETE WORK TO CONFORM TO ACI-318 CODE, LATEST EDITION.
3. COLUMN FOOTINGS SHALL BE CENTERED UNDER COLUMNS UNLESS OTHERWISE NOTED OR DRAWN.
4. STEEL COLUMN POCKETS TO BE FILLED WITH CONCRETE AFTER COLUMNS ARE IN PLACE.
5. ALL CONCRETE TO BE STONE CONCRETE.
6. ISOLATION JOINTS ARE REQUIRED AT EVERY INTERIOR COLUMN (TYPICAL).
7. CMU SHALL HAVE MINIMUM ALLOWABLE STRESS OF F'm = 1,500 PSI.
8. CMU SUPPLIER SHALL SUBMIT ALL PERTINENT CMU PRODUCT AND DESIGN DATA AND SHALL CERTIFY CMU COMPLIANCE WITH ASTM C 90.
9. GROUT SHALL BE FIVE STAR EPOXY GROUT BY US GROUT CORP., OR EQUAL.

F - CONCRETE REINFORCING:

1. ALL CONCRETE REINFORCING TO COMPLY WITH LATEST EDITION OF CRSI.
2. CONCRETE REINFORCING TO BE NEW BILLET STEEL, GRADE 60.
3. REINFORCING STEEL CLEAR COVER TO BE AS FOLLOWS:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
FORMED CONCRETE SURFACES IN CONTACT WITH SOIL, WATER	2"
SLAB ON GRADE - TOP, INTERIOR FACE OF WALLS	3/4"

G - WOOD:

1. ALL WOOD NAILERS TO BE PRESSURE TREATED UNLESS OTHERWISE NOTED.
2. ALL WOOD MEMBERS TO HAVE THE FOLLOWING MINIMUM ALLOWABLE STRESSES:

DIMENSION LUMBER (SPRUCE PINE FIR)	LVL MEMBERS
Fb = 875 psi	Fb = 2,800 psi
Fv = 135 psi	Fv = 285 psi
E = 1,300,000 psi	E = 2,000,000 psi

H - LIGHT-GAUGE:

1. ALL LIGHT-GAUGE MEMBERS TO COMPLY WITH LATEST EDITION OF AISI.
2. LIGHT-GAUGE METAL FRAMING SYSTEM TO BE COMPLETELY DESIGNED BY CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR LIGHT-GAUGE MEMBER SIZES, SPACING, CONNECTIONS, TEMPORARY BRACING, ETC.
3. NO GAPS ARE PERMITTED BETWEEN ANY FLOOR JOISTS AND RIM TRACKS.
4. LIGHT-GAUGE MEMBERS SHALL MEET THE FOLLOWING MINIMUM CRITERIA:
   a.) METAL STUDS AND JOISTS - Fy = 33 ksi
   b.) MEMBERS WHERE NOTED - Fy = 50 ksi
5. LIGHT-GAUGE METAL JOISTS SHALL HAVE 2" MINIMUM FLANGES.
6. LIGHT-GAUGE METAL STUDS SHALL HAVE 1-5/8" MINIMUM FLANGES.

I - SOILS AND STRUCTURAL FILL:

1. SOIL BEARING DESIGN VALUE = 3,000 psf (ASSUMED).
2. UNSUITABLE SOILS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL COMPACTED TO 95% COMPACTION IN 8" LAYERS.

J - MISCELLANEOUS:

1. FIELD VERIFY ALL EXISTING DIMENSIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
2. VERIFY ALL NEW DIMENSIONS AND ELEVATIONS WITH EXISTING CONDITIONS AND ARCHITECT.
3. SEE HVAC DRAWINGS FOR LOCATION AND SIZE OF ALL FLOOR AND ROOF OPENINGS INCLUDING ROOF FANS. PROVIDE AND INSTALL FRAMING AS SHOWN ON STRUCTURAL DRAWINGS.
4. NO MATERIAL SHALL BE FABRICATED UNTIL SHOP DRAWINGS ARE APPROVED. SHOP DRAWINGS SHALL BE SAME SIZE AND CLARITY AS CONTRACT DRAWINGS, AND SHALL BE COORDINATED WITH OTHER RELATED SHOP DRAWINGS.
5. NO PERMISSION WILL BE GRANTED FOR ANY STRUCTURAL DRAWINGS TO BE REPRODUCED FOR USE AS SHOP DRAWINGS.
6. A MINIMUM OF FOUR HARD COPIES ARE REQUIRED FOR EACH SHOP DRAWING SUBMITTAL (ALL MATERIALS).
7. G.C. SHALL COORDINATE THE WORK OF ALL TRADES TO PROVIDE FUNCTIONAL AND DIMENSIONAL COMPATIBILITY BETWEEN ALL COMPONENTS.
8. G.C. SHALL SUBMIT TEMPORARY SHORING SUBMITTAL TO THE STRUCTURAL ENGINEER-OF-RECORD FOR REVIEW. SUBMITTAL SHALL INCLUDE DESIGN CALCULATIONS AND SHOP DRAWINGS, AND MUST BE STAMPED AND SIGNED BY A MASSACHUSETTS LICENSED STRUCTURAL ENGINEER PRIOR TO SUBMISSION.
9. G.C. TO RELOCATE ALL EXISTING CONDUITS, DUCTS, PIPES, ETC. AS REQUIRED TO PERFORM THE WORK INDICATED (NOT SHOWN FOR CLARITY).

JSE
Johnson Structural Engineering
101 Huntoon Memorial Highway (Rt. 56)
Rochdale, Massachusetts 01542
phone: (508) 892-4884 fax: (508) 892-0477

General Notes

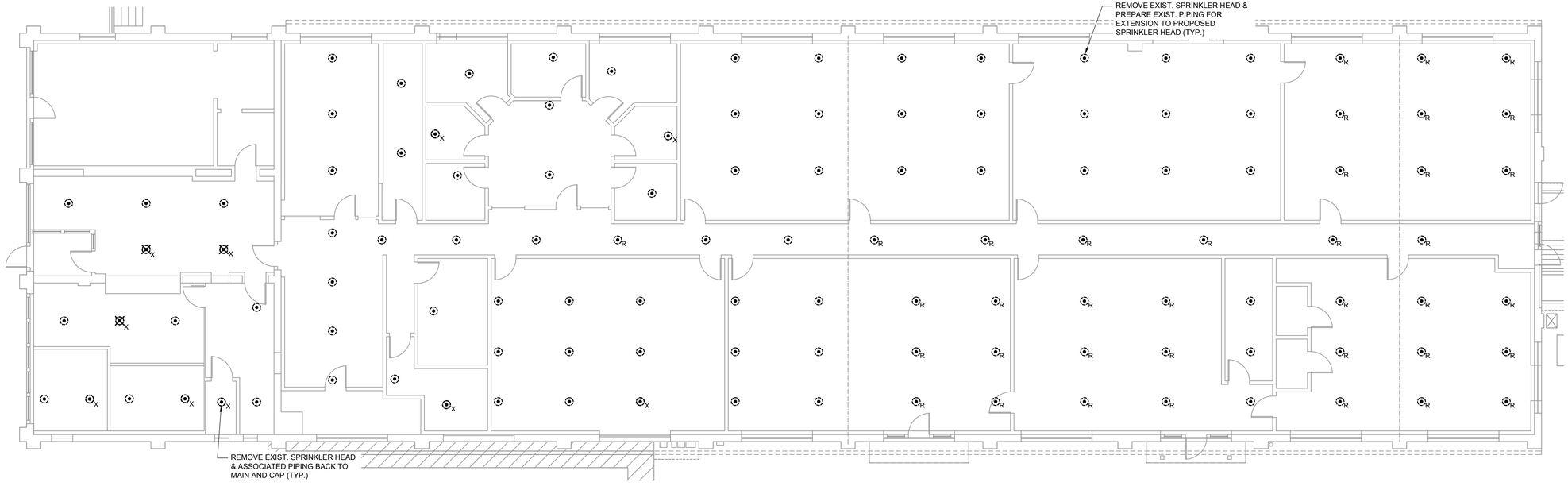
BCC - South County Center
343 Main Street
Great Barrington, MA

scale: As Noted
date: 05.22.2019
designed by: TPA
checked by: RAJ

SK-S7

FIRE PROTECTION LEGEND:

- EXIST. UPRIGHT SPRINKLER TO REMAIN
- EXIST. SPRINKLER PIPING TO REMAIN
- REMOVE & REPLACE EXIST. SPRINKLER HEAD - NEW TO BE INSTALLED IN SIMILAR LOCATION
- REMOVE EXIST. SPRINKLER HEAD - PIPING TO BE EXTENDED TO LOCATION OF NEW HEAD
- REMOVE EXIST. SPRINKLER HEAD - CAP PIPING.
- UPRIGHT QUICK RESPONSE SPRINKLER, 5.6 K-FACTOR, 155°F RATED BRASS FINISH, NOT FITTED WITH WIRE CAGE
- PROPOSED SPRINKLER PIPE
- SPRINKLER PIPE RISE
- SPRINKLER PIPE DROP



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SOUTH COUNTY CENTER, BCC

GREAT BARRINGTON, MA

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION

REVISIONS:

No.	DATE	DESCRIPTION

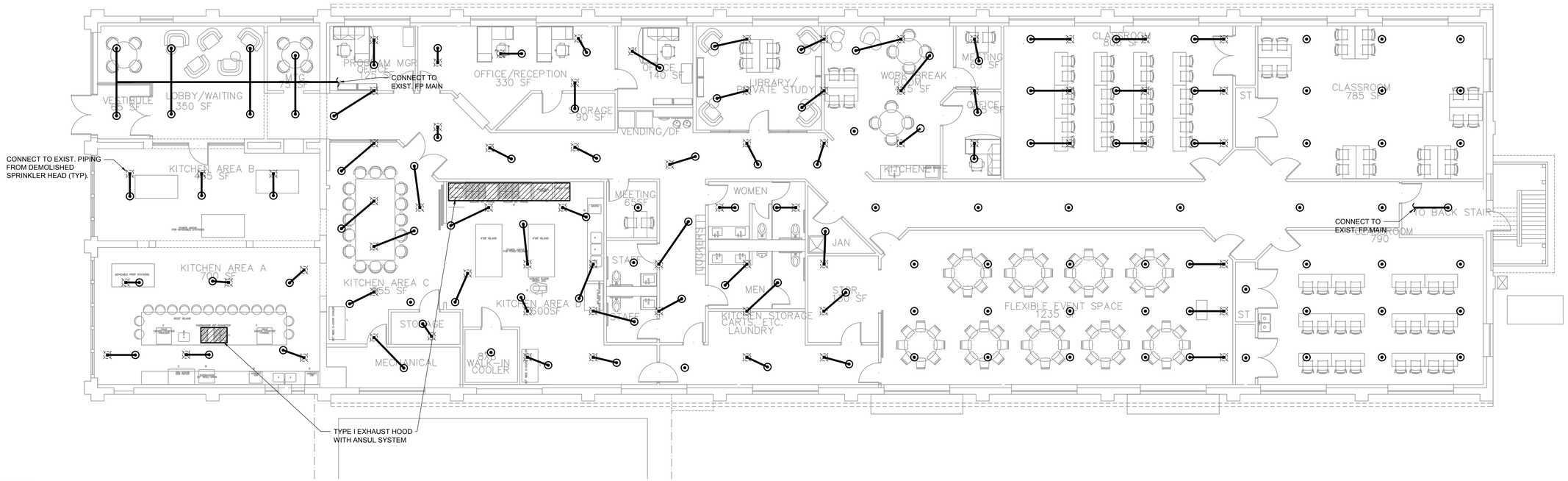
SEAL:

DATE: MAY 21, 2019
DRAWN BY: LM
CHECKED BY: MT
PROJECT No: M-NAI06
FILE:

FIRE PROTECTION DEMOLITION PLAN

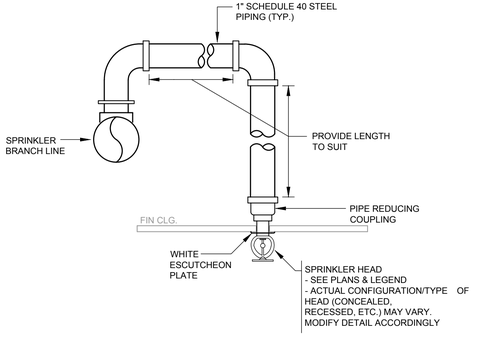
SCALE: 1/8"=1'-0"

FPD-100



SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN

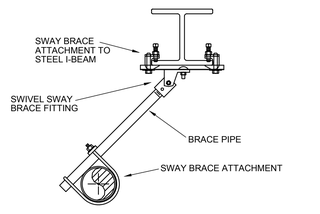


NOTES:

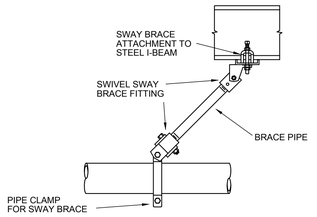
1. ADJUST SPRINKLER DROPS AS NECESSARY TO CLEAR OBSTRUCTIONS SUCH AS THE CEILING "T" BAR SUSPENSION SYSTEM, LIGHTING FIXTURES, ETC. PROVIDE A PIPE HANGER IF THE HORIZONTAL LENGTH EXCEEDS 24 INCHES.
2. DETAIL SHALL NOT BE CONSIDERED TYPICAL. MODIFY AS REQ'D TO SUIT FIELD CONDITIONS.

SCALE: N.T.S.

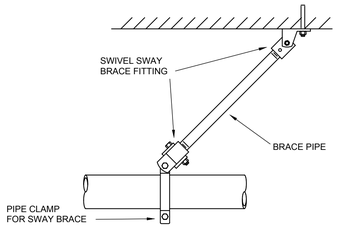
SPRINKLER HEAD DROP DETAIL



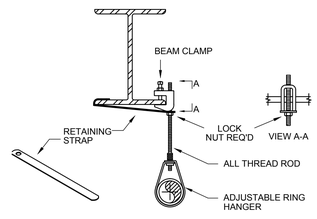
SWAY BRACE ATTACHMENT TO STEEL I-BEAM DETAIL
SHOWN IN LATERAL BRACE APPLICATION



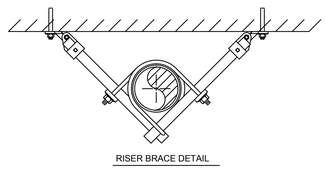
SWAY BRACE ATTACHMENT TO STEEL I-BEAM DETAIL
SHOWN IN LONGITUDINAL BRACE APPLICATION



LONGITUDINAL EARTHQUAKE BRACE DETAIL



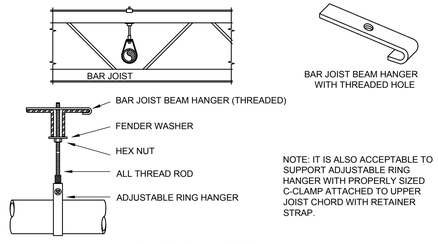
BOTTOM BEAM CLAMP, ROD, AND RING DETAIL



RISER BRACE DETAIL

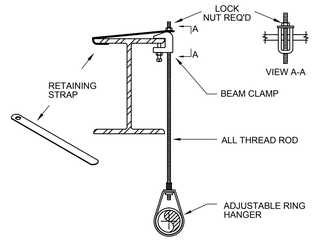
SCALE: N.T.S.

TYPICAL SEISMIC BRACE DETAILS

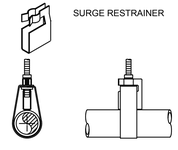


BAR JOIST BEAM HANGER DETAIL

NOTE: IT IS ALSO ACCEPTABLE TO SUPPORT ADJUSTABLE RING HANGER WITH PROPERLY SIZED C-CLAMP ATTACHED TO UPPER JOIST CHORD WITH RETAINER STRAP.



TOP BEAM CLAMP, ROD, AND RING DETAIL



SURGE RESTRAINER DETAIL

SCALE: N.T.S.

TYPICAL HANGER DETAILS

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SOUTH COUNTY CENTER, BCC

GREAT BARRINGTON, MA

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FIRE PROTECTION PLAN

SCALE: 1/8"=1'-0"

FP-100

DEMOLITION LEGEND:

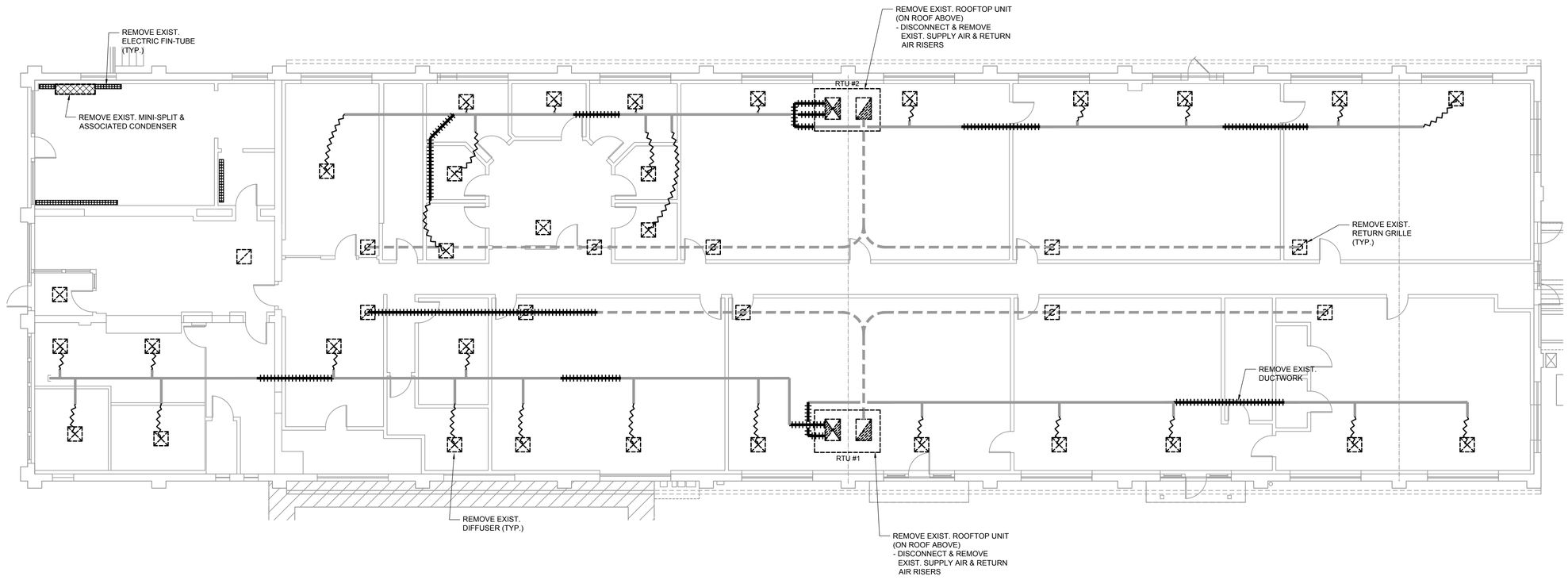
- EXIST. DUCTWORK TO BE REMOVED
- EXIST. EXHAUST AIR FAN TO BE REMOVED
- EXISTING GRILLE TO BE REMOVED
- EXIST. HVAC EQUIPMENT TO BE REMOVED
- EXIST. SUPPLY GRILLE TO BE REMOVED
- EXIST. RETURN GRILLE TO BE REMOVED

MECHANICAL LEGEND:

- SUPPLY AIR DUCT
- RETURN AIR DUCT
- EXHAUST AIR DUCT
- SUPPLY DUCT RISER
- RETURN DUCT RISER
- D-X / XXX CFM — SUPPLY DIFFUSER
- R-X / XXX CFM — RETURN AIR GRILLE
- EG-X / XXX CFM — EXHAUST AIR GRILLE
- DUCT CAP
- VD — VOLUME DAMPER
- THERMOSTAT
  - LOCATION SHOWN SCHEMATICALLY
  - COORDINATE EXACT LOCATION WITH OWNER'S REP.
- CONTROL WIRING

EQUIPMENT LEGEND:

- RTU X — ROOFTOP UNIT
- EF X — EXHAUST FAN
- VAV X — VARIABLE AIR VOLUME UNIT
- KH X — KITCHEN HOOD
- MAU X — MAKE-UP AIR UNIT



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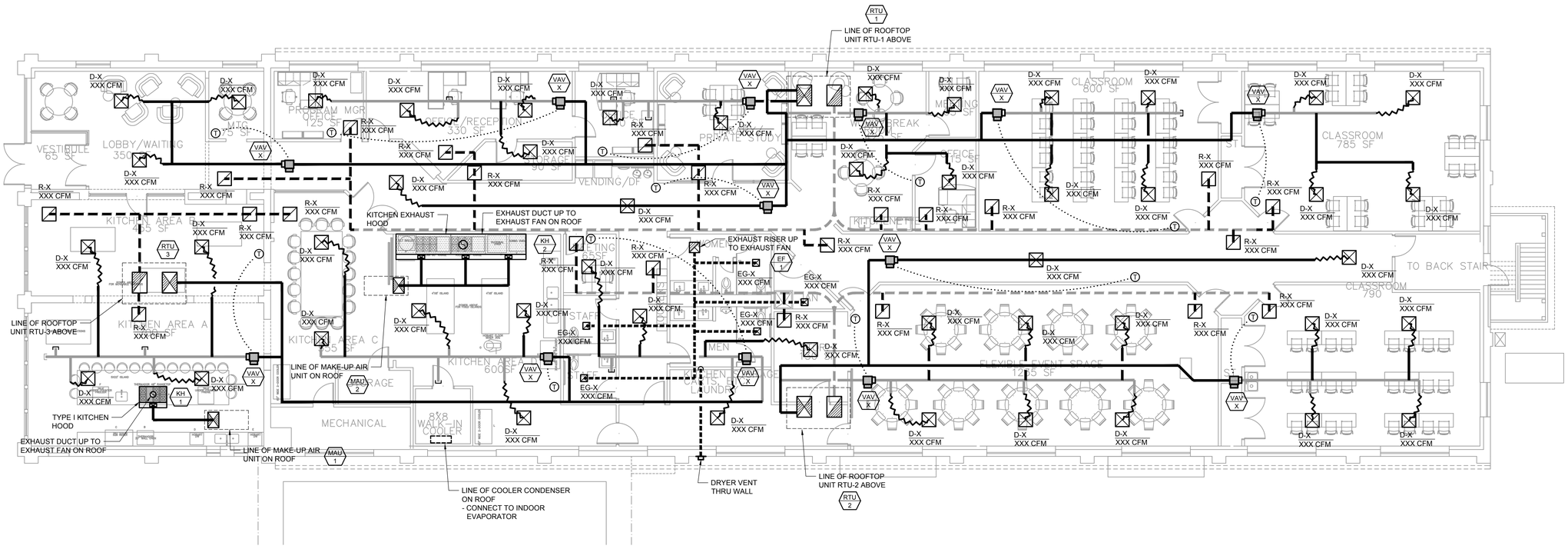
MECHANICAL DEMOLITION PLAN

SCALE: 1/8"=1'-0"

MD-100



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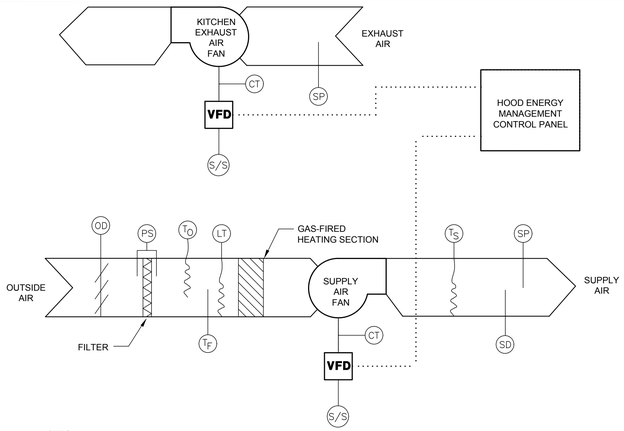
FILE:

MECHANICAL PLAN

SCALE: 1/8"=1'-0"

M-100



LEGEND:

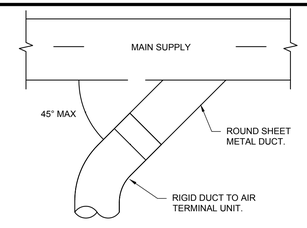
- DS — DUCT-TYPE SMOKE DETECTOR
- LT — LOW LIMIT SENSOR
- TS — SUPPLY AIR TEMPERATURE SENSOR
- PS — DIFFERENTIAL PRESSURE SENSOR
- TF — FREEZE STAT
- CT — CURRENT TRANSDUCER
- BD — BYPASS DAMPER
- RD — RECIRCULATION DAMPER -ERV'S & AHU'S ONLY
- RH — RA HUMIDITY
- SH — SA HUMIDITY
- TR — RETURN AIR TEMPERATURE SENSOR
- TO — OUTSIDE AIR TEMPERATURE SENSOR
- S/S — STOP/START - COMMAND FROM BMS
- OD — OUTSIDE AIR DAMPER
- ED — EXHAUST AIR DAMPER
- SP — STATIC PRESSURE SENSOR

NOTES:

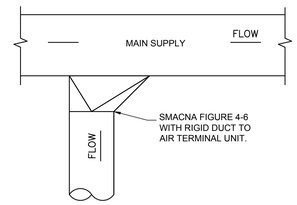
1. SEE TEMPERATURE CONTROL & SEQUENCE OF OPERATION SPECIFICATIONS. ALL REQ'D SENSORS/CONTROL COMPONENTS HAVE NOT BEEN SHOWN.

SCALE: N.T.S.

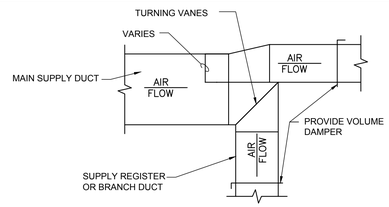
KITCHEN MAKE-UP AIR AND EXHAUST AIRFLOW DIAGRAM



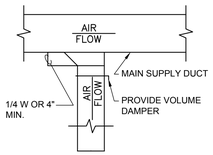
SUPPLY DUCT TAKEOFF – AIR TERMINAL UNIT



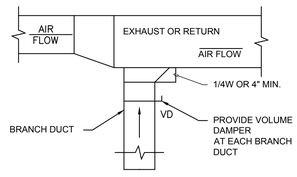
ALTERNATE SUPPLY DUCT TAKEOFF – AIR TERMINAL UNITS



AIR SPLIT DUCT TAKE–OFF



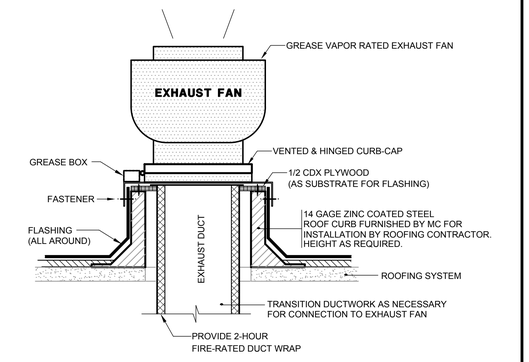
BRANCH DUCT TAKE–OFF



EXHAUST OR RETURN BRANCH DUCTWORK

SCALE: N.T.S.

DUCTWORK TAKE-OFF DETAILS

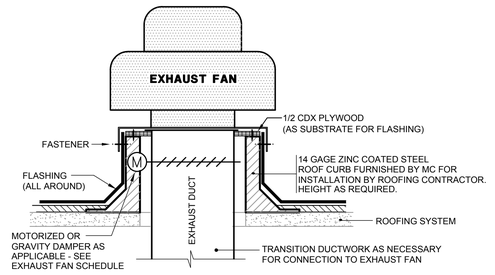


NOTES:

1. SEE ACOUSTIC NOTES ON SHEET M-001 FOR ROOF CURB REQUIREMENTS.
2. MC SHALL FURNISH ROOF CURB FOR INSTALLATION BY ROOFING CONTRACTOR.

SCALE: N.T.S.

KITCHEN EXHAUST FAN DETAIL

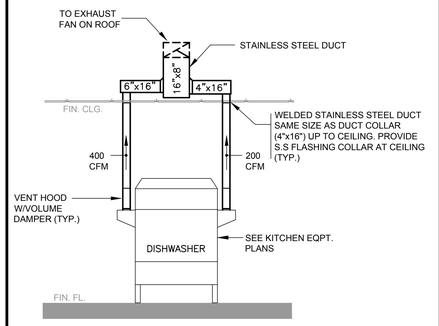


NOTES:

1. SEE ACOUSTIC NOTES ON SHEET M-001 FOR ROOF CURB REQUIREMENTS.
2. MC SHALL FURNISH ROOF CURB FOR INSTALLATION BY ROOFING CONTRACTOR.

SCALE: N.T.S.

EXHAUST FAN PENETRATION DETAIL

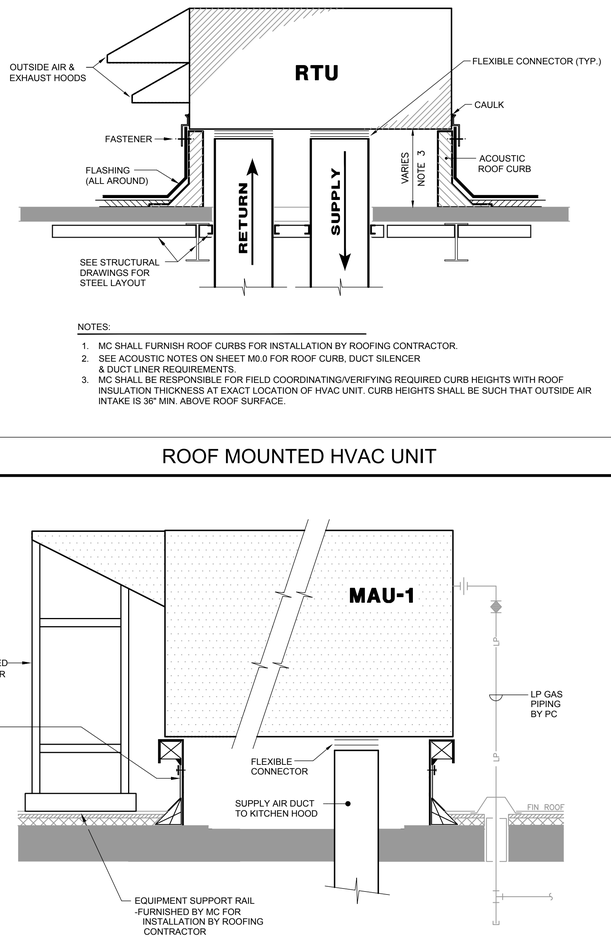


NOTES:

1. PITCH DUCTS DOWN TOWARD INTAKE OPENINGS OR PROVIDE DRAIN AT ANY POINT WHERE WATER WILL COLLECT.

SCALE: N.T.S.

EXHAUST DUCTWORK - DISHWASHER

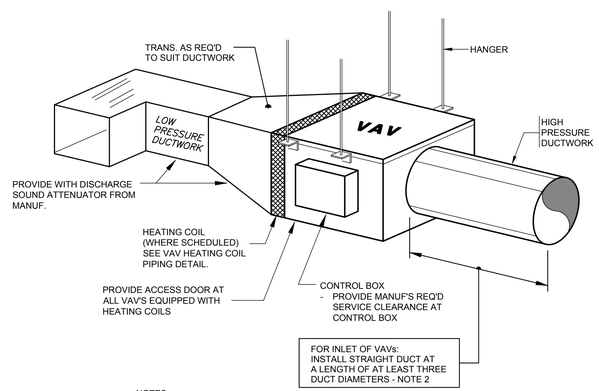


NOTES:

1. MC SHALL FURNISH ROOF CURBS FOR INSTALLATION BY ROOFING CONTRACTOR.
2. SEE ACOUSTIC NOTES ON SHEET M0.0 FOR ROOF CURB, DUCT SILENCER & DUCT LINER REQUIREMENTS.
3. MC SHALL BE RESPONSIBLE FOR FIELD COORDINATING/VERIFYING REQUIRED CURB HEIGHTS WITH ROOF INSULATION THICKNESS AT EXACT LOCATION OF HVAC UNIT. CURB HEIGHTS SHALL BE SUCH THAT OUTSIDE AIR INTAKE IS 36" MIN. ABOVE ROOF SURFACE.

SCALE: N.T.S.

ROOF MOUNTED HVAC UNIT

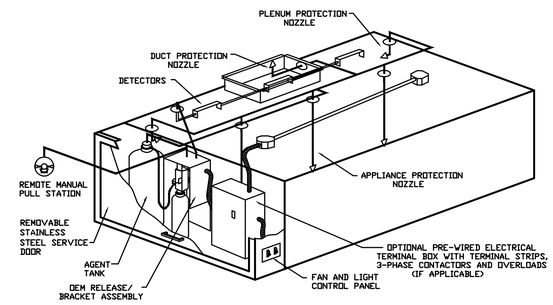


NOTES:

1. FURNISH ACCESS DOOR FOR INSTALLATION BY GC WHERE VAV'S ARE INSTALLED IN INACCESSIBLE LOCATIONS (GYPSUM CEILINGS, SOFFITS, ETC).
2. VAV HIGH PRESSURE DUCTWORK SIZE SHALL EQUAL VAV INLET SIZE PROVIDED THAT DUCT RUN IS WITHIN 3 DIAMETERS OF MAIN. FOR LONGER RUNS FROM MAIN DUCT SIZE SHALL SHALL BE INCREASED (SIZE AT 0.1" W.C. PD).

SCALE: N.T.S.

SINGLE-DUCT VAV BOX DETAIL

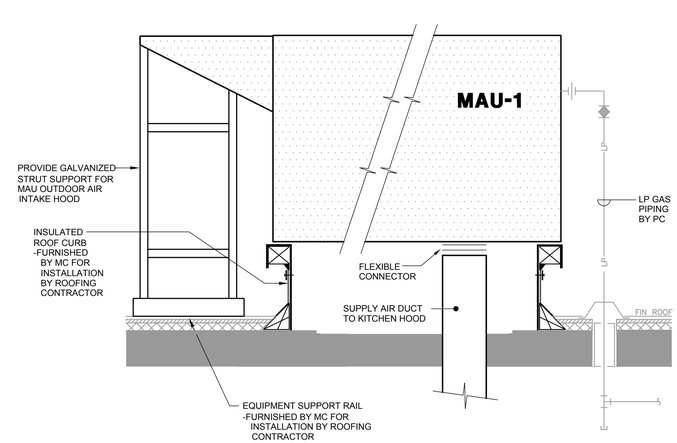


NOTES:

1. THE FIRE SUPPRESSION SYSTEM SHALL BE THE PRE-ENGINEERED TYPE WITH A FIXED NOZZLE AGENT DISTRIBUTION NETWORK. IT SHALL BE LISTED UNDERWRITERS LABORATORIES, INC. (UL).
2. THE SYSTEM SHALL BE CAPABLE OF AUTOMATIC DETECTION AND ACTUATION WITH LOCAL OR REMOTE MANUAL ACTUATION.
3. THE EXTINGUISHING AGENT SHALL BE A POTASSIUM CARBONATE, POTASSIUM ACETATE-BASED FORMULATION DESIGNED FOR FLAME KNOCKDOWN AND SECUREMENT OF GREASE RELATED FIRES. IT SHALL BE AVAILABLE IN PLASTIC CONTAINERS WITH INSTRUCTIONS FOR LIQUID AGENT HANDLING AND USAGE.
4. THE REGULATED RELEASE MECHANISM SHALL BE COMPATIBLE WITH A FUSIBLE LINK DETECTION SYSTEM, THE FUSIBLE LINK SHALL BE SELECTED AND INSTALLED ACCORDING TD THE OPERATING TEMPERATURE IN THE VENTILATING SYSTEM. THE FUSIBLE LINK SHALL BE SUPPORTED BY A DETECTOR BRACKET/LINKAGE ASSEMBLY.

SCALE: N.T.S.

HOOD ANSUL SYSTEM LAYOUT



NOTES:

1. GAS-FIRED, ROOF MOUNTED MAKE-UP AIR UNIT FURNISHED AND INSTALLED BY MC.

SCALE: N.T.S.

GAS-FIRED MAKE-UP AIR UNIT DETAIL

HESNOR ENGINEERING ASSOCIATES
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www.HESNOR.com

SOUTH COUNTY CENTER, BCC

GREAT BARRINGTON, MA

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

REVISIONS:

No.	DATE	DESCRIPTION

SEAL:

DATE: MAY 21, 2019

DRAWN BY: LM
CHECKED BY: MT
PROJECT No: M-NAI06
FILE:

MECHANICAL DETAILS

SCALE: 1/8"=1'-0"

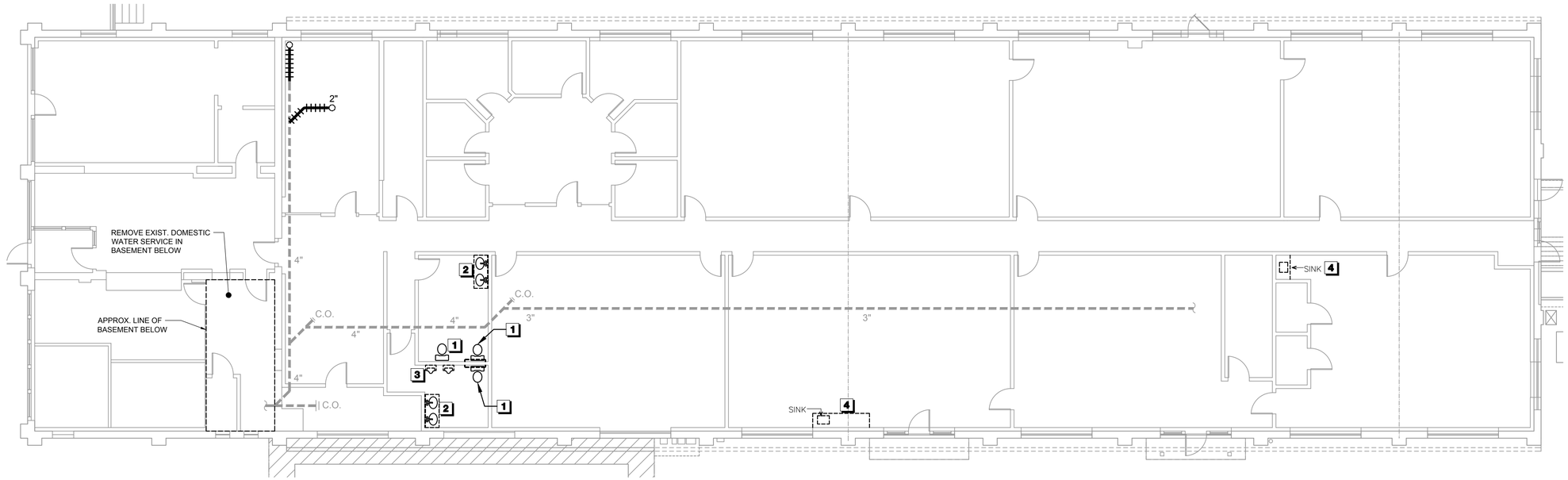
M-500

PLUMBING LEGEND:

- EXISTING SOIL/WASTE PIPING (BELOW SLAB) TO REMAIN
- EXISTING SOIL/WASTE PIPING (ABOVE SLAB) TO REMAIN
- PIPING TO BE MOVED
- DOMESTIC COLD WATER SUPPLY PIPING (DCWS)
- DOMESTIC HOT WATER SUPPLY PIPING (DHWS)
- DOMESTIC HOT WATER RETURN PIPING (DHWR)
- G — NATURAL GAS PIPING
- VENT PIPING
- SOIL/WASTE PIPING (BELOW SLAB)
- SOIL/WASTE PIPING (ABOVE SLAB)
- C.O. — FLOOR CLEANOUT (C.O.)
- C.O. — WALL OR PIPE CLEANOUT (C.O.)
- F.D. — FLOOR DRAIN
- BALL VALVE
- POINT OF CONNECTION TO EXISTING PIPING

KEYED EQUIPMENT LEGEND:

- LV / X — LAVATORY
- HB / 1 — HOSE BIB - INTERIOR
- WC / X — WATER CLOSET
- U / X — URINAL
- FD / X — FLOOR DRAIN
- S / X — SINK
- DF / X — DRINKING FOUNTAIN/BOTTLE FILLER
- WH / X — WATER HEATER
- TMV / X — THEROMSTATIC MIXING VALVE
- GI / X — GREASE INTERCEPTOR
- FS / X — FLOOR SINK
- MS / X — MOP SINK



KEYED DEMOLITION NOTES:

1 REMOVE EXISTING WATER CLOSET & ASSOCIATED PIPING
- REMOVE WASTE PIPING BACK BELOW FIN FLOOR & CAP
- REMOVE VENT PIPING BACK TO MAIN & CAP
- REMOVE DCWS BACK TO MAIN & CAP

2 REMOVE EXISTING LAVATORY & ASSOCIATED PIPING
- REMOVE WASTE PIPING BACK BELOW FIN FLOOR & CAP
- REMOVE VENT PIPING BACK TO MAIN & CAP
- REMOVE DCWS & DHWS BACK TO MAIN & CAP

3 REMOVE EXISTING URINAL & ASSOCIATED PIPING
- REMOVE VENT PIPING BACK ABOVE FIN. CEILING & CAP
- REMOVE DCWS BACK TO MAIN & CAP

4 REMOVE EXIST. SINK & ASSOCIATED PIPING
- REMOVE WASTE PIPING BACK BELOW FIN FL. & CAP
- REMOVE VENT PIPING BACK TO MAIN & CAP
- REMOVE DCWS & DHWS BACK TO MAIN & CAP

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GREAT BARRINGTON, MA

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION -

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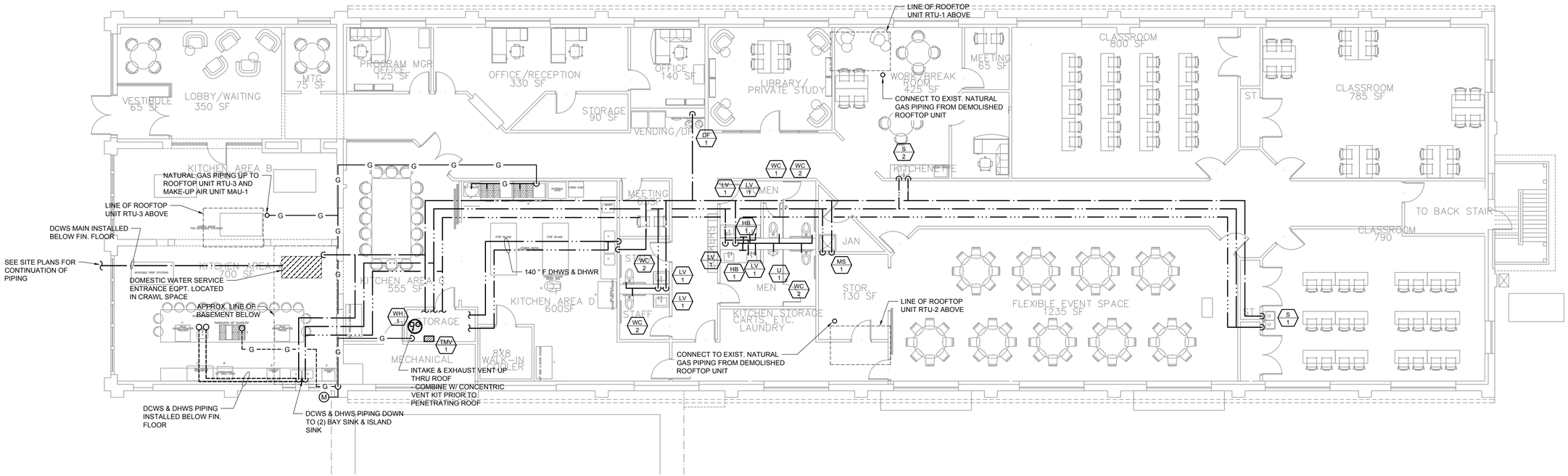
PROJECT No: M-NAI06
FILE:

PLUMBING DEMOLITION PLAN

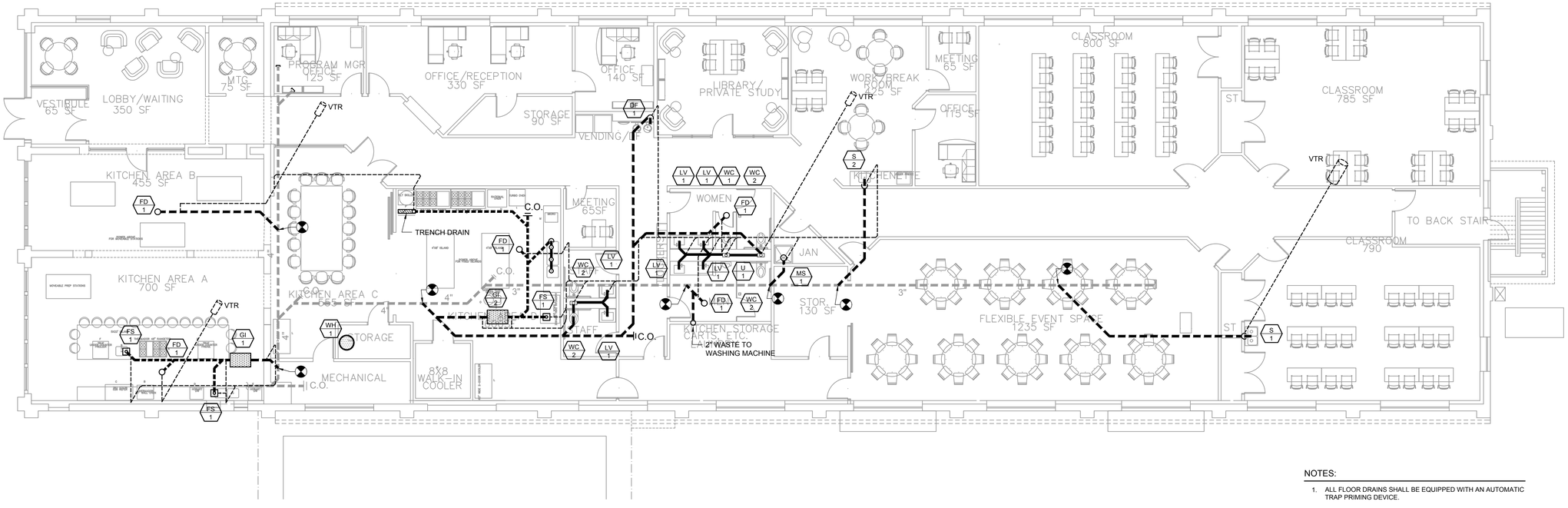
SCALE: 1/8"=1'-0"

PD-100



SCALE: 1/8" = 1'-0"

DOMESTIC WATER PLAN



NOTES:

1. ALL FLOOR DRAINS SHALL BE EQUIPPED WITH AN AUTOMATIC TRAP PRIMING DEVICE.

SCALE: 1/8" = 1'-0"

DWV PLAN

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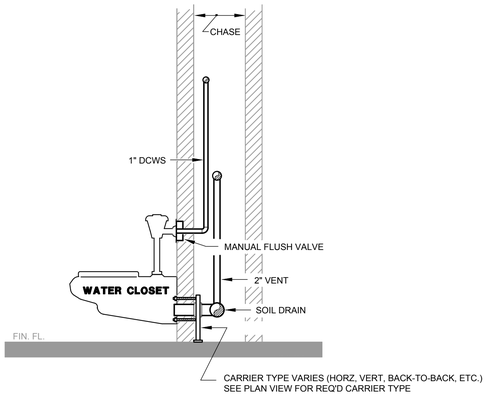
PROJECT No: M-NAI06
FILE:

PLUMBING PLAN

SCALE: AS SHOWN

P-100

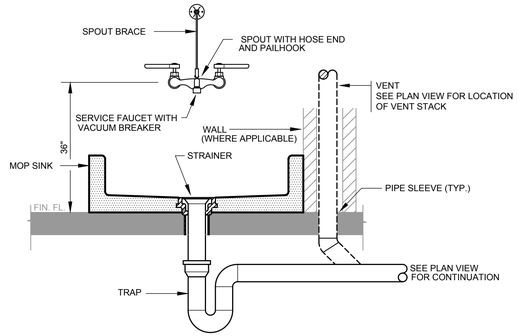


NOTES:

1. SEE ARCH. PLANS FOR FIXTURE MOUNTING HEIGHTS.

SCALE: N.T.S.

WALL-HUNG WATER CLOSET INSTALLATION DETAIL

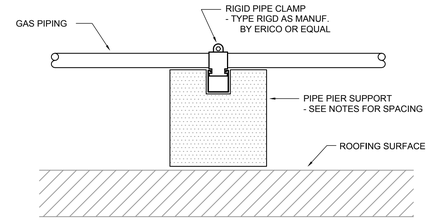


NOTES:

1. MODIFY DETAIL TO SUIT MOP SINKS WITH TRAP INSTALLED ABOVE FINISHED FLOOR WHERE APPLICABLE.

SCALE: N.T.S.

MOP SINK DETAIL



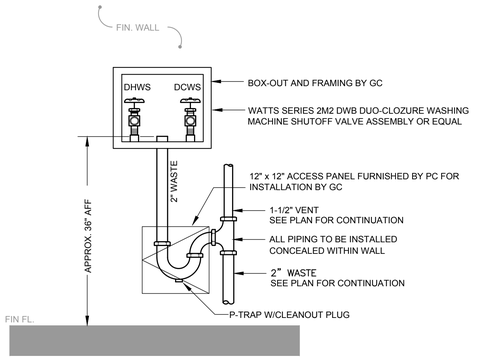
NOTES:

1. PROVIDE PIPE PIER SUPPORTS AT EACH CHANGE IN DIRECTION OF PIPING AND WITHIN 3-FEET OF FITTINGS SUCH AS ELBOWS, ETC.
2. SPACING OF SUPPORTS SHALL BE AS FOLLOWS:

NOMINAL PIPE SIZE	MAX. SPACING
PIPING LESS THAN 1"Ø	6-FEET
PIPING 1"Ø AND LARGER	10-FEET

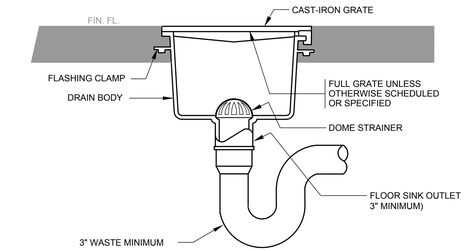
SCALE: N.T.S.

GAS PIPING ROOF SUPPORT DETAIL



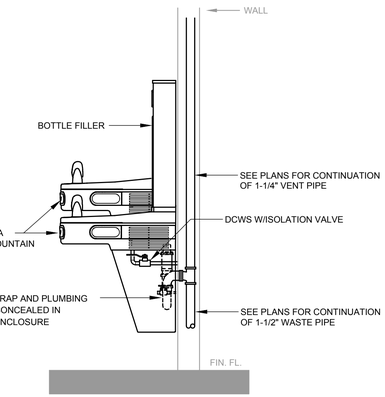
SCALE: N.T.S.

WASHING MACHINE INSTALLATION DETAIL



SCALE: N.T.S.

FLOOR SINK DETAIL

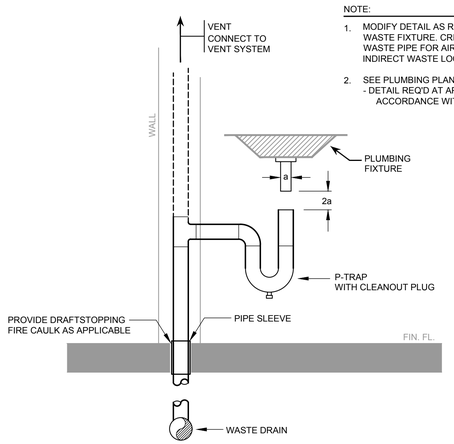


NOTES:

1. SEE ARCH. PLANS FOR FIXTURE MOUNTING HEIGHTS.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

SCALE: N.T.S.

DRINKING FOUNTAIN W/ BOTTLE FILLER DETAIL

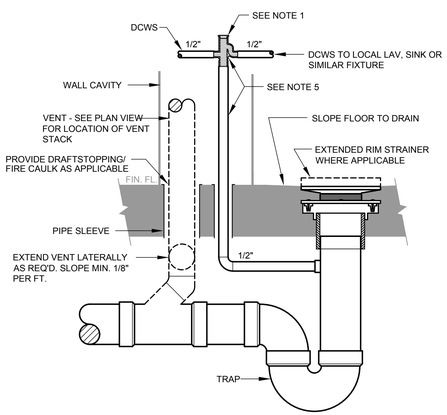


NOTE:

1. MODIFY DETAIL AS REQ'D TO SUIT SPECIFIC INDIRECT WASTE FIXTURE. CRITICAL DIMENSION OF 2xDIA OF WASTE PIPE FOR AIR GAP SHALL BE MAINTAINED AT ALL INDIRECT WASTE LOCATIONS.
2. SEE PLUMBING PLANS FOR PIPE SIZES.
   - DETAIL REQ'D AT APPLICABLE KITCHEN FIXTURES IN ACCORDANCE WITH 248 CMR

SCALE: N.T.S.

INDIRECT WASTE DETAIL

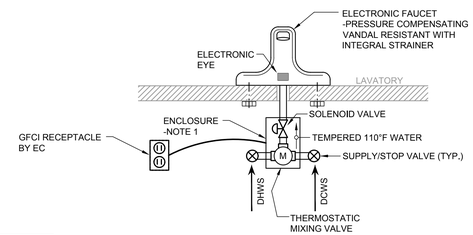


NOTES:

1. TRAP PRIMER SHALL BE INSTALLED IN 1/2" DCWS PIPING TO PLUMBING FIXTURE IN RESPECTIVE SPACE OR NEAREST LOCATION.
2. INSTALL TRAP PRIMER PIPING IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
3. TRAP PRIMER VALVE SHALL BE INSTALLED VERTICALLY AT LEAST 12" ABOVE THE GRID OF THE FLOOR DRAIN.
4. ALL REQUIRED TRAP PRIMERS & ASSOCIATED PIPING HAVE NOT BEEN SHOWN ON PLUMBING PLANS.
5. INSTALL TRAP PRIMER & PIPING WITHIN WALL OR CEILING CAVITY. PROVIDE ACCESS DOOR AT EACH LOCATION FOR INSTALLATION BY GC.

SCALE: N.T.S.

FLOOR DRAIN DETAIL



NOTES:

1. EACH CONTROL TRANSFORMER MAY OPERATE UP TO (15) FAUCETS. PROVIDE CONTROL TRANSFORMER AT EACH TOILET ROOM. TRANSFORMERS SHALL NOT SERVE FIXTURES IN SEPARATE ROOMS.

SCALE: N.T.S.

LAVATORY ELECTRONIC FAUCET DETAIL

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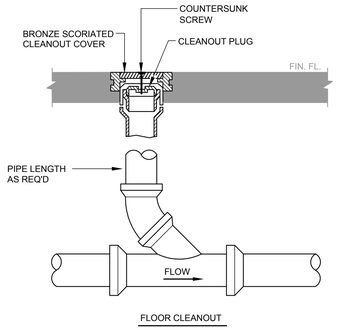
PLUMBING
DETAILS

SCALE: AS SHOWN

P-500



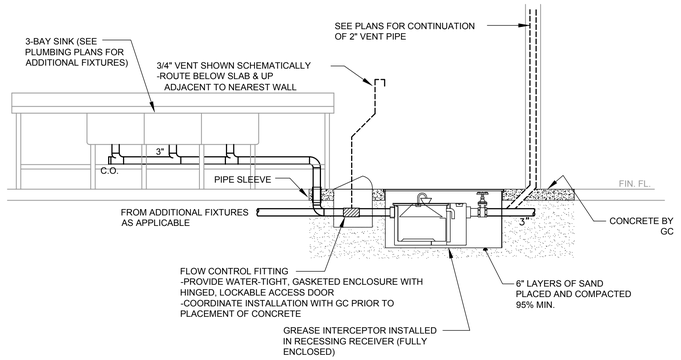
FLOOR CLEANOUT

NOTES:

1. LOCATE CLEANOUTS SO THAT C.O. IS ACCESSIBLE AND LOCATED ON CENTER (LEFT/RIGHT & TOP/BOTTOM) WITH THE PIPING COMPONENT SERVED.
2. IDENTIFY ALL CLEANOUTS LOCATIONS ON "AS-BUILT" DRAWINGS.

SCALE: N.T.S.

FLOOR CLEANOUT DETAIL

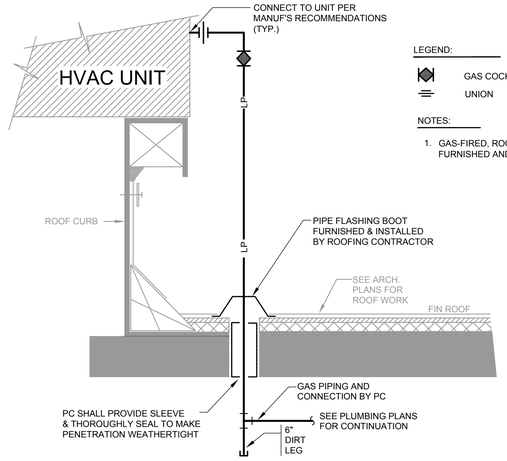


NOTES:

1. PROVIDE FLOW CONTROL FITTING, ZURN MODEL Z1108-L. CENTERLINE OF FITTING SHALL BE INSTALLED AT A MAXIMUM OF 9-INCHES BELOW SINK BASIN.
2. INSTALL GREASE INTERCEPTOR IN ACCORDANCE WITH MANUF'S INSTRUCTIONS.
3. MODIFY DETAIL AS REQUIRED FOR DISHWASHER GREASE TRAP & ADDITIONAL FIXTURES/PIPING AS SHOWN ON THE PLUMBING PLANS.

SCALE: N.T.S.

INTERIOR GREASE INTERCEPTOR DETAIL



LEGEND:

GAS COCK

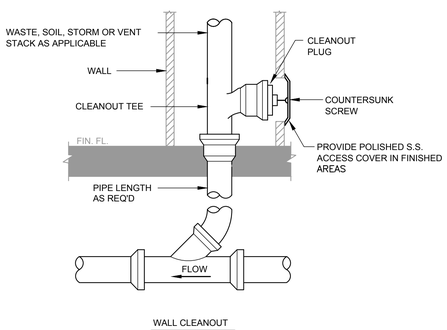
UNION

NOTES:

1. GAS-FIRED, ROOF MOUNTED MAKE-UP AIR UNIT FURNISHED AND INSTALLED BY MC.

SCALE: N.T.S.

GAS-FIRED HVAC UNIT DETAIL



WALL CLEANOUT

NOTES:

1. LOCATE CLEANOUTS SO THAT C.O. IS ACCESSIBLE AND LOCATED ON CENTER (LEFT/RIGHT & TOP/BOTTOM) WITH THE PIPING COMPONENT SERVED.
2. IDENTIFY ALL CLEANOUTS LOCATIONS ON "AS-BUILT" DRAWINGS.

SCALE: N.T.S.

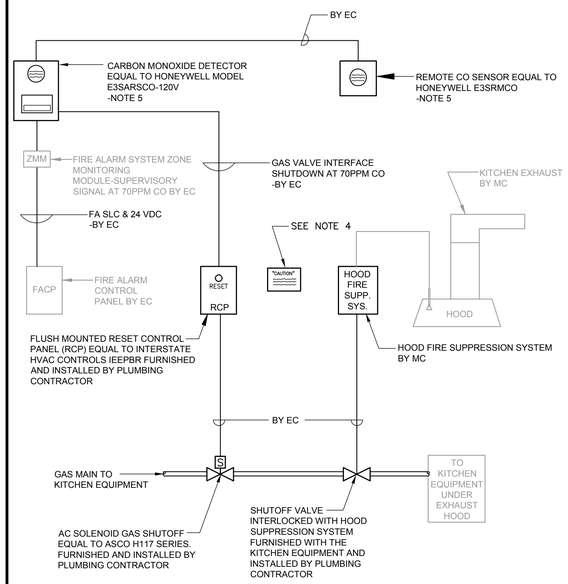
WALL CLEANOUT DETAIL

NOTES:

1. WATER METER PER TOWN OF GREAT BARRINGTON.

SCALE: N.T.S.

WATER SERVICE ENTRANCE DETAIL - MECHANICAL ROOM



NOTES:

1. ALL FIRE ALARM COMPONENTS AND WIRING SHALL BE BY THE ELECTRICAL CONTRACTOR. ALL GAS PIPING, RCP AND VALVES SHALL BE BY THE PLUMBING CONTRACTOR.
2. UPON DETECTION OF 70PPM CO, POWER SHALL BE INTERRUPTED TO THE RELAY CONTROL PANEL (RCP), THE GAS SHUTOFF WILL CLOSE, AND A SUPERVISORY SIGNAL SHALL BE SENT TO THE FACP.
3. GAS FLOW MAY BE RESTARTED AFTER THE CO DETECTION AND THE FACP ARE RESET, WHICH WILL REPOWER THE RCP. TURNING THE KEY SWITCH TO "ON" WILL ENERGIZE THE SOLENOID.
4. PLUMBING CONTRACTOR SHALL PROVIDE YELLOW ENGRAVED WARNING PLACARD, MOUNTED ADJACENT TO THE RCP, WITH THE FOLLOWING "CAUTION - GAS FLOW IS RE-ESTABLISHED WHEN "ON" KEY SWITCH IS TURNED. RELIGHT ALL ASSOCIATED PILOTS IMMEDIATELY UPON RESET. CO DETECTION MUST BE CLEAR OF ANY CO ALARMS PRIOR TO RESET.
5. FURNISHED AND INSTALLED BY EC.

SCALE: N.T.S.

GAS EQPT. SHUTDOWN INTERFACE DETAIL

HESNOR ENGINEERING ASSOCIATES

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FILE:

PLUMBING DETAILS

SCALE: AS SHOWN

P-501

ELECTRICAL DEMOLITION NOTES & LEGEND

DEMOLITION LEGEND:

- $ — EXISTING SWITCH TO REMAIN
- EXISTING DUPLEX CONVENIENCE RECEPTACLE TO REMAIN
- EXISTING PANELBOARD TO BE REMOVED
- EXISTING TRACK LIGHTING TO BE REMOVED
- EXISTING DUPLEX CONVENIENCE RECEPTACLE TO BE REMOVED
- EXISTING QUAD RECEPTACLE TO BE REMOVED
- EXISTING GFCI DUPLEX CONVENIENCE RECEPTACLE TO BE REMOVED
- CLG — EXISTING CEILING MOUNTED DUPLEX RECEPTACLE TO BE REMOVED
- PP — EXISTING POWER POLE TO BE REMOVED
- SP — EXISTING PA SPEAKER TO BE REMOVED
- F — EXISTING FIRE ALARM HORN/STROBE TO BE REMOVED
- T — EXISTING TELEPHONE JACK TO BE REMOVED
- S — EXISTING SMOKE DETECTOR TO BE REMOVED
- EXIST. EXIT/DIRECTIONAL SIGN TO BE REMOVED
- $ — EXISTING SWITCH TO BE REMOVED
- WAP — EXISTING WIRELESS ACCESS POINT TO BE REMOVED
- EXISTING LIGHTING FIXTURE TO BE REMOVED
- EXISTING LIGHTING FIXTURE TO BE REMOVED
- EXISTING WALL MOUNTED LIGHTING FIXTURE TO BE REMOVED
- EXISTING EMERGENCY LIGHT TO BE REMOVED

DEMOLITION NOTES:

1. EXISTING DEVICE/EQUIPMENT TO BE DEMOLISHED IS TO BE REMOVED TOGETHER WITH ASSOCIATED WIRING, CONDUIT, SURFACE RACEWAY, JUNCTION BOXES ETC. AND CIRCUIT PULLED BACK TO NEXT ACTIVE OUTLET/BACK TO SOURCE.
2. REFER TO ALL DRAWINGS FOR THE FULL EXTENT OF THE SCOPE OF DEMOLITION.
3. THE ELECTRICAL DEMOLITION PLANS INDICATE GENERAL INTENT AND ARE NOT INTENDED TO SHOW ALL COMPONENTS AND ITEMS TO BE REMOVED, RELOCATED OR SALVAGED. DEVICES AND EQUIPMENT LOCATED ON WALLS AND/OR CEILINGS DESIGNATED TO BE REMOVED SHALL BE DISCONNECTED AND MADE SAFE.
4. THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMISSION OF THEIR BID TO BECOME FAMILIAR WITH THE ACTUAL WORKING CONDITIONS AND EXTENT OF WORK. THE ELECTRICAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER'S REPRESENTATIVE AND ARCHITECT OF ANY UNANTICIPATED OR HIDDEN CONDITIONS ENCOUNTERED DURING DEMOLITION.
5. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL SYSTEMS OR BUILDING COMPONENTS DAMAGED DURING EXECUTION OF THE WORK. DAMAGE SHALL INCLUDE, BUT NOT BE LIMITED TO, THE DESTRUCTION OR DISPOSAL OF ITEMS INTENDED TO REMAIN OR BE SALVAGED.
6. THE ELECTRICAL CONTRACTOR SHALL TAKE INVENTORY OF ELECTRICAL ITEMS THAT ARE REMOVED AND PROVIDE A LIST TO THE OWNER FOR THEIR SELECTION OF ITEMS TO BE RETAINED. ALL ITEMS REJECTED BY THE OWNER SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
7. IN ALL EXISTING OR NEW AREAS SPECIFIED OR SHOWN TO BE PAINTED, THE ELECTRICAL CONTRACTOR SHALL REMOVE ALL ELECTRICAL ITEMS AS REQUIRED, INCLUDING BUT NOT LIMITED TO, LIGHTING FIXTURES, DEVICE PLATES, DEVICES, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STORING THE REMOVED DEVICES IN A SAFE AND SECURE PLACE. THE ELECTRICAL CONTRACTOR SHALL REINSTALL THE SAME DEVICES AFTER COMPLETION OF PAINTING. ANY ITEM NOT REMOVED AND PAINTED OVER SHALL BE SUITABLY CLEANED OR REPLACED WITH A NEW ITEM BY THE ELECTRICAL CONTRACTOR.
8. THE ELECTRICAL CONTRACTOR SHALL DE-ENERGIZE AND REMOVE ALL CONDUCTORS AND RACEWAYS WITHIN THE AREA OF DEMOLITION SCOPE TO THEIR POINT OF ORIGIN. ITEMS IDENTIFIED FOR DEMOLITION SHALL NOT BE ABANDONED IN PLACE. RACEWAYS THAT ENTER MASONRY WALLS AND FLOORS SHALL BE CUT FLUSH AT THE SURFACE FOR PATCHING BY OTHERS. ALL CIRCUIT BREAKERS ASSOCIATED WITH THE DEMOLITION SHALL BE DE-ENERGIZED AND RE-LABELED AS "SPARE". NEW TYPED UPDATED CIRCUIT DIRECTORIES SHALL BE PROVIDED FOR ALL PANELBOARDS AFFECTED BY THE WORK.
9. THE ELECTRICAL CONTRACTOR SHALL TEMPORARILY SUPPORT ALL ITEMS TO REMAIN THAT ARE AFFECTED BY THE DEMOLITION OF BUILDING STRUCTURAL COMPONENTS (WALLS, CEILINGS, PARTITIONS, ETC.) CONTRACTOR SHALL TEMPORARILY SUPPORT ITEMS AND SHALL PROVIDE PERMANENT SUPPORTS WHEN FINALIZED STRUCTURES ARE IN PLACE.
10. ALL EXISTING EQUIPMENT THAT ARE TO BE RELOCATED SHALL BE STORED IN A SAFE MANNER UNTIL SUCH TIME AS TO BE REINSTALLED. ANY DAMAGE INCURRED TO EQUIPMENT SHALL BE RECTIFIED BY THE ELECTRICAL CONTRACTOR.
11. ALL REMOVED ITEMS SHALL BE LEGALLY DISPOSED OD UNLESS IDENTIFIED FOR REUSE. THE OWNER'S REPRESENTATIVE SHALL INSPECT ALL RETAINED ITEMS, PRIOR TO PLACEMENT IN THE IDENTIFIED STORAGE LOCATION BY THE ELECTRICAL CONTRACTOR.
12. THE WORK ON THIS PROJECT MAY BE PERFORMED IN PHASES. THE ELECTRICAL CONTRACTOR SHALL COORDINATE AND SCHEDULE HIS WORK AND ALLOW SUFFICIENT TIME AND COSTS TO ACCOMMODATE THE PHASING OF WORK. ANY ADDITIONAL COSTS INCURRED DUE TO LACK OF PROPER COORDINATION AND COMMUNICATION BY THE ELECTRICAL CONTRACTOR WITH THE GENERAL CONTRACTOR, OTHER TRADES, OR OWNER'S REPRESENTATIVE, SHALL BE ASSUMED BY THE ELECTRICAL CONTRACTOR WITHOUT ANY COSTS TO THE OWNER. REFER TO THE ARCHITECTURAL PHASING PLANS FOR ADDITIONAL INFORMATION.
13. REMOVED FLUORESCENT AND HID LAMPS AND BATTERIES SHALL BE RECYCLED BY A FACILITY APPROVED BY THE OWNER'S REPRESENTATIVE. A UNIFORM HAZARDOUS WASTE MANIFEST SHALL BE PREPARED FOR ALL DISPOSALS AND RETURNED WITH ALL APPLICABLE SIGNOFFS PRIOR TO APPLICATION FOR FINAL PAYMENT.
14. ALL BALLASTS IN LIGHTING FIXTURES TO BE DISPOSED SHALL BE VERIFIED TO BE PCB FREE. ALL BALLASTS MANUFACTURED PRIOR TO 1979 AND NOT LABELED AS PCB FREE SHALL BE CONSIDERED TO CONTAIN PCB's. PROVIDE WRITTEN REPRESENTATION TO OWNER'S REPRESENTATIVE THAT CONFIRMS PCB FREE WASTE, WHERE PCB FREE WASTE CAN NOT BE VERIFIED, BALLASTS SHALL BE RECYCLED BY A FACILITY APPROVED BY THE OWNER'S REPRESENTATIVE, WITH PCB COMPONENTS ELIMINATED BY A HIGH TEMPERATURE INCINERATION. A UNIFORM HAZARDOUS WASTE MANIFEST SHALL BE PREPARED FOR ALL DISPOSALS AND RETURNED WITH ALL APPLICABLE SIGNOFFS, PRIOR TO APPLICATION FOR FINAL PAYMENT. ALL HANDING SHALL CONFIRM TO EPA REQUIREMENTS.

GENERAL ELECTRICAL NOTES

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK SHALL CONFORM WITH THE NATIONAL ELECTRICAL CODE (NEC), AND APPLICABLE FEDERAL, STATE AND LOCAL CODES. CONTRACTOR SHALL SECURE PERMITS AND PAY THE FEES REQUIRED TO CARRY OUT HIS WORK.
2. THE DRAWINGS AND SPECIFICATIONS INDICATE THE INTENT OF THE DESIGN AND SHALL BE CONSIDERED AS DIAGRAMMATIC ONLY. EXACT LOCATIONS FOR OUTLETS AND EQUIPMENT SHALL BE DETERMINED AT THE SITE, AS WORK PROGRESSES, DIMENSIONS AND CONDITIONS SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR AT THE SITE. FINAL WORK SHALL BE DOCUMENTED ON AS BUILT RECORD DRAWINGS.
3. PIPING, CONDUITS AND EQUIPMENT OF ALL TRADES SHALL BE PROPERLY COORDINATED AND SET TO MAINTAIN THE CLEARANCES REQUIRED BY APPLICABLE FEDERAL, STATE, AND LOCAL CODES.
4. CONDUIT RUNS CROSSING EXPANSION JOINTS SHALL HAVE EXPANSION OR EXPANSION DEFLECTION TYPE FITTINGS, AS REQUIRED VERIFY EXISTING JOINTS BY FIELD MEASUREMENTS.
5. RACEWAYS AND CABLE SHALL BE RUN CONCEALED IN FINISHED SPACES UNLESS OTHERWISE NOTED.
6. SERVICE EQUIPMENT, LOAD CENTERS, PANELBOARDS AND SWITCHBOARDS SHALL BE PROVIDED WITH DEDICATED WORK SPACE. THE HEIGHT OF THE WORK SPACE SHALL EXTEND FROM FLOOR TO A HEIGHT 6'-6" OR TO THE HEIGHT OF THE NEW EQUIPMENT, WHICHEVER IS GREATER. THE WIDTH OF THE WORKING SPACE SHALL BE THE WIDTH OF THE ELECTRICAL EQUIPMENT OR 30" , WHICHEVER IS GREATER, IN ALL CASES, WORK SPACE SHALL ALLOW AT LEAST A 90 DEGREE OPENING OF EQUIPMENT DOORS OR HINGED PANELS.
7. ALL LOAD CENTERS, PANELBOARDS, AND SWITCHBOARDS SHALL BE LOCATED IN DEDICATED SPACES AND PROTECTED FROM DAMAGE. THE DEDICATED ELECTRICAL SPACE SHALL BE EQUAL TO THE WIDTH AND DEPTH OF THE EQUIPMENT AND EXTENDING FROM THE FLOOR TO A HEIGHT OF 6'-0" ABOVE THE EQUIPMENT OR TO THE STRUCTURAL CEILING, WHICHEVER IS LOWER. NO PIPING, DUCTS, OR EQUIPMENT FOREIGN TO THE ELECTRICAL EQUIPMENT OR ARCHITECTURAL APPURTENANCES SHALL BE PERMITTED TO BE INSTALLED IN, ENTER OR PASS THROUGH SUCH SPACE.
8. WIRING DEVICES SHALL BE MOUNTED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE ARCHITECTURAL ACCESS BOARD.
9. ALL RECEPTACLES INSTALLED IN UNFINISHED AREAS SHALL BE GFI TYPE, MOUNTED 4'-0" ABOVE FINISHED FLOOR.
10. EXIT SIGNS AND EMERGENCY BATTERY UNITS AND LIGHTING FIXTURES DESIGNATED AS NIGHT LIGHTS SHALL BE UNSWITCHED.
11. THIS SHEET INCLUDES A STANDARD SYMBOL LIST. ALL DEVICE SYMBOLS AND ABBREVIATIONS ON THIS LEGEND SHEET MAY NOT NECESSARILY APPEAR ON THE FLOOR PLANS OR DETAIL SHEET, ONLY THOSE SYMBOLS INDICATED ON THE FLOOR PLANS ARE USED AND OTHERS SHOULD BE DISREGARDED.
12. ALL DEVICE MOUNTING HEIGHTS AND LOCATIONS SHALL BE COORDINATED AND FIELD CONFIRMED WITH ARCHITECT AND OWNER PRIOR TO ROUGH-IN. CONTRACTOR SHALL RELOCATE DEVICES AT NO ADDITIONAL COST IF THEY FAIL TO VERIFY EXACT LOCATION AND HEIGHT.
13. CONTRACTOR SHALL VERIFY ALL DOOR SWINGS BEFORE INSTALLING SWITCH BOXES.
14. FOR EXACT LOCATION OF LIGHTING FIXTURES, SEE REFLECTED CEILING PLAN DRAWINGS. FOR MOUNTING HEIGHT OF UNDER CABINET LIGHTING FIXTURES AND OTHER TASK LIGHTING, REFER TO ARCHITECTURAL ELEVATION DRAWINGS.
15. ELECTRICAL CONTRACTOR IS TO COORDINATE THE EXACT LOCATION OF LIGHTING FIXTURES IN MECHANICAL AND STORAGE AREAS WITH OTHER TRADES.
16. FOR EXACT LOCATION OF MECHANICAL EQUIPMENT, (AC UNITS, FANS, PUMPS, ETC.) REFER TO RESPECTIVE TRADES DRAWINGS.
17. MEP COORDINATION:
    a. ALL ELECTRICALLY POWERED HVAC, PLUMBING AND FIRE PROTECTION EQUIPMENT TO BE PROVIDED WITH LOCAL DISCONNECT SWITCHES. THE SWITCHES SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR UNLESS NOTED OTHERWISE.
    b. LINE VOLTAGE THERMOSTATS SHALL BE SUPPLIED BY THE MECHANICAL CONTRACTOR, INSTALLED AND WIRED BY THE ELECTRICAL CONTRACTOR.
    c. THE ELECTRICAL CONTRACTOR SHALL COORDINATE THE EXACT LOCATIONS OF THE PLUMBING, HVAC AND SPRINKLER SYSTEM DEVICES IN THE FIELD PRIOR TO ROUGH IN.
    d. ALL EXTERIOR DISCONNECT SWITCHES AND THERMAL SWITCHES SHALL BE RATED NEMA 3R.
    e. PROVIDE WEATHERPROOF RECEPTACLES WITH WHILE-IN-USE COVERS FOR ALL EXTERIOR OUTLETS.
19. BRANCH CIRCUIT WIRING:
    a. WIRING SHOWN ON DRAWINGS IS FOR SPECIFIC ROUTES OR SPECIAL CONDITIONS.
    b. WIRING AND CONDUIT SHALL BE REQUIRED BETWEEN ALL OUTLETS INDICATED WITH CIRCUIT NUMBERS AND PANEL DESIGNATIONS.
    c. ALL SWITCH CONTROLS SHALL BE PROVIDED WITH WIRING AND CONDUIT AS REQUIRED.
    d. ALTHOUGH ALL BRANCH CIRCUIT WIRE AND CONDUIT IS NOT SHOWN, IT IS THE INTENT OF THESE DRAWINGS THAT A COMPLETE BRANCH CIRCUIT WIRING SYSTEM BE INSTALLED.
    e. ALL 120V SINGLE PHASE CIRCUITS SHALL HAVE DEDICATED NEUTRALS. NO SHARED NEUTRALS WILL BE ALLOWED.
    f. ALL BRANCH CIRCUITS, (LIGHTING AND POWER) SHALL HAVE A DEDICATED NEUTRAL CONDUCTOR. COMMON OR SHARING OF NEUTRALS WILL NOT BE ALLOWED. NO MORE THAN (3) CIRCUITS (SIX CURRENT CARRYING CONDUCTORS) SHALL BE RUN IN A SINGLE CONDUIT.
    g. CURRENT CARRYING MATERIAL USED SHALL BE COPPER, INCLUDING PANELBOARD BUS MATERIALS AND TRANSFORMER WELDINGS.
    h. FURNISH GROUNDING/BONDING BUSHINGS ON ONTO ALL CONDUIT ENTERING/LEAVING BOXES.
    i. ALL GROUND CONDUCTORS SHALL BE GREEN, ISOLATED GROUND CONDUCTORS SHALL BE GREEN/YELLOW STRIPPED, AND NEUTRAL CONDUCTORS SHALL BE WHITE.
20. ELECTRICAL BOXES SHALL NOT BE INSTALLED BACK TO BACK IN RATED WALLS. MAINTAIN A MINIMUM OF 24" APART HORIZONTALLY.
21. TRADE CONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING FIRESTOPPING/CAULK AT ANY RATED PENETRATIONS & SHALL PROVIDE SEALANT/CAULK AT OTHER PENETRATIONS FOR RODENT/INSECT CONTROL.
22. ALL BRANCH CIRCUITS WIRING SHALL CONTAIN DEDICATED NEUTRAL AND GROUND, NO SHARED NEUTRALS OR GROUNDS ARE PERMITTED.
23. USE MINIMUM #10 AWG WIRE FOR LIGHTING CIRCUITS.
24. ALL PROPOSED SWITCH LOCATIONS AND SWITCHING SCHEMES SHALL BE REVIEWED WITH OWNER PRIOR TO ROUGH-IN. OWNER RESERVES THE RIGHT TO MODIFY LOCATIONS OF SWITCHES, RECORD AND IDENTIFY APPROVED SWITCHING SCHEME.

ELECTRICAL LEGEND

ELECTRICAL LEGEND:

- PANELBOARD
- DUPLEX CONVENIENCE OUTLET
- DEDICATED SPECIAL PURPOSE OUTLET
- DEDICATED SPECIAL PURPOSE SIMPLEX 20A OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER (GFCI) OUTLET
- DATA/COMMUNICATIONS OUTLET
- DISCONNECT SWITCH (UNFUSED, 600V)
- DISCONNECT SWITCH (UNFUSED, 600V) - FURNISHED BY MC FOR INSTALLATION BY EC
- FUSED DISCONNECT SWITCH (600V)
- COMBINATION MOTOR STARTER/DISCONNECT SWITCH - FURNISHED BY MC FOR INSTALLATION BY EC
- $MS — MOTOR RATED SERVICE SWITCH -FURNISHED & INSTALLED BY EC
- $M — MOTOR RATED TOGGLE/DISCONNECT SWITCH - FURNISHED BY MC FOR INSTALLATION BY EC
- SC — SPEED CONTROLLER -FURNISHED BY MC FOR INSTALLATION BY EC
- PB–XX / XX — PANEL NUMBER / BRANCH CIRCUIT/POSITION NUMBERS
- BRANCH CIRCUIT CONDUCTORS AND RACEWAY - INSTALLED CONCEALED
- HOMERUN TO PANELBOARD - 2#12+G MIN.
- JB — JUNCTION BOX
- F — FIRE ALARM HORN/STROBE
- P — FIRE ALARM MANUAL PULL STATION VR = VANDAL RESISTANT
- ST — FIRE ALARM STROBE
- KB — KNOX BOX
- FACP — FIRE ALARM CONTROL PANEL
- FAAN — FIRE ALARM ANNUNCIATOR PANEL
- X — COPPER (NON-DIGITAL) PHONE LINE FOR ELEVATOR OR FIRE ALARM X- INDICATES QUANTITY OF PHONE LINES REQUIRED EC SHALL COORDINATE WITH OWNER'S REP
- EXIT/DIRECTIONAL SIGNS - ARROWS INDICATE DIRECTION, - BRACKET INDICATES WALL MOUNTING, - PROVIDE PENDANT WHERE REQ'D - SHADE SECTIONS INDICATES 1 OR 2 FACES
- $ — SINGLE-POLE TOGGLE SWITCH
- $D — DIMMER SWITCH
- $OS — OCCUPANCY SENSING SWITCH
- $DOS — OCCUPANCY SENSOR/DIMMER SWITCH
- OS — CEILING MOUNTED OCCUPANCY SENSOR
- DS — CEILING MOUNTED DAYLIGHT SENSOR
- S — SMOKE DETECTOR
- H — HEAT DETECTOR
- CO — CARBON MONOXIDE DETECTOR
- EMERGENCY LIGHTING WALL PACK
- EMERGENCY LIGHT REMOTE HEAD
- WAP — WIRELESS ACCESS POINT BY OWNER -PROVIDE CAT6 WIRING AND (2) JACKS AT EACH LOCATION -FIELD COORDINATE EXACT LOCATION WITH OWNER'S REP

TYPICAL ABBREVIATIONS

AC	INSTALL 6-INCHES ABOVE COUNTER/FIXTURE	HV	HEATING AND VENTILATING UNIT
AFF	ABOVE FINISH FLOOR	HTW	HIGH TEMPERATURE WATER
AFC	ABOVE FINISH CEILING	HTWS	HIGH TEMPERATURE WATER SUPPLY
AHU	AIR HANDLING UNIT	HTWR	HIGH TEMPERATURE WATER RETURN
BOD	BOTTOM OF DUCT	LD	LINEAR CEILING DIFFUSER
BOT	BOTTOM	LBS/HR	POUNDS PER HOUR
CA	COMBUSTION AIR	MW	MAKE-UP WATER
CBV	CIRCUIT BALANCING VALVE	MAX.	MAXIMUM
CO	CLEAN OUT	MIN.	MINIMUM
CP	CONDENSATE PUMP	NOM.	NOMINAL
CU	CONDENSING UNIT	OA	OUTDOOR AIR
CH	CABINET HEATER	P	PUMP
DCWS	DOMESTIC COLD WATER SUPPLY	PRV	PRESSURE REDUCING VALVE
DHWS	DOMESTIC HOT WATER SUPPLY	RA	RETURN AIR
DHWR	DOMESTIC HOT WATER RETURN	RF	RETURN FAN
DN	DOWN	RH	RELATIVE HUMIDITY
EA	EXHAUST AIR	S&R	SUPPLY AND RETURN
EDH	ELECTRIC DUCT HEATER	SA	SUPPLY AIR
EER	ENERGY EFFICIENCY RATIO	SD	SMOKE DAMPER
EF	EXHAUST FAN	SP	STATIC PRESSURE
ERV	ENERGY RECOVERY VENTILATOR	SUSP. CLG.	SUSPENDED CEILING
ET	EXPANSION TANK	UH	UNIT HEATER
EUH	ELECTRIC UNIT HEATER	UV	UNIT VENTILATOR
EXIST.	EXISTING.	VD	VOLUME DAMPER
FC.	FLEXIBLE CONNECTION	VFD	VARIABLE FREQUENCY DRIVE
FCU	FAN COIL UNIT	S.G.	SUCTION GUIDE
FL	FLOOR	T.D.V.	TRIPLE DUCT VALVE
FD	FIRE DAMPER	TP	TAMPER PROOF
FTR	FIN TUBE RADIATION	N.C.	NORMALLY CLOSED
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	N.O.	NORMALLY OPEN
HC	HEATING COIL	WM	WIREMOLD (SURFACE RACEWAY)
HP	HORSEPOWER	WP	WEATHERPROOF

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GREAT BARRINGTON, MA

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION -

REVISIONS:

No.	DATE	DESCRIPTION

SEAL:

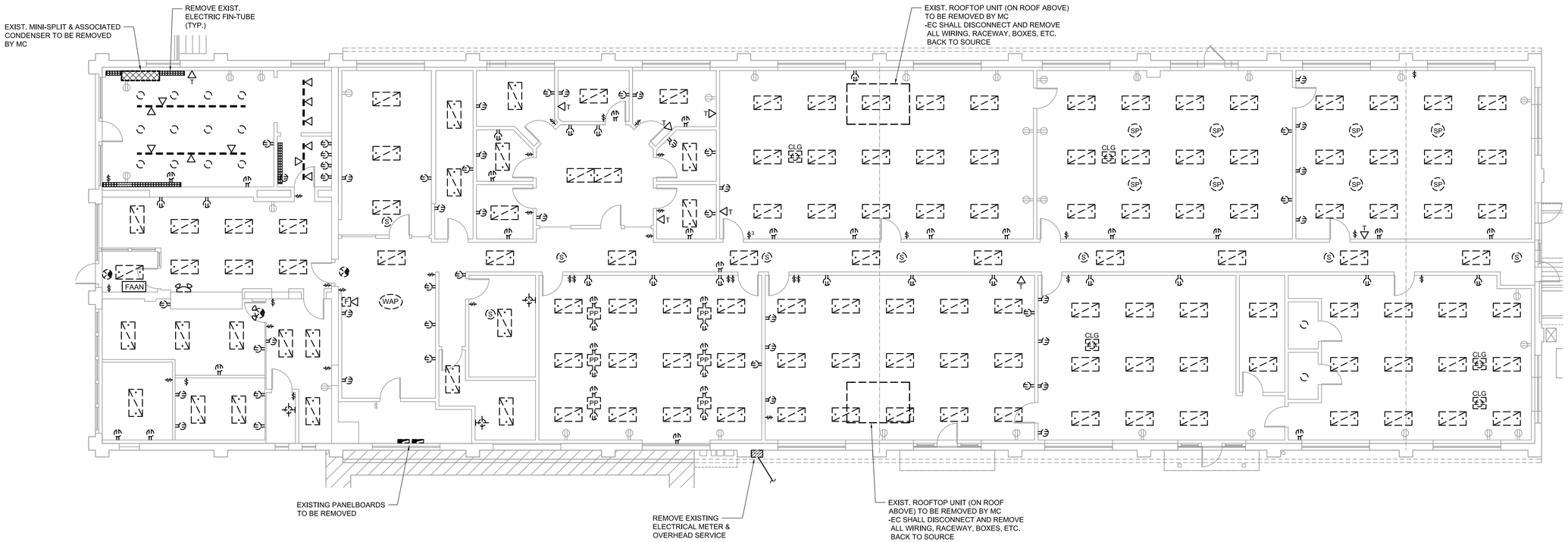
DATE: MAY 21, 2019

DRAWN BY: LM
CHECKED BY: MT
PROJECT No: M-NAI06
FILE:

ELECTRICAL NOTES & LEGENDS

SCALE: N.T.S.

E-000



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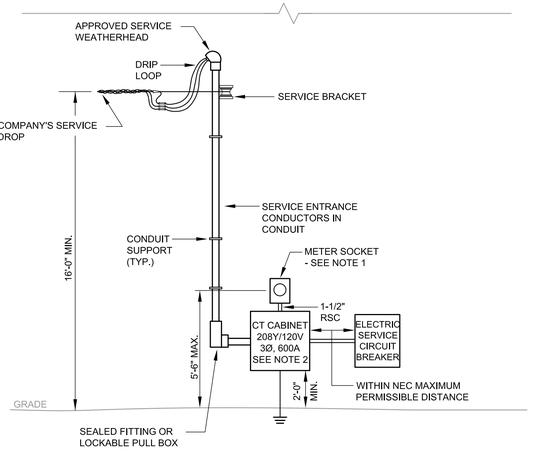
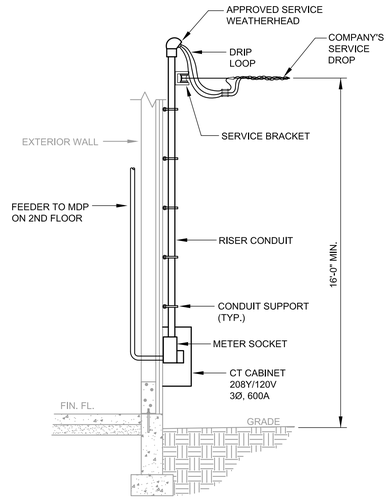
ELECTRICAL DEMOLITION PLAN

SCALE: 1/8"=1'-0"

ED-100



- ELEVATION -

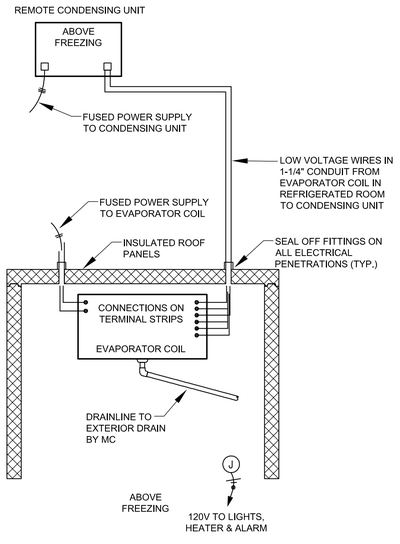


- SECTION -

NOTES:

1. METER SOCKET TROUGH FURNISHED BY UTILITY FOR INSTALLATION BY EC.
2. CT CABINET FURNISHED & INSTALLED BY EC IN ACCORDANCE WITH UTILITY'S SPECIFICATIONS, INCLUDING BUT NOT LIMITED TO:
   a. MINIMUM SIZE - 36" WIDE x 36" HEIGHT x 10" DEEP
   b. ROLLED LIP COVER
   c. PERMANENTLY INSTALLED HINGE PINS, REMOVABLE COVER IN OPEN POSITION
   d. PADLOCK AND SEALING PROVISIONS
   e. NEMA 3R RAINPROOF ENCLOSURE, INDOOR/OUTDOOR USE
   f. LISTED BY INDEPENDENT RECOGNIZED TESTING LABORATORY
   g. MOUNTING PROVISIONS FOR FIELD-INSTALLED INSTRUMENT CURRENT TRANSFORMERS
   h. PREFERRED ENTRY AND EXIT WIRING ON SIDES; NOT TOP AND BOTTOM
   i. GROUNDING STUD
3. DRIP LOOP CONSISTING OF THE CUSTOMER'S SERVICE CABLES SHALL BE PROVIDED. THE LOOP SHALL MAINTAIN MINIMUM CLEARANCES SHOWN ABOVE THE ROOF AND SHALL BE INSTALLED WITHIN 6-FEET OF THE MAST.
4. UPON INITIAL INSTALLATION, LEAVE 24" OF SERVICE CONDUCTORS BEYOND ATTACHMENT BRACKET FOR SERVICE CONNECTION BY UTILITY.
5. DETAIL PROVIDED FOR GENERAL INFORMATION ONLY. CONTRACTOR SHALL COORDINATE ELECTRICAL SERVICE INSTALLATION REQUIREMENTS WITH UTILITY'S LATEST GUIDELINES PRIOR TO SUBMITTING A BID.

OVERHEAD ELECTRICAL SERVICE DETAILS



NOTES:

1. PROVIDE SUFFICIENT WIRE FOR COMPRESSOR HOOK-UP, AND SUFFICIENT WIRE TO REACH THE COOLER FOR EVAPORATOR COIL HOOK-UP, LIGHTS AND DOOR FRAME HEATERS. RUN CONTROL WIRE BETWEEN THE EVAPORATOR COIL AND THE CONDENSING UNIT PER MANUFACTURER'S RECOMMENDATIONS.
2. ALL CONDUIT, SEAL OFF FITTINGS, WIRE, BOXES, OUTLETS AND CONNECTIONS SHALL BE PROVIDED AND INSTALLED BY THE EC.
3. EC SHALL FURNISH AND INSTALL ALL REQUIRED DISCONNECTS.

SCALE: N.T.S.

WALK-IN COOLER DETAIL

FEEDER/BRANCH CIRCUIT SCHEDULE (600V AND BELOW)

WIRE DESIGNATION (AMP/#WIRES)	CONDUIT SIZE	WIRE SIZE (AWG IF NOT OTHERWISE NOTED)	NEUTRAL WIRE SIZE	GROUND WIRE SIZE	REMARKS
20/1	3/4"	(1)#12	(1)#12	(1)#12	
100/4	1-1/2"	(3)#1	(1)#1	(1)#8	
150/4	2"	(3)#1/0	(1)#1/0	(1)#6	
200/3	2"	(2)#3/0	(1)#3/0	(1)#6	
200/4	2-1/2"	(3)#3/0	(1)#3/0	(1)#6	
400/4	(2)2"	(3)#3/0	(1)#3/0	(1)#6	

GENERAL NOTES

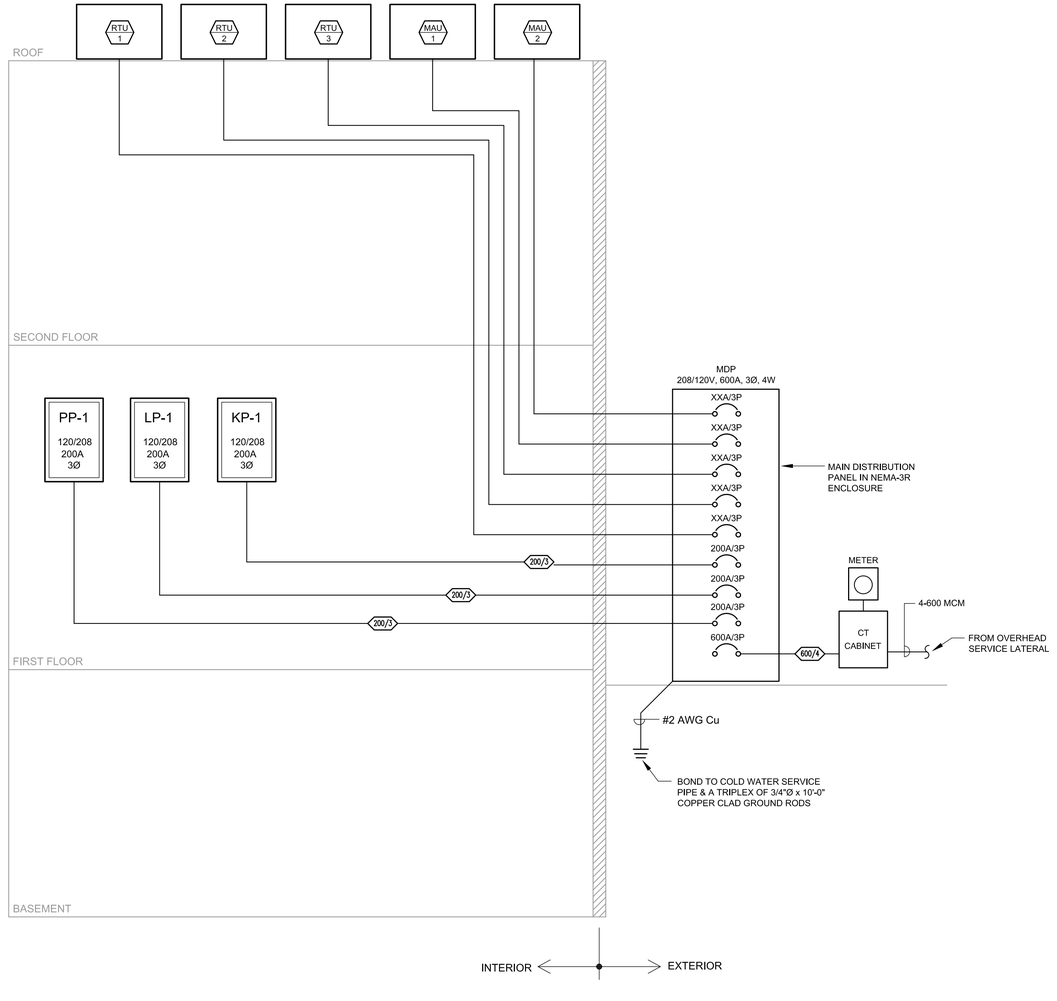
A. FOR ALL FEEDERS WITH MULTIPLE CONDUITS. PROVIDE THE INDICATED PHASE, NEUTRAL AND GROUND WIRES IN EACH CONDUIT.

B. FOR ALL SPARE CONDUITS PROVIDE PULL WIRE.

C. NOT ALL FEEDERS ARE NECESSARILY USED. REFER TO ONE LINE DIAGRAM, MOTOR AND EQUIPMENT SCHEDULE, PLANS FOR ACTUAL FEEDERS REQUIRED.

D. IF NOT OTHERWISE NOTED USE 3/4" CONDUIT WITH (2)#12, (1)#12 G. FOR 2-WIRE FEEDER/BRANCH CIRCUIT AND 3/4" CONDUIT WITH (3)#12, (1)#12 G. FOR 3-WIRE FEEDER/BRANCH CIRCUIT.

E. WIRE SIZES SHOULD BE ADJUSTED TO COMPENSATE FOR VOLTAGE DROP IF REQUIRED.



SCALE: 1/4"=1'-0"

POWER RISER DIAGRAM

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ELECTRICAL DETAILS & POWER RISER

SCALE: N.T.S.

E-500

PANELBOARD "MDP" SCHEDULE

600-AMP MCB — S/N — 208/120V, 3Ø, 4W — NEMA-1 — 42-POLES

CK. NO.	DESCRIPTION	POLES	KW	CB	CB	KW	POLES	DESCRIPTION	CK. NO.
1									2
3	PANEL "PP-1"	3		200	X		3	ROOFTOP UNIT RTU-1	4
5									6
7									8
9	PANEL "LP-1"	3		200	X		3	ROOFTOP UNIT RTU-2	10
11									12
13									14
15	PANEL "KP-1"	3		200	X		3	ROOFTOP UNIT RTU-3	16
17									18
19									20
21	MAKE-UP AIR UNIT MAU-1	3		X	X		3	MAKE-UP AIR UNIT MAU-2	22
23									24
25									26
27	SPACE	3		-	-		3	SPACE	28
29									30
31	SPACE	-		-	-		-	SPACE	32
33									34
35	SPACE	-		-	-		-	SPACE	36
37									38
39	SPACE	-		-	-		-	SPACE	40
41									42

PANELBOARD "PP-1" SCHEDULE

200-AMP MLO — S/N — 208/120V, 3Ø, 4W — NEMA-1 — 42-POLES

CK. NO.	DESCRIPTION	POLES	KW	CB	CB	KW	POLES	DESCRIPTION	CK. NO.
1	RECEPTACLES	1		20	20		1	RECEPTACLES	2
3		1		20	20		1		4
5		1		20	20		1		6
7		1		20	20		1		8
9		1		20	20		1		10
11		1		20	20		1		12
13		1		20	20		1		14
15		1		20	20		1		16
17		1		20	20		1		18
19		1		20	20		1		20
21		1		20	20		1		22
23		1		20	20		1		24
25		1		20	20		1		26
27		1		20	20		1		28
29		1		20	20		1		30
31		1		20	20		1		32
33		1		20	20		1		34
35	SPARE	1		20	20		1	SPARE	36
37		1		20	20		1		38
39		1		20	20		1		40
41		1		20	20		1		42

PANELBOARD "LP-1" SCHEDULE

200-AMP MLO — S/N — 208/120V, 3Ø, 4W — NEMA-1 — 42-POLES

CK. NO.	DESCRIPTION	POLES	KW	CB	CB	KW	POLES	DESCRIPTION	CK. NO.
1	LIGHTS	1		20	20		1	LIGHTS	2
3		1		20	20		1		4
5		1		20	20		1		6
7		1		20	20		1		8
9		1		20	20		1		10
11		1		20	20		1		12
13		1		20	20		1		14
15		1		20	20		1		16
17		1		20	20		1		18
19		1		20	20		1		20
21	EXIT SIGNS	1		20	20		1		22
23	SPARE	1		20	20		1	SPARE	24
25		1		20	20		1		26
27		1		20	20		1		28
29		1		20	20		1		30
31		1		20	20		1		32
33		1		20	20		1		34
35		1		20	20		1		36
37		1		20	20		1		38
39		1		20	20		1		40
41		1		20	20		1		42

PANELBOARD "KP-1" SCHEDULE

200-AMP MLO — S/N — 208/120V, 3Ø, 4W — NEMA-1 — 42-POLES

CK. NO.	DESCRIPTION	POLES	KW	CB	CB	KW	POLES	DESCRIPTION	CK. NO.
1		1		20	20		1		2
3		1		20	20		1		4
5		1		20	20		1		6
7		1		20	20		1		8
9		1		20	20		1		10
11		1		20	20		1		12
13		1		20	20		1		14
15		1		20	20		1		16
17		1		20	20		1		18
19		1		20	20		1		20
21		1		20	20		1		22
23	SPARE	1		20	20		1	SPARE	24
25		1		20	20		1		26
27		1		20	20		1		28
29		1		20	20		1		30
31		1		20	20		1		32
33		1		20	20		1		34
35		1		20	20		1		36
37		1		20	20		1		38
39		1		20	20		1		40
41		1		20	20		1		42

HESNOR
ENGINEERING ASSOCIATES

2A RIVER STREET
ADAMS, MA 01220

P: (413) 743.9500
F: (413) 743.3313
www.HESNOR.com

SOUTH COUNTY CENTER, BCC

GREAT BARRINGTON, MA

SCHEMATIC DESIGN - NOT FOR CONSTRUCTION

REVISIONS:

No.	DATE	DESCRIPTION

SEAL:

DATE: MAY 21, 2019
DRAWN BY: LM
CHECKED BY: MT
PROJECT No: M-NAI06
FILE:

ELECTRICAL SCHEDULES

SCALE: N.T.S.

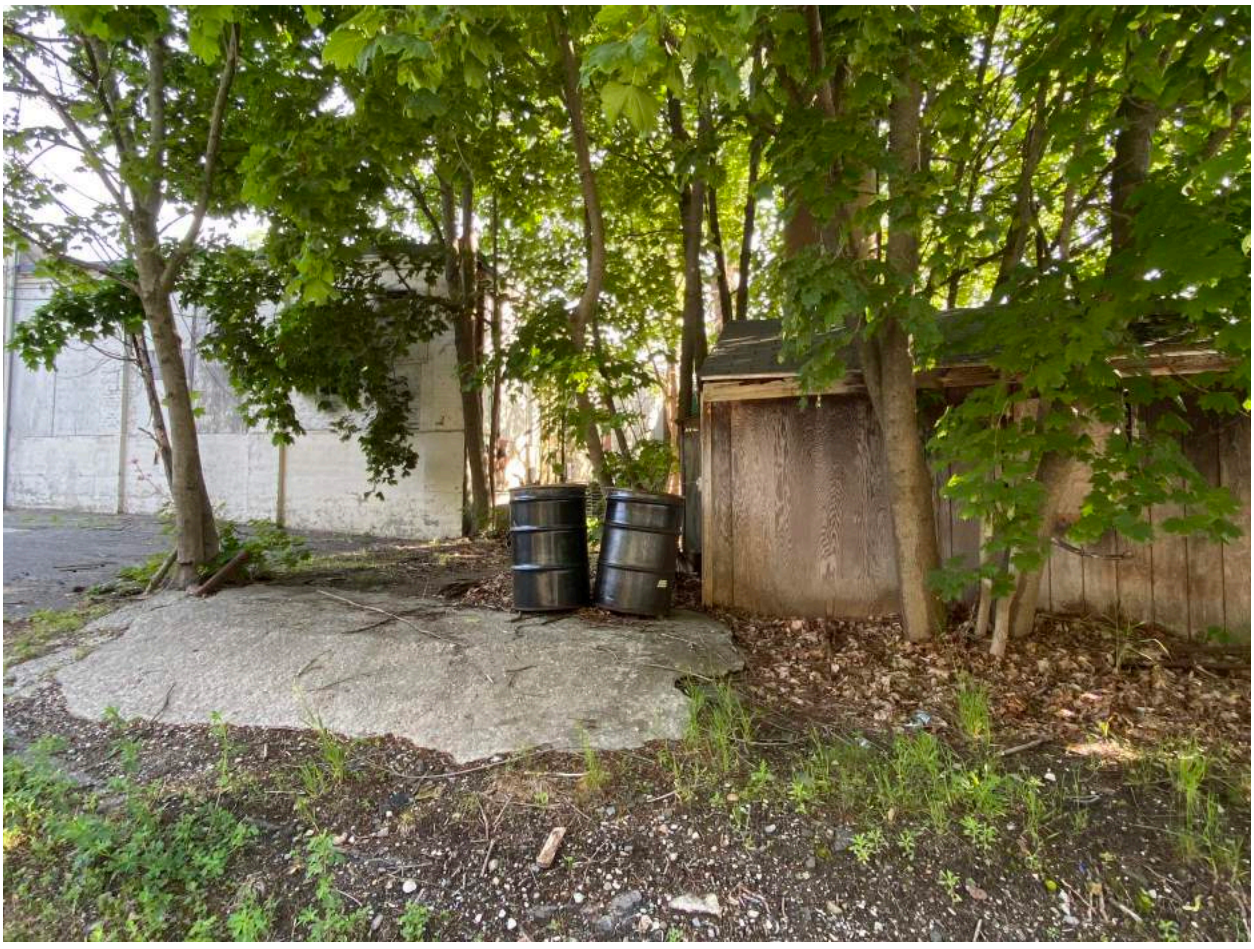
E-600

Photographs and Renderings


BERKSHIRE COMMUNITY COLLEGE


HANDICAPPED
PARKING
STATE PERMIT
REQUIRED


P
UNAUTHORIZED
VEHICLES WILL BE
AT VEHICLE
OWNERS EXPENSE




CelluCotton

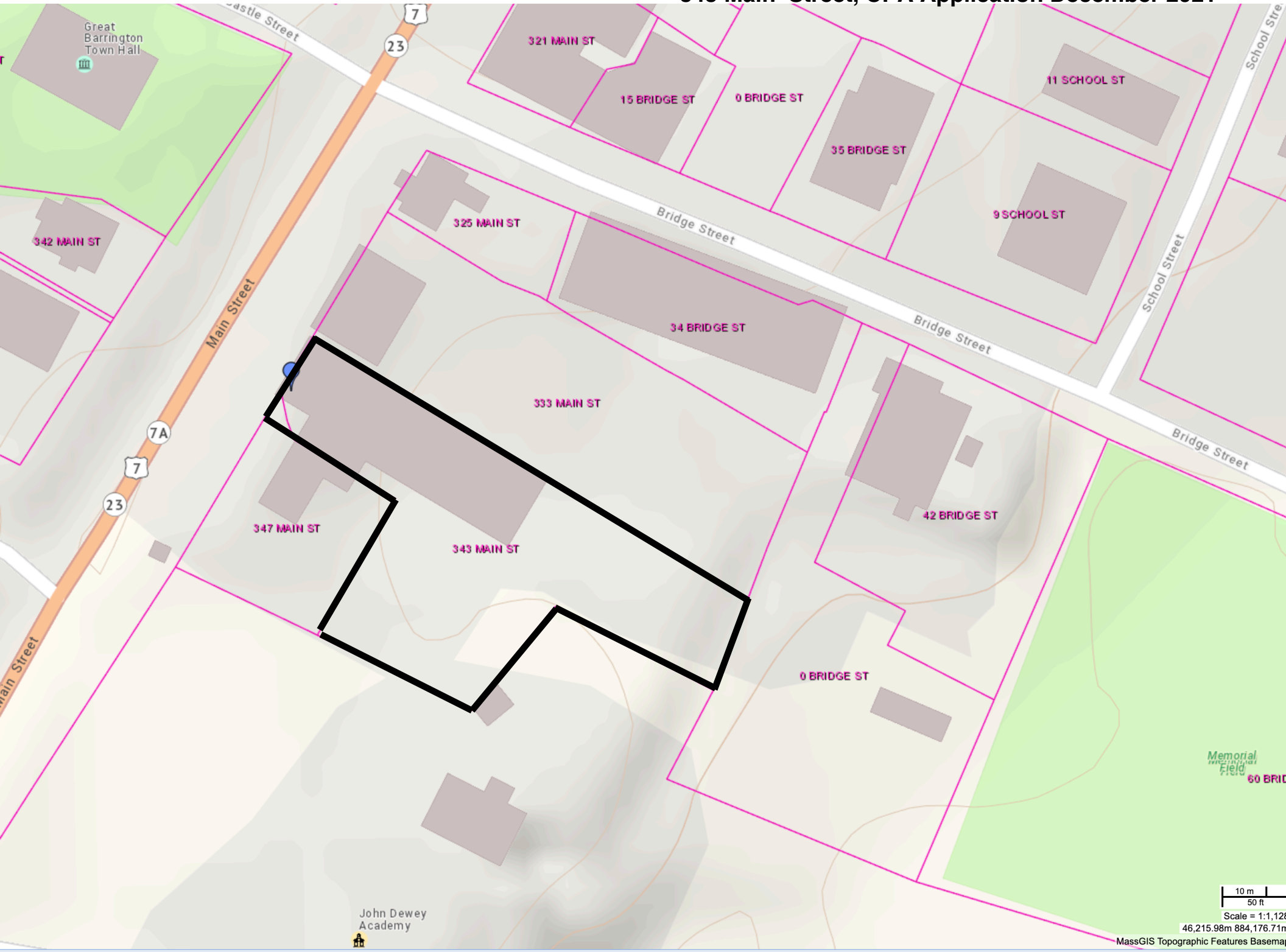

NOTICE

343 Main Street, Renderings CPA
Grant Application 12.1.21


VOLUNTEERS IN MEDICINE
COMMUNITY HEALTH PROGRAMS

Map

343 Main Street, CPA Application December 2021



Site Control

(please note that the applicant is in the process of acquiring the subject property. The attached Purchase and Sale was extended to December 2021. Upon closing completion, applicant will provide further information.

MASSACHUSETTS ASSOCIATION OF REALTORS®

STANDARD COMMERCIAL PURCHASE AND SALE AGREEMENT

(With Contingencies)

The parties make this Agreement this 28th day of August, 2020. This Agreement supersedes and replaces all obligations made in any prior Letter of Intent, Contract To Purchase or agreement for sale entered into by the parties.

1. **Parties.** Berkshire Community College Foundation Inc. *[insert name]*, the "SELLER," agrees to sell and 343 Main St, LLC *[insert name]*, the "BUYER," agrees to buy, the premises described in paragraph 2 on the terms set forth below. BUYER may require the conveyance to be made to another person or entity ("Nominee") upon notification in writing to SELLER at least five business days prior to the date for performance set forth in paragraph 5. Designation of a Nominee shall not discharge the BUYER from any obligation under this Agreement and BUYER hereby agrees to guarantee performance by the Nominee.

2. **Description Of Premises.** The premises (the "Premises") consist of:
(a) the land with any and all buildings thereon known as 343 Main St. Great Barrington, MA 01230, as more specifically described in a deed recorded in the Berkshire South Registry of Deeds at Book 644, Page 316, [Certificate No. _____], a copy of which [ ] is [ ] is not *[check one]* attached; and
(b) all structures, and improvements on the land and the fixtures, ~~including, but not limited to:~~ _____ ~~but excluding~~ _____ *[insert references to fixtures, appliances and other items, where appropriate]* All goods, materials, equipment and other personal property at the Premises that is intended for use in the maintenance and operation of the Premises and that has not been exhausted or consumed will be delivered to BUYER at the time of delivery of the deed without additional charge.

3. **Purchase Price.** The purchase price for the Premises is $ 1,450,000.00 dollars of which
$ _____ were paid as a deposit with Contract To Purchase; and
$ 72,500.00 are paid with this Agreement;
$ _____ are to be paid _____; and
$ 1,377,500.00 are to be paid at the time for performance by bank's, cashier's, treasurer's or certified check or by wire transfer.
$ 1,450,000.00 Total

4. **Escrow.** All funds deposited or paid by the BUYER shall be held in a non-interest bearing escrow account, by Lazan Glover & Pucilosli, as escrow agent, subject to the terms of this Agreement and shall be paid or otherwise duly accounted for at the time for performance. If a dispute arises between the BUYER and SELLER concerning to whom escrowed funds should be paid, the escrow agent may retain all escrowed funds pending written instructions mutually given by the BUYER and the SELLER. The escrow agent shall abide by any Court decision concerning to whom the funds shall be paid and shall not be made a party to a lawsuit solely as a result of holding escrowed funds. Should the escrow agent be made a party in violation of this paragraph, the escrow agent shall be dismissed and the party asserting a claim against the escrow agent shall pay the agent's reasonable attorneys' fees and costs. *[If interest is to accrue on escrowed funds, indicate to whom it shall be paid.]*

5. **Time For Performance.** ~~The SELLER shall deliver the deed and the BUYER shall pay the balance of the purchase price at _____ o'clock _____ .m. on the _____ day of _____, _____, at the Registry of Deeds, or at such other time and place as is mutually agreed in writing.~~ TIME IS OF THE ESSENCE AS TO EACH PROVISION OF THIS AGREEMENT. Unless the deed and other documents required by this Agreement are recorded at the time for performance, all documents and funds are to be held in escrow, pending prompt rundown of

BUYER'S Initials BUYER'S Initials SELLER'S Initials SELLER'S Initials

MASSFORMS™
Statewide Standard Real Estate Forms

the title and recording (or registration in the case of registered land). SELLER'S attorney or other escrow agent shall disburse funds the next business day following the date for performance, provided that the recording attorney has not reported a problem outside the recording attorney's control.

6. Title/Plans. The SELLER shall convey the Premises by a good and sufficient quitclaim deed running to the BUYER or to the BUYER'S nominee, conveying good and clear record and marketable title to the Premises, free from liens and encumbrances, except:
(a) Real estate taxes assessed on the Premises which are not yet due and payable;
(b) Betterment assessments, if any, which are not a recorded lien on the date of this Agreement;
(c) Federal, state and local laws, ordinances, bylaws, rules and regulations regulating use of land, including building codes, zoning bylaws, health and environmental laws;
(d) Rights and obligations in party walls;
(e) Any easement, restriction or agreement of record presently in force which does not interfere with the reasonable use of the Premises as now used;
(f) Utility easements in the adjoining ways;
(g) Matters that would be disclosed by an accurate survey of the Premises; and
(h) _____

[insert in (h) references to any other easement, restriction, lease or encumbrance which may continue after title is transferred]

If the deed refers to a plan needed to be recorded with it, at the time for performance the SELLER shall deliver the plan with the deed in proper form for recording or registration. BUYER agrees to indemnify SELLER for any claim for by a tenant for breach or interference with any lease or rental agreement, *provided that* the existence and terms of such lease or rental agreement has been disclosed to BUYER by SELLER.

7. Title Insurance. BUYER'S obligations are contingent upon the availability (at normal premium rates) of an owner's title insurance policy insuring BUYER'S title to the premises without exceptions other than the standard exclusions from coverage printed in the current American Land Title Association ("ALTA") policy cover, the standard printed exceptions contained in the ALTA form currently in use for survey matters and real estate taxes (which shall only except real estate taxes not yet due and payable) and those exceptions permitted by paragraph 6 of this Agreement.

8. Closing Certifications and Documents. The SELLER shall execute and deliver simultaneously with the delivery of the deed such certifications and documents as may customarily and reasonably be required by the BUYER'S attorney, BUYER'S lender, BUYER'S lender's attorney or any title insurance company insuring the BUYER'S title to the Premises, including, without limitation, certifications and documents relating to:
(a) parties in possession of the premises; (b) the creation of mechanics' or materialmen's liens; (c) the settlement statement and other financial affidavits and agreements as may reasonably be required by the lender or lender's attorney; (d) the citizenship and residency of SELLER as required by law; and (e) information required to permit the closing agent to report the transaction to the Internal Revenue Service. At the time of delivery of the deed, the SELLER may use monies from the purchase to clear the title, provided that all documents related thereto are recorded with the deed or within a reasonable time thereafter acceptable to the BUYER and, provided further, that discharges of mortgages from banks, credit unions, insurance companies and other institutional lenders may be recorded within a reasonable time after recording of the deed in accordance with usual conveyancing practices. If the SELLER is an individual, the SELLER'S spouse hereby agrees to release all statutory, common law or other rights or interest in the Premises and to execute the deed, if necessary.

9. Possession And Condition Of Premises. At the time for performance the SELLER shall give the BUYER possession of the entire Premises, free of all occupants and tenants and of all personal property, except property included in the sale or tenants permitted to remain. At the time for performance the Premises also shall comply with the requirements of paragraph 6, and be broom clean and in the same condition as the Premises now are, reasonable wear and tear excepted, with the SELLER to have performed all maintenance customarily undertaken by the SELLER between the date of this Agreement and the time for performance, and there shall be no outstanding notices of violation of any building, zoning, health or environmental law, bylaw, code or regulation, except as agreed. The BUYER shall have the right to enter the Premises within forty-eight (48) hours prior to the time for performance or such other time

as may be agreed and upon reasonable notice to SELLER for the purpose of determining compliance with this paragraph. At the time of recording of the deed, or as otherwise agreed, the SELLER shall deliver to BUYER all keys to the Premises, remote door openers and any security codes. Until delivery of the deed, the SELLER shall maintain fire and extended coverage insurance on the Premises in the same amount as currently insured. SELLER agrees to make the Premises available, upon reasonable notice, for inspection and measurement by representatives or agents of the BUYER or any proposed lender, including, but not limited to, any appraiser, insurer, engineer or surveyor.

10. **Extension Of Time For Performance.** If the SELLER cannot convey title as required by this Agreement or cannot deliver possession of the Premises as agreed, or if at the time of the delivery of the deed the Premises do not conform with the requirements set forth in this Agreement or the BUYER is unable to obtain title insurance in accordance with paragraph 7, upon written notice given no later than the time for performance from either party to the other, the time for performance shall be automatically extended for thirty (30) days, except that if BUYER'S mortgage commitment expires or the terms will materially and adversely change in fewer than thirty (30) days, the time for performance set forth in paragraph 5 shall be extended to one business day before expiration of the mortgage commitment. SELLER shall use reasonable efforts to make title conform or to deliver possession as agreed, or to make the Premises conform to the requirements of this Agreement. Excluding discharge of mortgages and liens, about which the SELLER has actual knowledge at the time of signing this Agreement, the SELLER shall not be required to incur costs or expenses totaling in excess of **Two Point Zero** (**2.000**) percent of the purchase price to make the title or the Premises conform or to deliver possession as agreed. If at the expiration of the time for performance, or if there has been an extension, at the expiration of the time for performance as extended, the SELLER, despite reasonable efforts, cannot make the title or Premises conform, as agreed, or cannot deliver possession, as agreed, or if during the period of this Agreement or any extension thereof, the SELLER has been unable to use proceeds from an insurance claim, if any, to make the Premises conform, then, at the BUYER'S election, any payments made by the BUYER pursuant to this Agreement shall be immediately returned. Upon return of all such funds, all obligations of the BUYER and SELLER shall terminate and this Agreement shall automatically become void and neither the BUYER nor SELLER shall have further recourse or remedy against the other.

11. **Nonconformance Of Premises.** If the Premises do not conform to the requirements of paragraph 9 because they have been damaged by fire or other casualty (occurring after the date of this Agreement) that is covered by insurance, then the BUYER shall have the right to elect whether or not to proceed to accept the Premises and take title. If BUYER elects to proceed BUYER shall have the right to elect to have the SELLER pay or assign to the BUYER, at the time for performance, the proceeds recoverable on account of such insurance, less any cost reasonably incurred by the SELLER for any incomplete repairs or restoration. If the SELLER, despite reasonable efforts, has neither been able to restore the Premises to its former condition nor to pay or assign to the BUYER the appropriate portion of insurance proceeds, the BUYER shall have the right to elect to have the SELLER give the BUYER a credit toward the purchase price, for the appropriate amount of insurance proceeds recoverable less any costs reasonably incurred by the SELLER for any incomplete restoration.

12. **Acceptance Of Deed.** The BUYER shall have the right to accept such title to the Premises as the SELLER can deliver at the time for performance and if extended, shall have such right at the time for performance, as extended. The BUYER shall also have the right to accept the Premises in the then current condition and to pay the purchase price without reduction of price. Upon notice in writing of BUYER'S decision to accept the Premises and title, the SELLER shall convey title and deliver possession. Acceptance of a deed by the BUYER or BUYER'S nominee, if any, shall constitute full performance by the SELLER and by SELLER'S agents and BUYER shall be deemed to release and discharge the SELLER and SELLER'S agents from every duty and obligation set forth in this Agreement, except any duty or obligation of the SELLER that the SELLER has agreed to perform after the time for performance. Notwithstanding the foregoing, the warranties, if any, made by the SELLER shall survive delivery of the deed.

13. **Adjustments.** At the time for performance of this Agreement adjustments shall be made as of the date of performance for current real estate taxes, fuel value, water rates, sewer use charges, collected rents, uncollected rents (if and when collected by either party), security deposits, prepaid premiums on insurance if assigned. The net total of such adjustments shall be added to or deducted from the purchase price payable by the BUYER at the time for performance. If the real estate tax rate or assessment has not been established at the

time for performance, apportionment of real estate taxes shall be made on the basis of the tax for the most recent tax year with either party having the right to request apportionment from the other within twelve months of the date that the amount of the current year's tax is established. SELLER further agrees to deliver to BUYER each security deposit and advance rental payment as a credit toward the purchase price.

14. ~~**Acknowledgment Of Fee Due Broker.** The SELLER and BUYER acknowledge that a fee of _____ (_____) for professional services shall be paid by the SELLER to _____, the "BROKER", at the time for performance. In the event of a conflict between the terms of this Agreement and a prior fee agreement with BROKER, the terms of the prior fee agreement shall control unless BROKER has expressly agreed to a change in writing. The BUYER and SELLER acknowledge receipt of a notice from BROKER, pursuant to 254 of the Code of Massachusetts Regulations Section 3.0 (13), regarding any agency relationship of the BROKER with the BUYER and/or the SELLER. The BUYER and SELLER understand that _____ *[insert name]*, a real estate broker, is seeking a fee from _____ *[name of listing broker, seller or buyer, if applicable]* for services rendered as a ☐ seller's subagent ☐ buyer's agent *[check one]*. The BUYER further represents and warrants that there is no other broker with whom BUYER has dealt in connection with the purchase of the Premises.~~

15. **Buyer's Default**. If the BUYER or BUYER'S nominee breaches this Agreement, all escrowed funds paid or deposited by the BUYER shall be paid to the SELLER as liquidated damages. Receipt of such payment shall constitute the SELLER'S sole remedy, at law, in equity or otherwise, for BUYER'S default. The BUYER and SELLER agree that in the event of default by the BUYER the amount of damages suffered by the SELLER will be difficult to ascertain with certainty and, therefore, BUYER and SELLER agree that the amount of the BUYER'S deposit represents a reasonable estimate of the damages likely to be suffered.

16. **Buyer's Financing.** *(Delete If Waived)* The BUYER'S obligation to purchase is conditioned upon obtaining a written commitment for mortgage financing in the amount of $1,015,000.00 at prevailing rates, terms and conditions by _____. The BUYER shall have an obligation to act reasonably diligently to satisfy any condition within BUYER'S control. If, despite such diligent efforts, the BUYER has been unable to obtain such written commitment, the BUYER may terminate this Agreement by giving written notice that is received by SELLER or SELLER'S agent by 5:00 p.m. on the calendar day after the date set forth above. In the event that notice has not been actually or constructively received, this condition is deemed waived. In the event that due notice has been received, all monies deposited or paid by the BUYER shall be returned and all obligations of the BUYER and SELLER pursuant to this Agreement shall cease and this Agreement shall become void. In no event shall the BUYER be deemed to have used reasonable efforts to obtain financing unless the BUYER has submitted at least one (1) application to a licensed mortgage lender by _____ and acted reasonably promptly in providing any additional information requested by the mortgage lender.

17. **Inspections/Survey.** *(Delete if Waived* The BUYER'S obligations under this Agreement are subject to the right to obtain inspection(s) of the Premises or any aspect thereof, including, but not limited to, building, pest, radon, septic/sewer, water quality, water drainage and oil and hazardous materials, by consultant(s) regularly in the business of conducting said inspections, of BUYER'S own choosing, and at BUYER'S sole cost ~~within _____ days after SELLER'S acceptance of this agreement.~~ If the results are not satisfactory to BUYER, in BUYER'S sole discretion, BUYER shall have the right to give written notice received by the SELLER or SELLER'S agent by 5:00 p.m. on the calendar day after the date set forth above, terminating this agreement. Upon receipt of such notice this agreement shall be void and all monies deposited by the BUYER shall be returned. Failure to provide timely notice of termination shall constitute a waiver. In the event that the BUYER does not exercise the right to have such inspection(s) or to so terminate, the SELLER and the listing broker are each released from claims relating to the condition of the Premises that the BUYER or the BUYER'S consultants could reasonably have discovered.

18. **Schedule Of Leases / Tenancies.** The SELLER represents that Exhibit "A" attached hereto is a complete and accurate schedule of all tenancies and leases for the Premises and that complete and accurate copies of all leases and tenancy agreements as well as copies of all material notices and modifications have been provided to BUYER. SELLER agrees to provide BUYER with originals of each

IR
BUYER'S Initials _____ BUYER'S Initials

SELLER'S Initials _____ SELLER'S Initials

lease and tenancy agreement at the time of delivery of the deed. SELLER further agrees to deliver to BUYER a copy of a notice to each tenant of the sale of the Premises to BUYER and directing the tenants to make rental payments thereafter to BUYER. SELLER further agrees to deliver to BUYER an assignment of all leases and tenancy agreements, in a form that is satisfactory to BUYER, at the time of delivery of the deed. In the event that any rentable space in the Premises is now available for rent or hereafter becomes available for rent, SELLER shall not enter into a lease or tenancy agreement (except as required by an existing agreement) without prior written authorization of BUYER. Neither shall SELLER extend or renew any existing tenancy nor waive any other rights without prior written authorization of BUYER. BUYER agrees that it will not unreasonably withhold such consent.

19. **Warranties And Representations.** The SELLER represents and warrants that the Premises ☐ is ☒ is not *[check one]* served by a septic system or cesspool. [If yes, a copy of the Title 5 Addendum is attached.] The SELLER further represents that there ☐ is ☒ is no underground storage tank. The SELLER further represents and warrants that SELLER has full authority to enter into this Agreement. The SELLER agrees to execute and deliver to BUYER at the time of delivery of the deed: (1) a non-foreign affidavit, in compliance with applicable law; (2) an affidavit in the form reasonably required by any title insurance company for the BUYER which states that there is no person to whom payment is due for labor or materials furnished for the Premises; (3) an affidavit that there is no person occupying any portion of the Premises other than as set forth in the leases or tenancy agreements provided; and such other documents that may reasonably be required by the BUYER or BUYER'S mortgage lender. The SELLER further warrants that SELLER has no knowledge of any existing or contemplated lawsuit, administrative proceeding or enforcement action with regard to the Premises other than disclosed; that the SELLER has not received notice of any condemnation proceeding; eminent domain or other proceeding affecting the Premises and that SELLER has no knowledge of any such contemplated proceeding; that there is no undisclosed agreement regarding the management of the Premises or the provision of labor, equipment, supplies or services; that SELLER agrees to pay all outstanding amounts for utilities, goods, labor, materials and services furnished to the Premises prior to delivery of the deed; that SELLER has not received notice of any violation of a building or zoning code or ordinance or of any municipal, state or federal law or regulation, other than disclosed; and that the SELLER has not received any notice of any charge for a betterment or governmental improvement for or benefiting the Premises. The BUYER acknowledges that BUYER has not relied upon any warranties or representations other than those incorporated in this Agreement, except for the following additional warranties and representations, if any, made by either the SELLER or the SELLER'S real estate agent: N/A

[If none, state "none"; if any listed, indicate by whom the warranty or representation was made.]

20. **Notices.** All notices required or permitted to be made under this Agreement shall be in writing and delivered in hand, sent by certified mail, return receipt requested or sent by United States Postal Service overnight Express Mail or other overnight delivery service, addressed to the BUYER or SELLER or their authorized representative at the address set forth in this paragraph. Such notice shall be deemed to have been given upon delivery or, if sent by certified mail on the date of delivery set forth in the receipt or in the absence of a receipt three business days after deposited or, if sent by overnight mail or delivery, the next business day after deposit with the overnight mail or delivery service, whether or not a signature is required. Acceptance of any notice, whether by delivery or mail, shall be sufficient if accepted or signed by a person having express or implied authority to receive same. Notice shall also be deemed adequate if given in any other form permitted by law. [*If there are multiple buyers, identify the mailing address of each buyer in paragraph 22.*]

BUYER	**343 Main St. LLC**	SELLER	**Berkshire Community College Foundation Inc.**
Address:	**PO Box 627**	Address:	**Field Admin. Building 1350 West St.**
	Great Barrington, Massachusetts 01230		**Pittsfield, Massachusetts 01201**

BUYER'S Initials _____ BUYER'S Initials _____ SELLER'S Initials EAD SELLER'S Initials _____

21. **Counterparts / Electronic Delivery / Construction Of Agreement.** This Agreement may be executed in counterparts. All documents related to this rental may be delivered electronically, including by encrypted or unencrypted email or facsimile, and shall have the same effect as delivery of an original. This Agreement shall be construed as a Massachusetts contract; is to take effect as a sealed instrument; sets forth the entire agreement between the parties; is binding upon and is intended to benefit the BUYER and SELLER and each of their respective heirs, devisees, executors, administrators, successors and assigns; and may be canceled, modified or amended only by a written agreement executed by both the SELLER and the BUYER. If two or more persons are named as BUYER their obligations are joint and several. If the SELLER or BUYER is a trust, corporation, limited liability company or entity whose representative executes this Agreement in a representative or fiduciary capacity, only the principal or the trust or estate represented shall be bound, and neither the trustee, officer, shareholder or beneficiary shall be personally liable for any obligation, express or implied. The captions and any notes are used only as a matter of convenience and are not to be considered a part of this Agreement and are not to be used in determining the intent of the parties. Any matter or practice which has not been addressed in this Agreement and which is the subject of a Title Standard or Practice Standard of the Real Estate Bar Association of Massachusetts at the time for performance shall be governed by the Standards and Practices of the Real Estate Bar Association of Massachusetts.

22. **Additional Provisions.**

DocuSigned by:
Ian Rasch
024FEAC0E57C4E0...

BUYER 343 Main St. LLC	Date	SELLER Berkshire Community College Foundation	Date
BUYER, *or spouse*	Date	SELLER	Date
BUYER,	Date	SELLER	Date

Escrow Agent. By signing below, the escrow agent agrees to perform in accordance with paragraph 4, but does not otherwise become a party to this Agreement.

ESCROW AGENT or representative Date

IR
BUYER'S Initials BUYER'S Initials

EAD
SELLER'S Initials SELLER'S Initials

ADDENDUM

This is an Addendum to the Real Estate Purchase Contract between the Parties dated August 28, 2020 pertaining to the property located at 343 Main Street, Great Barrington, MA 01230.

SELLER represents that it has provided to BUYER with all environmental reports, structural reports, existing conditions, plans, service contracts, warranties and owner's manuals, surveys, title documents, title policies, leases, licenses, permits and income and expense statements relevant to the Premises, if any, in SELLER's possession ("SELLER's Materials"). BUYER may request additional items during the Due Diligence Period.

BUYER shall have a 90 day Due Diligence Period commencing on the date hereof, to examine SELLER's Materials and, at its own expense, to conduct surveys, environmental assessments, engineering studies and building inspections as provided in Section 17, and to obtain BUYER's Financing as provided in Section 16.

BUYER shall have the right to terminate this Agreement, for any reason or no reason, by written notice to SELLER prior to the expiration of the Due Diligence Period. In the event that BUYER terminates this Agreement in accordance with this provision, the deposit shall be promptly refunded to BUYER and this Agreement shall terminate and be of no further recourse to any party, except for those provisions herein which expressly survive termination.

Section 6 is amended by inserting "all existing leases and licenses and the easements, restrictions, indemnifications, party wall agreement and rights of way contained in that certain deed dated July 20, 1987 from C-I-M Limited Partnership to SELLER, and recorded with said Registry of Deeds in Book 644, Page 316.

Section 9 is amended by deleting "free from all occupants and tenants" and substituting "subject to existing tenants and licensees."

Section 11 is hereby amended by deleting the last sentence beginning "If the SELLER, despite reasonable efforts" and ending "SELLER for any incomplete restoration."

The closing shall occur 30 days after the expiration of the Due Diligence Period.

This transaction is contingent on BUYER and SELLER entering into a mutually acceptable lease for a portion of the premises during the Due Diligence Period.

DocuSigned by:
Ian Rasch
824EEAC6557C4E0...
Buyer: 343 Main St. LLC

Eugene G. Sellew
Seller: Berkshire Community College Foundation, Inc.

PURCHASE AND SALE AGREEMENT
SECOND EXTENSION OF DUE DILIGENCE PERIOD

Second Amendment ("Second Amendment") to Purchase and Sale Agreement dated August 3, 2020 (the "Agreement") among BERKSHIRE COMMUNITY COLLEGE FOUNDATION, INC., a Massachusetts nonprofit corporation ("Seller") and 343 MAIN STREET, LLC, a Massachusetts limited liability company (the "Buyer").

By amendment dated November 30, 2020, the parties extended the Due Diligence Period to February 28, 2021

On or about February 28, 2021, the parties agreed to extend the Due Diligence Period to March 12, 2021.

The parties desire to further extend the Due Diligence Period, upon the terms and conditions set forth herein.

IT IS THEREFORE AGREED AS FOLLOWS:

1. Capitalized Terms. Capitalized Terms in this Second Amendment shall have the same meaning ascribed to them in the Agreement, unless expressly stated otherwise.

2. Elements Lease. Seller shall use reasonable efforts to (a) cause Elements to remove products from its inventory and cease its use of e6000 Glue and any other substance, which, in each case, off-gases toxic substances at levels determined by the Massachusetts Department of Environmental Protection Agency to be harmful to humans or (b) to terminate the Elements lease should Seller not be successful in its efforts set forth in (a).

3. Consideration for Second Extension. Upon execution of this Second Extension, and as a condition precedent to this second extension, the Escrow Agent shall release to Seller $25,000 of the Deposit which shall be non-refundable in all instances, but applied to the Purchase Price at Closing.

4. Extension of Due Diligence Period. The Due Diligence Period is extended to, and shall expire at 5 p.m. on May 31, 2021.

5. Reaffirmation and Ratification. The parties reaffirm and ratify the terms of the Agreement, except as amendment by this Second Amendment.

6. Time is of the Essence. Time is of the essence of all provisions of this Agreement, as amended.

Signatures on following page

Signed and sealed as of March 16, 2021.

BERKSHIRE COMMUNITY COLLEGE FOUNDATION, INC., INC.

By: _____
Eugene A. Dellea, President

343 MAIN STREET, LLC

By: _____
Ian Rasch, Manager

ALANDER

Letter of Intent to Lease Real Estate

May 24th, 2021

This non-binding Letter of Intent ("LOI") sets forth our interest in leasing premises at 343 Main Street Great Barrington, subject to the terms and conditions below:

Tenant	Berkshire Health Systems Apothecary (BHS) as nominee ("**Tenant**")
Landlord	343 Main Street LLC, with a business address of PO Box 627, Great Barrington, MA 01230 (**"Landlord")**
Premises	The Upper Level Unit 1 at 343 Main Street, Great Barrington, MA 01230 consisting of approximately 2,000 square feet of floor space.
Proposed Use	Tenant shall utilize Premises as a Retail Pharmacy Space. Landlord shall cooperate with Tenant as required to allow Tenant to apply for all required permits and licenses for the Proposed Use.
Base Rent	Tenant shall pay Monthly Rent of four thousand three hundred and thirty three dollars ($4,333) in year one. Rent shall increase by 3 % on the anniversary of the Rent Commencement Date for every year of the initial term.
Initial Term	Ten (10) years
Option to Extend	Tenant shall have the option to extend ("Extension") for two periods of ten years each at then prevailing market rates. To exercise the option, Tenant will provide written notice to Landlord one year prior to the expiration of the Initial Term or Extension term.
Utilities	Tenant shall pay all utilities including gas, electric, water, sewer bills serving the Upper Level Unit 1.
CAM Charges	This is a triple net lease such that the Tenant shall pay its share of building Common Area Maintenance ("CAM") Charges, including Taxes, Insurance, Water & Sewer charges, Trash Removal, Snow Removal, etc. Upper Level Unit 1 is responsible for 9% of building CAM Charges.

Maintenance	This is a triple net lease such that Tenant is responsible for all maintenance within the Premises. Landlord is responsible for roof, structural walls, exterior building shell, and common areas.
No Broker	Landlord and Tenant agree that neither party has employed any broker or finder or incurred any liability for any brokerage fee, commission, or finder's fee in connection with this transaction.
ADA Compliance	Landlord asserts that entries, exits, and common areas served by the Premises conform to current standards of the Americans With Disabilities Act. Tenant asserts that any and all improvements and modifications to the Premises will maintain compliance with current ADA standards.
Life Safety	Landlord asserts that entries, exits entries, exits, and common areas served by the Premises conform to current life safety codes. Tenant asserts that any and all improvements and modifications to the Premises will maintain compliance with current life safety codes.
Signage	Landlord and Tenant agree that, at Tenant's expense, Tenant signage will be affixed to the façade of building in appropriate locations. These may be hanging signs, fascia signs, or both. Landlord must provide approval for sign designs and installation, not to be unreasonably withheld, and will cooperate with Tenant to obtain any required permits and licenses.
Subleases	The lease will not be subject to assign or sublease, except to affiliates of Tenant with no change in use.
Security Deposit	On executing a lease, Tenant shall deposit an amount equal to two (2) months Base Rent as Security with Landlord.
Landlord Improvements	Landlord will deliver the Premises as a vanilla box including, painted sheetrock walls, new heating and cooling systems, life safety systems, ADA compliant restrooms with associated plumbing fixtures, chosen by Landlord, electrical outlets and recessed light fixtures, chosen by Landlord and finished flooring selected by Landlord.
Tenant Improvements	Tenant will contract directly for the fit out of the Premises for any required partition walls, cabinetry and countertops, fixed furnishings, paint, tile, trim and other finishes, and any required plumbing, gas, and electrical connections and or modifications.

If this LOI accurately reflects the terms and conditions which are acceptable to form the basis of a separate Lease agreement, please confirm this by signing below.

This Letter of Intent is not intended to be a binding contract.

"Tenant"

Signature: _____ Date: 6/1/2021

Name (please print): Anthony V. Rinaldi, Jr.

Title : Executive Vice President

Landlord hereby agrees to the terms and conditions of the above-mentioned Letter of Intent.

"Landlord"

Signature: _____ Date: 06.01.2021

Name (please print): Ian F. Rasch

Title : Managing Member, 343 Main Street LLC

ALANDER

Letter of Intent to Lease Real Estate

May 24th, 2021

This non-binding Letter of Intent ("LOI") sets forth our interest in leasing premises at 343 Main Street Great Barrington, subject to the terms and conditions below:

Tenant	Community Health Programs (CHP) as nominee ("**Tenant**")
Landlord	343 Main Street LLC, with a business address of PO Box 627, Great Barrington, MA 01230 ("**Landlord**")
Premises	The Lower Level Unit 2 at 343 Main Street, Great Barrington, MA 01230 consisting of approximately 3,500 square feet of floor space.
Proposed Use	Tenant shall utilize Premises as a medical office and practice space. Landlord shall cooperate with Tenant as required to allow Tenant to apply for all required permits and licenses for the Proposed Use.
Base Rent	Tenant shall pay Monthly Rent of five thousand five hundred and forty two dollars ($5,542) in year one. Rent shall increase by 3 % on the anniversary of the Rent Commencement Date for every year of the initial term.
Initial Term	Five (5) years
Option to Extend	Tenant shall have the option to extend ("Extension") for two periods of five years each at then prevailing market rates. To exercise the option, Tenant will provide written notice to Landlord one year prior to the expiration of the Initial Term or Extension term.
Utilities	Tenant shall pay all utilities including gas, electric, water, sewer bills serving the Lower Level Unit 2.
CAM Charges	This is a triple net lease such that the Tenant shall pay its share of building Common Area Maintenance ("CAM") Charges, including Taxes, Insurance, Water & Sewer charges, Trash Removal, Snow Removal, etc. Lower Level Unit 2 is responsible for 16% of building CAM Charges.

Maintenance	This is a triple net lease such that Tenant is responsible for all maintenance within the Premises. Landlord is responsible for roof, structural walls, exterior building shell, and common areas.
No Broker	Landlord and Tenant agree that neither party has employed any broker or finder or incurred any liability for any brokerage fee, commission, or finder's fee in connection with this transaction.
ADA Compliance	Landlord asserts that entries, exits, and common areas served by the Premises conform to current standards of the Americans With Disabilities Act. Tenant asserts that any and all improvements and modifications to the Premises will maintain compliance with current ADA standards.
Life Safety	Landlord asserts that entries, exits entries, exits, and common areas served by the Premises conform to current life safety codes. Tenant asserts that any and all improvements and modifications to the Premises will maintain compliance with current life safety codes.
Signage	Landlord and Tenant agree that, at Tenant's expense, Tenant signage will be affixed to the façade of building in appropriate locations. These may be hanging signs, fascia signs, or both. Landlord must provide approval for sign designs and installation, not to be unreasonably withheld, and will cooperate with Tenant to obtain any required permits and licenses.
Subleases	The lease will not be subject to assign or sublease, except to affiliates of Tenant with no change in use.
Security Deposit	On executing a lease, Tenant shall deposit an amount equal to two (2) months Base Rent as Security with Landlord.
Landlord Improvements	Landlord will deliver the Premises as a vanilla box including, painted sheetrock walls, new heating and cooling systems, life safety systems, ADA compliant restrooms with associated plumbing fixtures, chosen by Landlord, electrical outlets and recessed light fixtures, chosen by Landlord and finished flooring selected by Landlord.
Tenant Improvements	Tenant will contract directly for the fit out of Premises for any required partition walls, cabinetry and countertops, fixed furnishings, paint, tile, trim and other finishes, and any required plumbing, gas, and electrical connections and or modifications.

If this LOI accurately reflects the terms and conditions which are acceptable to form the basis of a separate Lease agreement, please confirm this by signing below.

This Letter of Intent is not intended to be a binding contract.

"Tenant"

Signature: _____ Date: 5/28/21

Name (please print): Thomas Walbridge

Title : CFO

Landlord hereby agrees to the terms and conditions of the above-mentioned Letter of Intent.

"Landlord"

Signature: Ian Rasch Date: 06.01.2021

Name (please print): Ian F. Rasch

Title : Managing Member, 343 Main Street LLC

ALANDER

Letter of Intent to Lease Real Estate

May 24th, 2021

This non-binding Letter of Intent ("LOI") sets forth our interest in leasing premises at 343 Main Street Great Barrington, subject to the terms and conditions below:

Tenant	Sustainable Food Lab (SFL) as nominee ("**Tenant**")
Landlord	343 Main Street LLC, with a business address of PO Box 627, Great Barrington, MA 01230 ("**Landlord")**
Premises	The Upper Level Unit 2 at 343 Main Street, Great Barrington, MA 01230 consisting of approximately 4,500 square feet of floor space.
Proposed Use	Tenant shall utilize Premises as an educational space. Landlord shall cooperate with Tenant as required to allow Tenant to apply for all required permits and licenses for the Proposed Use.
Base Rent	Tenant shall pay Monthly Rent of Nine Thousand Dollars ($9,000) in year one. Rent shall increase by 3 % on the anniversary of the Rent Commencement Date for every year of the initial term.
Initial Term	Ten (10) years
Option to Extend	Tenant shall have the option to extend ("Extension") for two periods of ten years each at then prevailing market rates. To exercise the option, Tenant will provide written notice to Landlord one year prior to the expiration of the Initial Term or Extension term.
Utilities	Tenant shall pay all utilities including gas, electric, water, sewer bills serving the Upper Level Unit 2.
CAM Charges	This is a triple net lease such that the Tenant shall pay its share of building Common Area Maintenance ("CAM") Charges, including Taxes, Insurance, Water & Sewer charges, Trash Removal, Snow Removal, etc. Upper Level Unit 2 is responsible for 20% of building CAM Charges.

Maintenance	This is a triple net lease such that Tenant is responsible for all maintenance within the Premises. Landlord is responsible for roof, structural walls, exterior building shell, and common areas.
No Broker	Landlord and Tenant agree that neither party has employed any broker or finder or incurred any liability for any brokerage fee, commission, or finder's fee in connection with this transaction.
ADA Compliance	Landlord asserts that entries, exits, and common areas served by the Premises conform to current standards of the Americans With Disabilities Act. Tenant asserts that any and all improvements and modifications to the Premises will maintain compliance with current ADA standards.
Life Safety	Landlord asserts that entries, exits entries, exits, and common areas served by the Premises conform to current life safety codes. Tenant asserts that any and all improvements and modifications to the Premises will maintain compliance with current life safety codes.
Signage	Landlord and Tenant agree that, at Tenant's expense, Tenant signage will be affixed to the façade of building in appropriate locations. These may be hanging signs, fascia signs, or both. Landlord must provide approval for sign designs and installation, not to be unreasonably withheld, and will cooperate with Tenant to obtain any required permits and licenses.
Subleases	The lease will not be subject to assign or sublease, except to affiliates of Tenant with no change in use.
Security Deposit	On executing a lease, Tenant shall deposit an amount equal to two (2) months Base Rent as Security with Landlord.
Landlord Improvements	Landlord will deliver the Premises as a vanilla box including, painted sheetrock walls, new heating and cooling systems, life safety systems, ADA compliant restrooms with associated plumbing fixtures, chosen by Landlord, electrical outlets and recessed light fixtures, chosen by Landlord and finished flooring selected by Landlord.
Tenant Improvements	Tenant will contract with an affiliate of Landlord, Alander Construction, to complete fit out of the Premises with any required partition walls, cabinetry and countertops, fixed furnishings, paint, tile, trim and other finishes, and any required plumbing, gas, and electrical connections and or modifications.

If this LOI accurately reflects the terms and conditions which are acceptable to form the basis of a separate Lease agreement, please confirm this by signing below.

This Letter of Intent is not intended to be a binding contract.

"Tenant"

Signature:  Date: June 1, 2021

Name (please print): David Curtis

Title : President of Board, Sustainable Food Lab

Landlord hereby agrees to the terms and conditions of the above-mentioned Letter of Intent.

"Landlord"

Signature:  Date: 06.02.2021

Name (please print): Ian F. Rasch

Title : Managing Member, 343 Main Street LLC

ALANDER

Letter of Intent to Lease Real Estate

May 24th, 2021

This non-binding Letter of Intent ("LOI") sets forth our interest in leasing premises at 343 Main Street Great Barrington, subject to the terms and conditions below:

Tenant	Volunteers in Medicine (VIM) as nominee ("**Tenant**")
Landlord	343 Main Street LLC, with a business address of PO Box 627, Great Barrington, MA 01230 ("**Landlord")**
Premises	The Lower Level Unit 1 at 343 Main Street, Great Barrington, MA 01230 consisting of approximately 7,500 square feet of floor space.
Proposed Use	Tenant shall utilize Premises as a medical office and practice space. Landlord shall cooperate with Tenant as required to allow Tenant to apply for all required permits and licenses for the Proposed Use.
Base Rent	Tenant shall pay Monthly Rent of fifteen thousand dollars ($15,000) in year one. Rent shall increase by 3 % on the anniversary of the Rent Commencement Date for every year of the initial term.
Initial Term	Ten (10) years
Option to Extend	Tenant shall have the option to extend ("Extension") for two periods of ten years each at then prevailing market rates. To exercise the option, Tenant will provide written notice to Landlord one year prior to the expiration of the Initial Term or Extension term.
Utilities	Tenant shall pay all utilities including gas, electric, water, sewer bills serving the Lower Level Unit 1.
CAM Charges	This is a triple net lease such that the Tenant shall pay its share of building Common Area Maintenance ("CAM") Charges, including Taxes, Insurance, Water & Sewer charges, Trash Removal, Snow Removal, etc. Lower Level Unit 1 is responsible for 34% of building CAM Charges.

Maintenance	This is a triple net lease such that Tenant is responsible for all maintenance within the Premises. Landlord is responsible for roof, structural walls, exterior building shell, and common areas.
No Broker	Landlord and Tenant agree that neither party has employed any broker or finder or incurred any liability for any brokerage fee, commission, or finder's fee in connection with this transaction.
ADA Compliance	Landlord asserts that entries, exits, and common areas served by the Premises conform to current standards of the Americans With Disabilities Act. Tenant asserts that any and all improvements and modifications to the Premises will maintain compliance with current ADA standards.
Life Safety	Landlord asserts that entries, exits entries, exits, and common areas served by the Premises conform to current life safety codes. Tenant asserts that any and all improvements and modifications to the Premises will maintain compliance with current life safety codes.
Signage	Landlord and Tenant agree that, at Tenant's expense, Tenant signage will be affixed to the façade of building in appropriate locations. These may be hanging signs, fascia signs, or both. Landlord must provide approval for sign designs and installation, not to be unreasonably withheld, and will cooperate with Tenant to obtain any required permits and licenses.
Subleases	The lease will not be subject to assign or sublease, except to affiliates of Tenant with no change in use.
Security Deposit	On executing a lease, Tenant shall deposit an amount equal to two (2) months Base Rent as Security with Landlord.
Landlord Improvements	Landlord will deliver the Premises as a vanilla box including, painted sheetrock walls, new heating and cooling systems, life safety systems, ADA compliant restrooms with associated plumbing fixtures, chosen by Landlord, electrical outlets and recessed light fixtures, chosen by Landlord and finished flooring selected by Landlord.
Tenant Improvements	Tenant will contract with an affiliate of Landlord, Alander Construction, to complete fit out of the Premises with any required partition walls, cabinetry and countertops, fixed furnishings, paint, tile, trim and other finishes, and any required plumbing, gas, and electrical connections and or modifications.

If this LOI accurately reflects the terms and conditions which are acceptable to form the basis of a separate Lease agreement, please confirm this by signing below.

This Letter of Intent is not intended to be a binding contract. Tenant has no obligation to enter into a lease under these or any other terms with the Landlord.

"Tenant" (Volunteers in Medicine Berkshires, Inc.)

Signature: _____ Date: 5/26/2021

Name (please print): ARTHUR M. FEINSTEIN

Title : Chairman

Landlord hereby agrees to the terms and conditions of the above-mentioned Letter of Intent.

"Landlord" (343 Main Street LLC)

Signature: _____ Date: 06.01.2020

Name (please print): Ian F. Rasch

Title : Managing Member, 343 Main Street LLC

ALANDER

Letter of Intent to Lease Real Estate

May 24th, 2021

This non-binding Letter of Intent ("LOI") sets forth our interest in leasing premises at 343 Main Street Great Barrington, subject to the terms and conditions below:

Tenant	Berkshire Community College (BCC) as nominee ("**Tenant**")
Landlord	343 Main Street LLC, with a business address of PO Box 627, Great Barrington, MA 01230 ("**Landlord")**
Premises	The Upper Level Unit 3 at 343 Main Street, Great Barrington, MA 01230 consisting of approximately 4,500 square feet of floor space.
Proposed Use	Tenant shall utilize Premises as an educational space. Landlord shall cooperate with Tenant as required to allow Tenant to apply for all required permits and licenses for the Proposed Use.
Base Rent	Tenant shall pay Monthly Rent of ten thousand dollars ($10,000) in year one. Rent shall increase by 3 % on the anniversary of the Rent Commencement Date for every year of the initial term.
Initial Term	Ten (10) years
Option to Extend	Tenant shall have the option to extend ("Extension") for two periods of ten years each at then prevailing market rates. To exercise the option, Tenant will provide written notice to Landlord one year prior to the expiration of the Initial Term or Extension term.
Utilities	Tenant shall pay all utilities including gas, electric, water, sewer bills serving the Upper Level Unit 3.
CAM Charges	This is a triple net lease such that the Tenant shall pay its share of building Common Area Maintenance ("CAM") Charges, including Taxes, Insurance, Water & Sewer charges, Trash Removal, Snow Removal, etc. Upper Level Unit 3 is responsible for 20% of building CAM Charges.

Maintenance	This is a triple net lease such that Tenant is responsible for all maintenance within the Premises. Landlord is responsible for roof, structural walls, exterior building shell, and common areas.
No Broker	Landlord and Tenant agree that neither party has employed any broker or finder or incurred any liability for any brokerage fee, commission, or finder's fee in connection with this transaction.
ADA Compliance	Landlord asserts that entries, exits, and common areas served by the Premises conform to current standards of the Americans With Disabilities Act. Tenant asserts that any and all improvements and modifications to the Premises will maintain compliance with current ADA standards.
Life Safety	Landlord asserts that entries, exits entries, exits, and common areas served by the Premises conform to current life safety codes. Tenant asserts that any and all improvements and modifications to the Premises will maintain compliance with current life safety codes.
Signage	Landlord and Tenant agree that, at Tenant's expense, Tenant signage will be affixed to the façade of building in appropriate locations. These may be hanging signs, fascia signs, or both. Landlord must provide approval for sign designs and installation, not to be unreasonably withheld, and will cooperate with Tenant to obtain any required permits and licenses.
Subleases	The lease will not be subject to assign or sublease, except to affiliates of Tenant with no change in use.
Security Deposit	On executing a lease, Tenant shall deposit an amount equal to two (2) months Base Rent as Security with Landlord.
Landlord Improvements	Landlord will deliver the Premises as a vanilla box including, painted sheetrock walls, new heating and cooling systems, life safety systems, ADA compliant restrooms with associated plumbing fixtures, chosen by Landlord, electrical outlets and recessed light fixtures, chosen by Landlord and finished flooring selected by Landlord.
Tenant Improvements	Tenant will contract directly for the fit out of the Premises for any required partition walls, cabinetry and countertops, fixed furnishings, paint, tile, trim and other finishes, and any required plumbing, gas, and electrical connections and or modifications.

If this LOI accurately reflects the terms and conditions which are acceptable to form the basis of a separate Lease agreement, please confirm this by signing below.

This Letter of Intent is not intended to be a binding contract.

"Tenant"

Signature: _____ Date: 6/01/21

Name (please print): Andrea N. Wadsworth

Title : Vice President of Admin & Finance/CFO

Landlord hereby agrees to the terms and conditions of the above-mentioned Letter of Intent.

"Landlord"

Signature: _____ Date: 06.01.21

Name (please print): Ian F. Rasch

Title : Managing Member, 343 Main Street LLC

Letters of Support

The Commonwealth of Massachusetts
MASSACHUSETTS SENATE

SENATOR ADAM G. HINDS
Berkshire, Hampshire, Franklin and Hampden District
STATE HOUSE, ROOM 109-E
BOSTON, MA 02133-1053
TEL. (617) 722-1625
FAX. (617) 722-1523
ADAM.HINDS@MASENATE.GOV
WWW.MASENATE.GOV

Chair
JOINT COMMITTEE ON REVENUE

Vice Chair
SENATE COMMITTEE ON REDISTRICTING

December 1, 2021

Mr. Thomas Blauvelt, Chair
Great Barrington Community Preservation Committee
334 Main Street
Great Barrington, MA 01230

Re: 343 Main Street – Community Preservation Act Funding Request

Dear Chair Blauvelt:

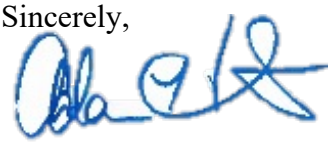
I am writing to you in support of 343 Main Street and the Alander Group's application for a grant from the Community Preservation Act Fund. Formed in 2016, Great Barrington based Alander Group focuses on adaptive re-use and mixed-use properties in historic downtowns, and the project appears to be an excellent fit for Community Preservation Act funding.

The proposed project will help revitalize the mostly vacant 343 Main Street, and funding from CPA will support the restoration of public facing, historic exterior elements, including the restoration of original windows, repair and restoration of historic masonry and cornice, and the restoration of storefronts. This will remove blight, contribute positively to the streetscape in Great Barrington, and help to elevate the experience of residents and visitors. It will concentrate development in the village where existing infrastructure is already in place. In addition, the project will and bring together multiple education and healthcare nonprofits together under one roof, including Berkshire Health Systems, Volunteers in Medicine, Community Health Programs Dental Care, Berkshire Community College, and a newly formed local food group dedicated to creating sustainable local food systems through agriculture and culinary arts, and encouraging innovation and entrepreneurship and training a skilled workforce. The tenancy will both create and retain jobs, and will provide numerous educational, entrepreneurial and workforce training opportunities.

The higher costs of historic rehabilitation projects are often a barrier to redevelopment, and subsidies and incentives often are needed to unlock projects. It is my understanding the nonprofit tenancy precludes Alander Group from accessing public funding programs that were designed as incentives for historic rehabilitation projects such this one. It is also my understanding that all the nonprofit tenants have committed to the project, bank financing and private equity are committed, and there is momentum going into 2022. Accordingly, CPA funding becomes even more important to unlocking the redevelopment plan for 343 Main Street.

This grant funding will have a tremendous impact on Great Barrington's downtown community, and therefore I respectfully request that you give this application all due consideration. Thank you in advance for your attention to this matter. Please do not hesitate to contact me with any questions or concerns.

Sincerely,



ADAM G. HINDS, *State Senator*
Berkshire, Hampshire, Franklin & Hampden

AGH/ck

House of Representatives
State Representative Smitty Pignatelli
Fourth Berkshire District
State House, Room 473-F Boston 02113-1053

November 30th, 2021

Community Preservation Committee
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

To Whom It May Concern:

I write to you in support of 343 Main Street's application for Community Preservation Act funding. Funding from CPA will help support the restoration of historic exterior elements and will help bridge the gap between project costs and conventional project financing. Without this grant funding, the project will be unable to succeed to its fullest capacity.

343 Main Street is a staple in historic downtown Great Barrington that is currently vacant, underutilized and in need of rehabilitation and renovation. If granted funding through the Community Preservation Act , 343 Main Street will become a cornerstone for health and wellness efforts in Southern Berkshire County. The project will bring together healthcare and education related nonprofits under one roof, including Berkshire Health Systems, Volunteers in Medicine, Community Health Programs Dental Care, Berkshire Community College and a newly formed local food group dedicated to creating sustainable local food systems through agriculture and culinary arts, all while encouraging innovation and entrepreneurship and training a skilled workforce.

The town of Great Barrington has proven their commitment to redeveloping downtown spaces, from renovating blighted properties, creating a walkable downtown, and creating expanded employment opportunities. The tenancy at 343 Main Street will create and retain jobs, and will provide numerous educational, entrepreneurial and workforce training opportunities to help Great Barrington to support their downtown goals and priorities and allow the town to maintain its presence as a cultural center in Berkshire County. The Alander Group is a locally owned commercial real estate investment firm focused on mixed-use and commercial properties in downtown locations, with a demonstrated strong financial performance through value-added repositioning, sustainable building techniques and enhancement of livable community.

Funding from the Community Preservation Act is an essential funding source for this project. The efforts to rehabilitate 343 Main Street and create a hub for health, wellness and sustainability will undoubtedly have a positive impact on the Great Barrington downtown as well as the local economy, which has suffered at the hand of the COVID-19

pandemic. I urge you to support this project's application and thank you in advance for your consideration.

Sincerely,

Smitty Pignatelli
State Representative
4th Berkshire District

BRPC
Berkshire Regional Planning Commission

JOHN DUVAL, Chair
MALCOLM FICK, Vice-Chair
SHEILA IRVIN, Clerk
BUCK DONOVAN, Treasurer
THOMAS MATUSZKO, A.I.C.P.
Executive Director

December 16, 2021

Community Preservation Committee
Town of Great Barrington
334 Main Street
Great Barrington, MA 01230

Dear Committee members:

Thank you for the opportunity to address the application for 343 Main Street restoration support, which your committee is currently considering.

While Berkshire Regional Planning Commission (BRPC) typically does not weigh in on individual CPA projects, we would like to comment regarding this application as it relates to our economic development work in the community of Great Barrington.

BRPC has recently undertaken a Local Rapid Recovery Planning project in cooperation with the Town, which identifies potential improvements to aid in the economic recovery of the downtown business district. Such projects will help to draw patrons to the downtown's retail, dining, and entertainment establishments, improving visitor experience and increasing spending. The proposed project is located at the southern gateway of Great Barrington's walkable downtown district, and enhancement of the streetscape in this location is aligned with our recently completed Rapid Recovery Plan.

The proposed project is also within the Town's state-designated cultural district established in 2018, to which BRPC provides staff support. Preservation of historic assets is one of the perennial themes of cultural districts in Massachusetts. Tenancy by the newly-formed group dedicated to sustainable local food systems through agricultural and culinary arts would, in particular, be a welcome addition to the creative economy mix within the Downtown Great Barrington Cultural District.

Sincerely,

Thomas Matuszko
Executive Director

1 Fenn St., Suite 201, Pittsfield, MA 01201
berkshireplanning.org

T: (413) 442-1521 · F: (413) 442-1523
TTY: 771 or 1(800) 439-2370

Historical Commission

Great Barrington Historical Commission

c/o Selectmen's Office
Town Hall
334 Main Street
Great Barrington, MA 01230

Malcom Fick, Chairman • 413-645-3060 • Malcolm.fick@gmail.com

December 15, 2020

Mr. Thomas Blauvelt, Chairman
Community Preservation Committee
Town of Great Barrington
334 Main Street Great Barrington, MA 01230

RE: Community Preservation Funds for 343 Main Street Restoration

Dear Chairman Blauvelt and Members of the Community Preservation Committee:

The Great Barrington Historical Commission strongly endorses the application by the Alandar Group to fund the historical restoration of 343 Main Street. Opened in 1923 as Whalen & Kastner Garage and operated as a car dealership for over fifty years, it is one of the oldest (and perhaps the oldest) auto-related commercial structures in Great Barrington and is directly related to the growing importance of auto tourism in the Berkshires in the 1920s and 1930s.

Importantly, the building was designed by local architect Joseph McArthur Vance, whose work also includes many notable buildings in the region. Vance designed the Mahaiwe Theater, the Colonial Theater in Pittsfield, the First Church of Christ, Scientist, and the Bascom Lodge at Mount Greylock. Preservation and restoration of Vance's work has already benefited the town, which will further benefit by historical restoration of this gateway Main Street building.

By requesting and accepting CPA funding for this project, the Alandar Group pledges to use these funds to carry out the work in accordance with the Secretary of the Interior's Standards for Historic Rehabilitation.

We strongly encourage the CPC to approve funding for this project, which will restore historic features to an important historical asset.

Sincerely,

Malcolm Fick
Chairman

Background Information

COMPANY INFORMATION

Alander Group is a commercial real estate investment firm focused on mixed-use and commercial properties in downtown locations. The company takes a long term investment approach and is committed to strong financial performance through value-added repositioning, energy conservation, and building strong communities.

Ian Rasch

Ian has over 20 years of real estate investment and development experience, including property development, finance, managing joint ventures, property management, and leasing. Prior to founding Alander Group and Framework Properties, Ian was Vice President, Director of Development, at Allegrone Com-panies where he oversaw the full range of real estate planning, development and investment activities.

Prior to this he was a Principal at Propeller Group in New York City where he redeveloped and re-positioned a number of underutilized properties into high-end residential units, commercial space, and artistic performance space. Previously, he was a Senior Project Manager at Turner Construction in New York where he worked on The Hearst Tower, The Memorial Sloan-Kettering Breast and Imaging Center and The Verdesian Residential Tower- the first residential high-rise in the United States to achieve Platinum LEED Status.

Ian has received numerous industry awards including Green Cinderella Award (National Grid), Building Brooklyn Award (Brooklyn Chamber of Commerce), + Housing Award (American Institute of Architects), and Paul E. Tsongas Award (Preservation Massachussetts). In addition, he has collaborated with the American Institute of Architects on educational programs and served on the task force of various green pilot and incentive programs including the US Green Building Council, New York State Energy Research and Development Authority, EPA Energy Star, the Kresge Foundation, the Enterprise Foundation and PlaNYC sustainability and resiliency blueprint for New York City.

Ian holds a M.S. in Real Estate Finance and Con-struction Management from NYU Schack Institute of Real Estate and is a licensed real estate broker.

Owner
Framework Properties

Architect
INC Architecture & Design

Size
65,000 sq ft
48 Residential Units

Status
Pre Development

Project Cost
$15,000,000

Manville Place

The Manville Place Project will address the "missing middle" of housing in Great Barrington, MA - offering 1-, 2-, and 3-bedroom rental housing units in a traditional neighborhood setting within walking distance of shopping, dining and workplaces.

The project features three new, energy efficient buildings in an integrated courtyard configuration. Landscaped pedestrian paths will provide protected walking and biking paths to link the parcels together and promote walkability throughout the neighborhood. Key design elements include oversized windows for natural lighting, open-concept kitchens, Energy Star for Homes Certification, and four-season landscape design.

ENERGY STAR PARTNER

Owner
Framework Properties

Architect
INC Architecture & Design

Size
26,000 sq ft
13 Residential
5 Retail

Status
Complete 2017

Project Cost
$7,510,000

47 Railroad Street Great Barrington, MA

The Adaptive Re-use and Expansion of 47-51 Railroad Street is one of the most exciting and transformative real estate projects in Downtown Great Barrington, Massachusetts. Together with the projected mix of uses (retail and residential), a very high level of sustainability, and the central downtown location, it is a unique and distinctive quality of live-work-shop choice that appeals to a broad demographic.

The project created 13 market-rate apartments and 10,000 square feet of storefront retail and is an example of sustainable development solutions that have a forceful contribution to vibrant, healthy, and equitable communities in downtown districts. These sought out investment opportunities create a positive contribution to our economy, community and environment.

Owner
Allegrone Real Estate

Architect
Durkee Brown Viveiros
Werenfels Architects

Size
50,000 sq ft
25 Residential
6 Retail

Status
Completed 2017

Project Cost
$6,900,000

Onota Building

The Historic Redevelopment of The Onota Building is one of the most exciting and transformative real estate projects in Downtown Pittsfield, Massachusetts. Together with the projected mix of uses (retail and residential), a very high level of sustainability, and the central downtown location; it is a unique and distinctive quality of live-work-shop choice that appeals to a broad demographic.

This adaptive reuse project will convert this underutilized building into 25 market-rate apartments and 8,000 square feet of storefront retail. Utilizing approximately $2.4 million dollars in State and Federal Historic Tax Credits and $600K in Housing Development Incentive Program (HDIP) Tax Credits from The Massachusetts Department of Housing and Community Development. Total Developmental Costs are approximately $6.9 million dollars.

This development is striving to be an example of sustainable development solutions, to have a forceful contribution to vibrant, healthy, and equitable communities in downtown districts. These sought out investment opportunities create a positive contribution to our economy, community and environment.

ENERGY STAR PARTNER

Owner
Allegrone Real Estate

Architect
Durkee Brown Viveiros Werenfels Architects

Size
30,000 sq ft
14 Residential
5 Retail

Duration
Ten Months

The Howard: Historic - Sustainable - Artful

The Historic Redevelopment of The Frank Howard Building is one of the most exciting and transformative real estate projects in Downtown Pittsfield, Massachusetts. Together with the projected mix of uses (retail and residential), a very high level of sustainability, and the central downtown location, it is a unique and distinctive quality of live-work-shop choice that appeals to a broad demographic.

This adaptive re-use project converted this underutilized building into 14 market-rate apartments and 10,000 square feet of storefront retail, utilizing approximately $1.9 million dollars in State and Federal Historic Tax Credits and $400K in Housing Development Incentive Program (HDIP) Tax Credits from The Massachusetts Department of Housing and Community Development.

This development is an example of sustainable development solutions and has a forceful contribution to vibrant, healthy, and equitable communities in downtown districts. These sought out investment opportunities create a positive contribution to our economy, community and environment.

ENERGY STAR PARTNER

Owner
Allegrone Real Estate

Architect
Clark & Green Architecture Design

Size
32,000 sq ft

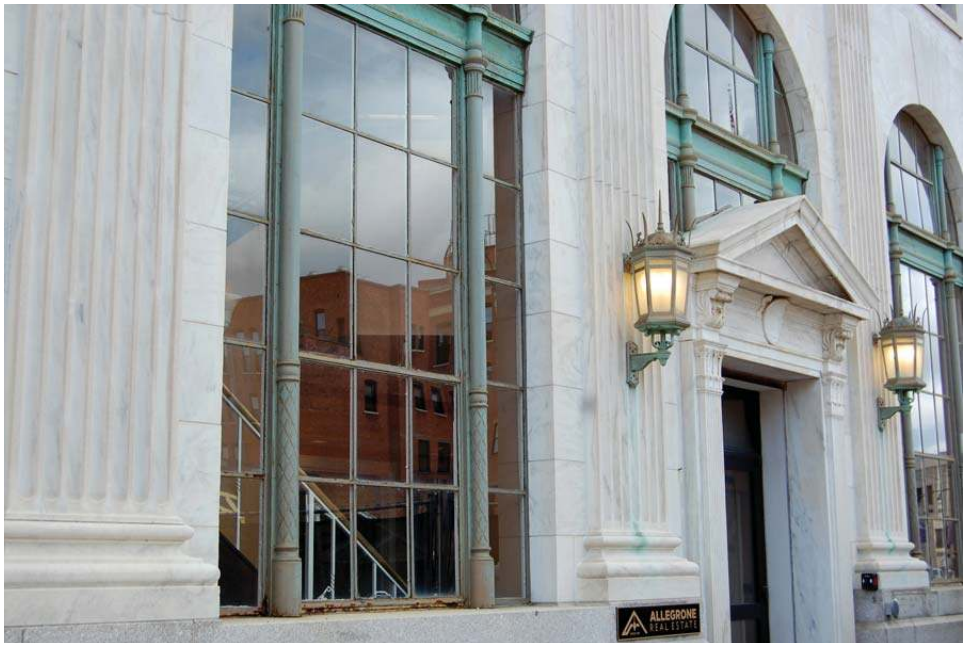
Duration
In-Progress

1.5.0 Business Center

Environmentally responsible, thoughtfully designed and conveniently located, 1.5.0 Business Cen-ter is the new height in efficient green office space. Registered as LEED Platinum, 1.5.0 features floor plans with an abundant of natural light, geothermal and solar technologies, and fiber optic wiring to support the latest technology.

The 30,000 square foot building is the reinvention of a classic 1959 building joined with a new addition built of innovative, ecologically sound materials. Carefully planned efficiencies and green attributes greatly reduce the buildings carbon footprint for ultimate year-round savings on utility costs.

The green components of this building include a minimal impact on stormwater system and eco-systems, plenty of outdoor greenspace, a green roof and roof desk, water efficiency inside and out, efficient fixtures and water-conscious landscaping, geothermal heat and AC, photovoltaic solar, occupancy sensors and timers, regional and recycled content materials, optimal indoor air quality and ventilation, and low emitting materials.



Berkshire Loan & Trust Building

Built in 1923, the Berkshire Loan & Trust Building is an excellent example of Classical Revival architecture. The three-story historic marble office building, in the heart of downtown Pittsfield, was renovated in 2012 by Allegrone Construction Co. Inc., into Class A office space. The building features an elegant two-story foyer with modern finishes and state-of-the-art mechanical systems.

Located next to Park Square and across from the Beacon Cinema, the building is situated in Pittsfield's Downtown Arts Overlay District, with proximity to shopping, restaurants, entertainment and business services.

Owner
Allegrone Real Estate

Architect
Durkee Brown Viveiros Werenfels Architects

Size
9,000 sq ft

Duration
Completed in 2012

Owner
Construct Inc.

Architect
Studio One Architects

Size
12,500 sq ft
11 Residential

Status
Complete 2017

Project Cost
$3,725,000

316 State Road Great Barrington, MA

The Forest Springs Project included new construction of 11 affordable family rental units in three buildings on 12 acres of vacant land located at 316 State Road in Great Barrington, MA. The development included four 1 bedrooms, five 2 bedrooms and two 3 bedroom units, with two ADA accessible units and two sensory impaired units. The energy consumption target for all units is Net Zero. The project included the following funding sources: Housing Stabilization Funds, Affordable Housing Trust Funds, Facilities Consolidation Funds, Community Preservation Act Funds and Federal Home Loan Bank Boston - AHP Subsidized Permanent Mortgage.

ENERGY STAR PARTNER

Owner
Valley CDC/HAP Housing

Architect
Dietz & Company
Architects

Size
46,000 sq ft
38 Residential

Status
Complete 2015

Project Cost
$7,102,000

Parsons Village Housing

38 Units - 46,000 SF - Net Zero Housing

Parsons Village in Easthampton is Massachusetts first Net Zero Affordable Housing Project. At 46,000 Square feet, the houses consist of 38 units with studio, one, two, and three-bedroom apartments, as well as a community center and small park. Energy-efficient and sustainable building practices were used in its construction; units use 53 to 60 percent less energy than a standard new home of the same size which required intensive focus on thermal envelop sealing techniques from initial structure to finish.

Owner
Berkshire Housing
Development Corp.

Architect
Dietz & Company Architects

Size
44,000 sq ft
40 Residential

Status
Complete 2015

Project Cost
$8,496,000

Highland Woods Housing

40 Units - 44,000 SF - Net Zero Housing

Highland Woods in Northern Berkshire County is Massachusetts second net zero affordable housing project. At 44,000 square feet, this three story structure consists of 40 units of affordable housing for residents displaced by tropical storm Irene. Strict thermal envelop and sustainable building practices were used in its construction.

Owner
CDC South Berkshire

Architect
Dana Bixby Architecture

Size
8,00 sq ft,
11 Residential

Status
Completed 2009

Project Cost
$1,950,000

Hillside Avenue Housing

Allegrone was selected as Construction Manager by the Community Development Corporation of South Berkshire to construct three residential buildings consisting of eleven housing units totaling 8,800 square-feet. The challenging site required extensive ledge removal as well as installation of a StormTech Water detention system for storm water management beneath the parking lot to accept all storm water generated by completed development.

This project is a model of Smart Growth for rural towns. The units consist of one, two, three-bedroom units, one ADA-unit, and three acres of town-donated land (two acres of which is permanently preserved as open space). With all units being Energy Star Certified, these buildings are constructed with a tight thermal envelope and high-efficiency systems.

Managing Member
Propeller Group

Architect
Gregory Merryweather Design

Size
14,000 SF
8 Residential
1 Commercial

Duration
Complete 2008

Greenbelt Brooklyn - 361 Manhattan Avenue

Located in the Williamsburg section of Brooklyn, Greenbelt was the first LEED – NC mixed-use development project to be completed in Brooklyn, NY in 2008. The mixed-use project re-used 50% of an existing one-story structure, creating a 4,000 square foot ground floor community facility dedicated to the arts while adding 10,000 SF of new construction for eight residential condominium units on four floors above.

Greenbelt was designed to reduce its environmental impact by enhanced Site Selection, Energy Efficiency, Water Conservation, Indoor Air Quality and sensitive selection of Materials and use of Resources. Greenbelt received Green Cindarella Award from National Grid and Building Brooklyn Award from the Brooklyn Chamber of Commerce.

Managing Member
Propeller Group

Architect
Gregory Merryweather Design

Size
3,050 SF
2 Residential Units

Duration
Complete 2005

107 Gates Avenue

Located in Clinton Hill's Historic District, 107 Gates was a two-family Brownstone that underwent a historic renovation. It included the creation of a luxury upper duplex and a lower garden apartment. The property was sold in 2005.

Managing Member
Propeller Group

Architect
Gregory Merryweather Design

Size
3,440 SF
2 Residential Units

Duration
Complete 2009

316 Cumberland Street

Located in the Fort Greene Historic District in Brooklyn, NY, 316 Cumberland Street was converted back to its original historic use and format as a 2-family building. The project included the creation of a luxury upper triplex and a lower garden rental apartment. The property was sold in 2009.

Managing Member
Propeller Group

Architect
Thread Collective

Size
3,000 SF
1 Residential Unit
1 Commercial Unit

Duration
Complete 2009

11 Vanderbilt Avenue

Located adjacent to the Brooklyn Navy Yards, 11 Vanderbilt Avenue is a 1920's 2-story carriage house that was converted into a live-work artist loft consisting of a 1,300 SF ground floor studio space and 1,700 SF residential loft apartment above. The building was renovated using the latest in green technology including energy star windows, high efficiency boiler and tankless hot water heater, ducted air conditioning and low-voc paints for improved air quality. The property was developed for 11 Vanderbilt, LLC.