Evaluation of *ALL* Reasonable Options (Demo, Reno, Add & Reno or Do Nothing)

**STUDY PROCESS**  
(Where we are)

1. Identify “the Good, the Bad and the Ugly”
2. Determine how can the existing structure best serve Sandwich
3. Pros and Cons, Comparative Costs, Construction Phasing for each Option
TOTAL GSF = 103,275

CONSTRUCTION DATES

UNDERSTANDING THE BUILDING
CONSTRUCTION DATES

1974 - 16,130 S.F.

1963 - 8,910 S.F.

1958 - 2,490 S.F.

1927 - 11,065 S.F.

1927 - 11,265 S.F.

UNDERSTANDING THE BUILDING
16 DIFFERENT LEVELS!

BUILDING ELEVATIONS
FIRST FLOOR

UNDERSTANDING
THE BUILDING
16 DIFFERENT LEVELS!
UNDERSTANDING THE BUILDING

ACCESSIBILITY ISSUES
FIRST FLOOR

FIRST FLOOR

LEGEND
- Purple: Toilet room not accessible
- Green: Ramp not accessible
- Yellow: Area not accessible

FIRST FLOOR
UNDERSTANDING THE BUILDING

ACCESSIBILITY ISSUES
SECOND & THIRD FLOORS
1927 BUILDING SECTION
With Floor Elevations

UNDERSTANDING THE BUILDING
UNDERSTANDING THE BUILDING

ROOF & WALL DAMAGE

ROOF LEAK DAMAGE
OBSERVED FROM BELOW

WALL DAMAGE

SATURATED ROOF DECK

RUSTED OVERHANG
• MUCH of the BUILDING is NOT ACCESSIBLE.
  *Renovations over $2.6 Million requires full accessibility for building and site*
• ROOF is BEYOND REPAIR.
  *It must be Totally replaced and a new drainage system installed*
• MOST ROOF OVERHANGS are RUSTED OUT.
  *Exposed steel framing and Tectum roof deck must be replaced*
• ENTIRE BUILDING ENVELOPE is a POOR INSULATION BARRIER
  Major components require modification or replacement
• HVAC & ELECTRICAL Systems are BEYOND THEIR USEFUL LIFE
  *Completely new systems and wiring are required for reuse*
• PAVEMENTS, CURBS AND SIDEWALKS are NO LONGER SERVICABLE
  *Site circulation components should be completely replaced*
• RENO OVER $2.8 MILLION requires FULL FIRE PROTECTION COMPLIANCE
  *No existing sprinkler system in building*
• HAZ-MAT ABATEMENT required where DISTURBED or if DEMOLISHED
DISCUSSION