

**Facility Review and Assessment
Town of North Andover, MA**

Department of Public Works

384 Osgood Street
North Andover, MA

Date: 12.31.2012



DESCRIPTION

The Department of Public Works (DPW) facility is located on filled land at the West side of Osgood street. It abuts Cochickewick Brook on the North side of the site, a residential neighborhood to the South, and is abutted by commercial property to the West. Site use & expansion is constrained. The facility consists of a 25,000 sf pre-engineered metal building at the East end of the site and a masonry/wood framed salt shelter at the West end of the site. A fueling island is located between these structures. Paved parking is located to the East of the metal building. A paved drive (Wayne Street) at the South end of the site provides access to the garage, salt shed, fueling island and storage yard areas.

Underground storage tanks include; gas & diesel fuel tanks located at the fueling island, and a waste oil tank at the South side of the garage structure. The metal building houses the DPW administrative and engineering functions (2,500 s.f. +/-) at the two story portion at the east end of the building. The balance of the metal building structure includes; interior garaging, vehicle repair, generator, supply storage, water maintenance shop and foreman office.

PROFILE

lot size	-	3.7 +/- ac
building size	-	27,000 sf (main bldg)
stories	-	one (1) – garage area/two (2)-office portion
% used	-	100 % +
Constructed	-	1975
Parking	-	26 spaces (not including yard area)
Structure	-	garage: steel framed
salt shed	-	masonry walls/wood framed roof
envelope	-	garage: metal siding/ metal roof
salt shed	-	masonry wall/asphalt shingled roof
vert. transp.	-	stairs (2) ADA compliant access to 2 nd fl. not provided
Plumbing	-	sanitary waste/drain & vent hot/cold domestic water distribution natural gas piping distribution garage interior floor drains
HVAC	-	gas fired heating/elect.cooling rooftop package unit
fire protection-	-	not provided
electrical	-	208 volt
fire alarm	-	auto detection/annunciation system, radio signal
security	-	none provided
occupants	-	10

DETAILED SUMMARY & IDENTIFIED NEEDS

SITE

Utilities:

Public water, sewer, gas ,electrical, communications
emergency power generation

Trash:

private vendor

Drainage:

sheet flow discharge to drainage infrastructure/local waterway

Communications:

new phone/data system

Grading:

flat (filled) site
limited access to North side of garage structure

Landscaping:

minor ornamental landscaping & grassed lawn at East end of site
brush, woods, wetlands at North, West & South perimeter

Paving,Sidewalks,Curb:

paved drive,parking & yard areas

Underground StorageTanks: (UST)

Gasoline,/diesel fuel tanks
Waste oil tank
Oil separator (MDC basin) dmh structure

Identified Needs:

- paving repairs/replacement
- drainage improvements -storm water management
- environmental risk assessment -adjacent waterway/wetlands
- strict monitoring of UST's
- yard storage capacity

STRUCTURE

Foundation:

Pre-engineered building: Pile foundation system
Salt shed: poured concrete

Walls:

Garage: pre-engineered metal building system wall girts
Salt shed: masonry block

Roof:

Garage: pre-engineered metal building steel roof purlins
Salt shed: wood truss frame

Floor:

Garage: poured concrete slab on grade/steel joist framed & concrete deck 2nd fl.
Salt shed: poured concrete slab on grade
Mezzanine: wood framed floor system

Stairs/vertical access:

Steel Stairs (2) provide access to 2nd floor office level
elevator/stair lift not provided

Identified Needs:

- corroded structural steel columns
- settling slab on grade
- salt shed wall structure impact /chloride damage
- mezzanine loading capacity posting/confirmation
- stairs not ada compliant
- unbraced main frame columns
- "cold roof" structural upgrade
- Structural engineer study-recommend repairs/reinforcing

ENVELOPE

Walls:

Garage: Painted metal wall panel
Vinyl faced wall insulation

Salt shed: masonry block
Wood gable frame

Roof:

Garage: metal panel roofing system
Vinyl faced roof insulation

Salt shed: Asphalt strip shingles

Windows: Punched window openings (administration area)
Metal framed/glass units

Doors: Metal framed/glass – administration main entry
Hollow metal door/frame - garage
Sectional overhead doors – garage

Identified Needs:

- Leaking metal roof system
- Damaged /rusting metal wall paneling
- damaged/low R value wall/roof insulation
- Window & door units not weather-tight
- Major building weatherization/ re-cladding/insulation required

SYSTEMS

(pre-engineered metal building only – garage/office areas)

Plumbing:

system dated to time of original construction
toilet rooms at garage/office
garage floor drains
natural gas distribution piping

HVAC:

administration: gas fired heating/electrically cooled ac systems
roof/floor mounted units
programmable controls

Garage: gas fired unit & infrared tube heaters
Waste oil heater

Exhaust:

toilet rooms
garage

Fire Protection:

not provided

Electrical:

- 208 volt service
- Aerial utility service entrance
- Emergency generator
 - Exit devices
 - emergency lighting system
 - Fluorescent lighting fixtures
 - Convenience power distribution

Fire Alarm:

- fire alarm control panel (facp)
- fire detection & annunciation
- radio beacon signalization

Communications:

phone/data system

Security:

intrusion system provided (garage area only)

Identified needs:

- toilet rooms; not ada compliant
- 2nd fl. Mens rm not provided
- 1st fl womens rm. not provided
- floor subsistence at 1st floor toilet group
- toilet room fixtures outdated, not low flow type
- lighting system occupancy sensors
- fire protection system
- hvac system; (office)
 - ducting distribution, controls, balancing, capacity
- garage area fresh air & exhaust systems
- security system
- fire alarm system

INTERIOR

(administration area only)

(garage area unfinished; exposed roof/walls, unfinished concrete slab floor)

Flooring:

- VCT (Vinyl Composition Tile) flooring in common areas
- ceramic tile flooring (toilet rooms)
- carpet (offices)

Walls:

painted gypsum wallboard

Ceiling:

acoustical tile suspended ceilings (office)

Doors:

wood framed doors in steel frames

Identified Needs:

- Interior wall painting
- Acoustical suspended ceiling: repair/replace/re-tile & clean
- Flooring repairs: VCT & CT repair/replace
- Space programming; adjacencies, ADA compliance , space constraints

METHODS:

facilities evaluation performed by visual observation

STANDARDS:

level of quality standards noted herein are from that contained in the facility spread sheet evaluation format and include the following;

REFERENCES:

sources of facilities information has been obtained from; dpw staff & director, outside trade/maintenance vendors, administrative staff and employees.

QUALIFICATIONS:

- inspections performed without the use of any invasive or destructive measures.
- there has been no removal of items or subsurface excavation performed.
- There has been no review or inspection by other architect(s)/engineer (s) u.n.o



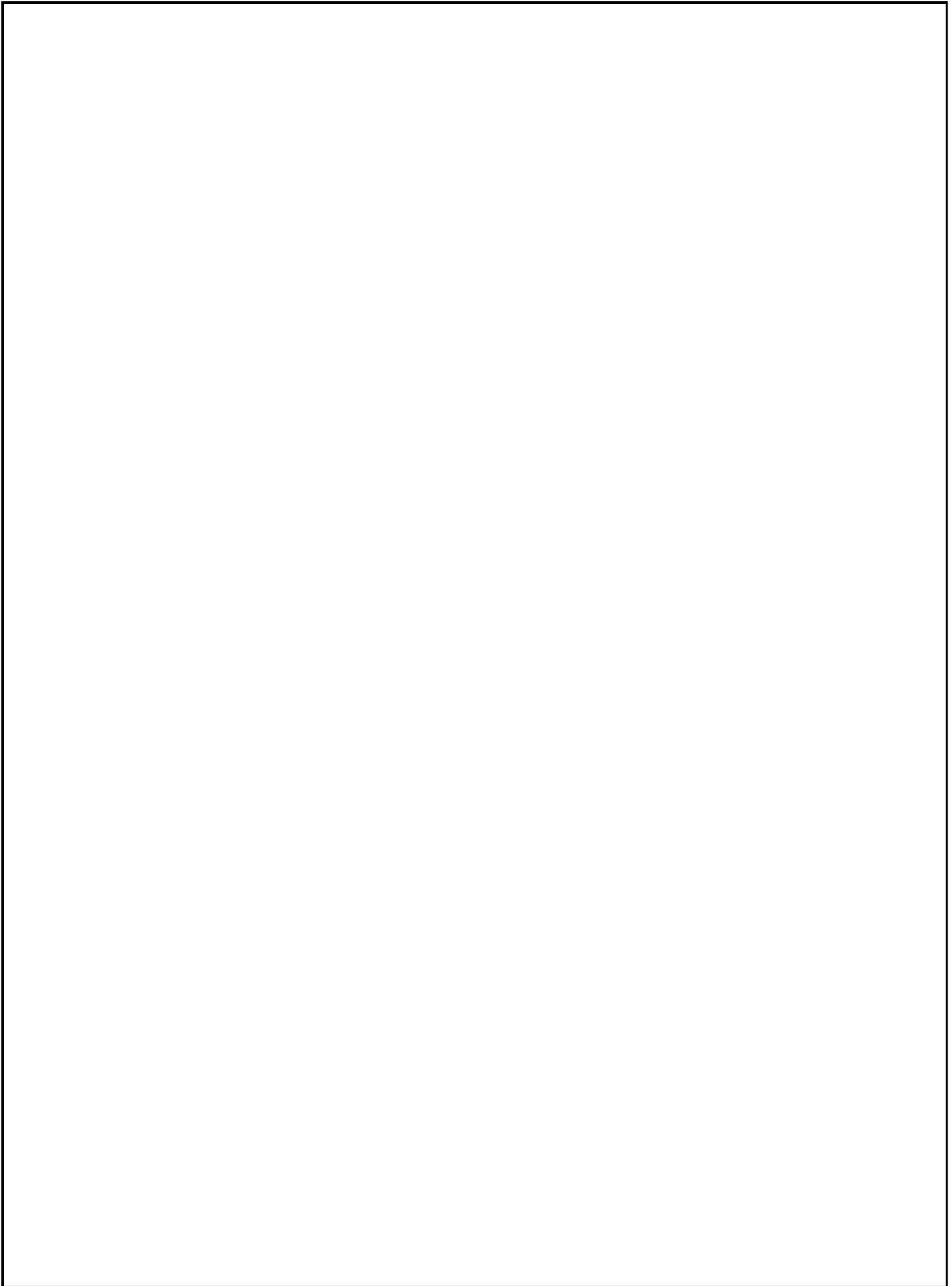
East elevation



South elevation



Salt shed & fueling island





SALT SHED: SOUTHWEST ELEVATION

**Facility and Review Assessment
Town of North Andover, MA**

Stevens Memorial Library

345 Main Street
North Andover, MA

Date: 12.31.2012



Front (North) Elevation

DESCRIPTION

The Stevens Memorial Library is the 2nd oldest public building facility located on a triangular shaped gently sloped lot bounded by Main/Middlesex/Green Streets. The original facility was constructed ca. 1910 with subsequent additions dated 1968 and 1995. It consists of a two (2) story brick masonry structure. The basement level includes the Children's Room, administration, storage, toilet facilities and a large meeting room. The upper level includes; circulation, reference, computer, book racks and director's office. There is accessible ('at grade') ADA (American Disabilities Act) compliant parking and building entrance at the lower level. The upper floor main entrance is provided by a large ornamental stone stairway and brick walkway located at the northwest side. Parking is provided by angled and parallel parking along the Green and Middlesex streets. The lower level is constructed partially below grade while the upper level is situated about a full story above finish grade with a large window grouping facing the abutting common. The facility is served by public utilities (water, sewer, electrical, gas, and communications). There is recent (2011) HVAC modifications to include new AC equipment and full system re-commissioning.

PROFILE

Lot size	-	1 +/- acres
Building size	-	20,000 sf
Stories	-	one (1) upper level plus one (1) basement level
% used	-	100 % (+)
Constructed	-	original facility 1910, additions; 1968,1995
Parking	-	30 spaces at the north/east side of site
Structure	-	brick masonry, wood, poured concrete, structural steel
Envelope	-	brick masonry
Roof	-	rubber membrane, clay tile, copper
Vert. Transp.	-	stairwells; main circulation stairs (1), secondary stairs (1) elevator: two stop passenger
Plumbing	-	mens/womens toilet rooms lower level only Kitchen/janitor sinks Interior roof drains Natural gas piping distribution
HVAC	-	gas fired hot water boiler Circulating hot water distribution system unit ventilators & fan coil units baseboard radiation roof mounted air cooled condensers (2) & air handlers (2) Ductless split system (IT room)
Fire Prot.	-	wet & dry pipe sprinkler systems
Electrical	-	208 volt, 800 amp, 3 phase service
Fire Alarm	-	fire detection & annunciation system radio beacon signalization
Security	-	intrusion alarm

DETAILED SUMMARY & IDENTIFIED NEEDS

SITE

Utilities:

Facility is served by public; water, sewer, gas & electrical utilities
Communications system; phone & data

Storm water drainage system:

Parking areas: Public street drainage infrastructure
Roof: Interior roof drains, gutter & downspout, discharge into public storm water drainage infrastructure, yard drainage, catch basins at low points

Landscaping:

Ornamental landscaping provided at building perimeter
Grassed lawn areas typical at all unpaved areas

Paving, Drives, Sidewalks, Curbs:

Bituminous asphalt paved parking spaces
Bituminous asphalt paved sidewalk at perimeter
Brick paved front entrance walk
Concrete paved lower entrance walk
Bituminous asphalt berm at parking areas

Trash service:

Private contractor
Exterior storage at wood shed

Grading:

Flat site slightly graded at building perimeter
'Bermed' grading at north/west sides of building

Accessory building:

Wooden shed at south (Green Street) side of facility

Site structures:

Ornamental masonry walls at front of building

Masonry retaining walls lower level entrance

Precast concrete stairs – employee entrance

Stone masonry stairs – front entrance

Retaining wall stair entrance North side (front) to lower level

Identified needs:

Exterior trash storage

Maintenance equipment storage

Trimming & pruning of landscape plantings

Catch basin cleanout/maintenance (potential lower level flooding)

Parking capacity exceeded during; peak usage times/events

Guard at retaining wall stairs - North side

ENVELOPE

Masonry:

Finish face brick

Sealants/Caulking:

Construction/expansion joints

Roof:

Fully adhered rubber membrane roof – flat roof portions

Clay tile (red) – sloped roof portions

Parapet:

Glazed clay tile parapet cap

Vertical rubber membrane

Eaves,Soffits,Gutters:

Painted wood eaves at sloped roof portions

Wooden gutters & copper downspouts (original building)

Metal gutters & downspouts (1995 addition)

Windows & Doors:

Doors:

Hollow metal door and frame – employee entrance

Steel framed/glass – rear (lower level) entry with hcp auto door opener

Historical wood door – front (upper level) entry

Aluminum framed/glass – front (lower level) – exit only doors

Windows:

Metal framed/insulating glass casement & fixed windows

Wood framed/uninsulated glass casement windows

Roof skylights

Identified Needs:

Clay tile roofing:

- Loose tiles require re-fastening
- Gaps at tiled roof need 're-mortaring'
- Prior history of loosened tiles falling from roof
- Corroded/loose tile fasteners

Clay tile parapet:

- Joint sealant repairs required at all areas

Wood gutters:

- Evidence of previous gutter lining 'repair'
- Monitor closely for evidence of rotting, failure
- Re-painting of gutters recommended

Downspouts:

- Failure of many copper downspouts
- wooden storm water conveying assemblies should be removed
- replacement of downspouts & wooden assemblies recommended

Eaves;

- older soffit/fascia repairs needed
- replace/repair gaps & openings,repaint

Rubber roof:

- remove misc. debris to prevent windborne items & roof damage
- provide additional service walkway pads at rubber membrane roofing system
- repair identified membrane leak areas

Caulking/Sealants;

- repair caulking/sealants;
- window perimeter
- clay tile parapet cap

Masonry:

repoint at open/failed mortar joints
modify incorrectly sloped horizontal metal flashing north side
monitor older masonry portions closely

Doors:

front entrance:
hardware upgrade;
hinges, closer, exit device, 'open assist' device, vp
employee entrance: repair/replace rusted steel door & frame

STRUCTURE

Foundation:

- Fieldstone masonry (original building)
- Poured concrete foundation systems (addition)

Floors:

- Wooden framing system at original portion of facility
- Steel framing system/poured concrete deck at additions

Roof:

- Wooden framing system at original portion of facility
- Steel framing system at additions

Walls:

- Load bearing brick masonry at original building
- Load bearing brick/concrete block masonry 1968 addition
- Steel framing system & non-load-bearing masonry 1995 addition

Identified Needs:

- Closely monitor masonry elements for water intrusion & mortar failure
- Repoint mortar joints on a regular basis
- Investigate rusted steel lintel conditions

INTERIOR

Flooring:

Carpeted general circulation & office areas
Ceramic tiled toilet rooms and lower entrance
Resilient flooring front & employee entrances

Ceilings:

Acoustical suspended ceiling systems (typical except as noted)
Painted plastered ceiling (rotunda, entrance vaulted ceiling)
Painted drywall soffits

Walls:

Painted drywall/plaster finish systems typical

Identified Needs:

Repair gypsum wallboard ceiling soffits at water damaged areas
Repaint vaulted & rotunda ceilings

SYSTEMS

Plumbing:

- Portions of plumbing dated to original construction
- Plumbing modifications during 1966 & 1995 additions
- White porcelain toilet room plumbing fixtures
- Flushometer type fixture devices
- Wall supported fixtures
- Sanitary sewer drain, waste, vent
- Domestic hot/cold water distribution system
- Gas fired hot water tank
- Kitchen & janitor sinks

HVAC:

- Gas fired hot water boiler
- piped hot water distribution system & circulator pumps
- Roof mounted electric air cooled condensers
- Roof mounted air handlers
- Perimeter hot water baseboard radiation
- Ceiling mounted fan coil units
- Energy management system
- Toilet room exhaust system
- Ductless split AC system at IT room

Fire Protection:

- Sprinkler system protection throughout
- Wet & dry type systems

Electrical:

- Main service located in basement – access via boiler room
- Pad mounted utility transformer (south side – Green Street)
- power distribution; hvac & lighting systems, elevator, convenience power
- Fluorescent lighting system throughout interior
- Wall 'pac' type exterior lighting fixtures

Fire Alarm:

Proprietary ("Simplex") system
FACP (Fire Alarm Control Panel) located at lower level entrance
Heat/smoke detection devices throughout
Annunciation devices throughout
Pull stations at exit doors
Flow and tamper devices at sprinkler system

Emergency Lighting:

Devices provided throughout

Communications:

New telephone/data system throughout
IT room located at locked basement closet

Security:

Intrusion system

Identified Needs:

heating improvements at basement administration area
re-attach metal conduit west side wall 'pac' light fixtures
air distribution at director & ILL room
hvac preventive maintenance program

REFERENCES:

Sources of facilities information has been obtained from; custodial staff, Director of School Operations, outside trade/maintenance vendors, school/municipal administrative staff and employees.

QUALIFICATIONS:

- Inspections performed without the use of any invasive or destructive measures.
- There has been no removal of items or subsurface excavation performed.
- There has been no review or inspection by other architect(s)/engineer (s) u.n.o.



Right Side (West-Green Street) Elevation View



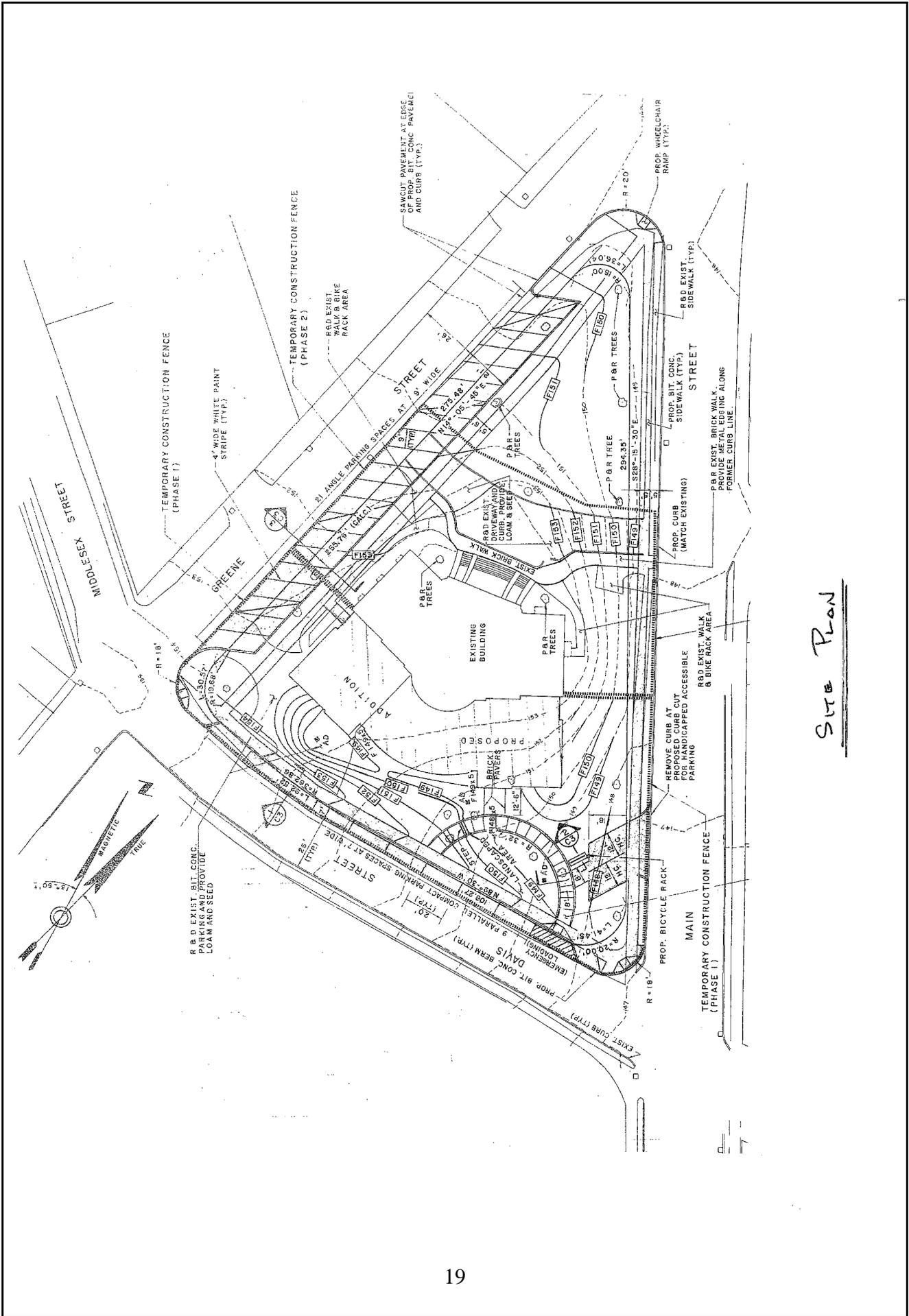
South (Middlesex Steet) Elevation View



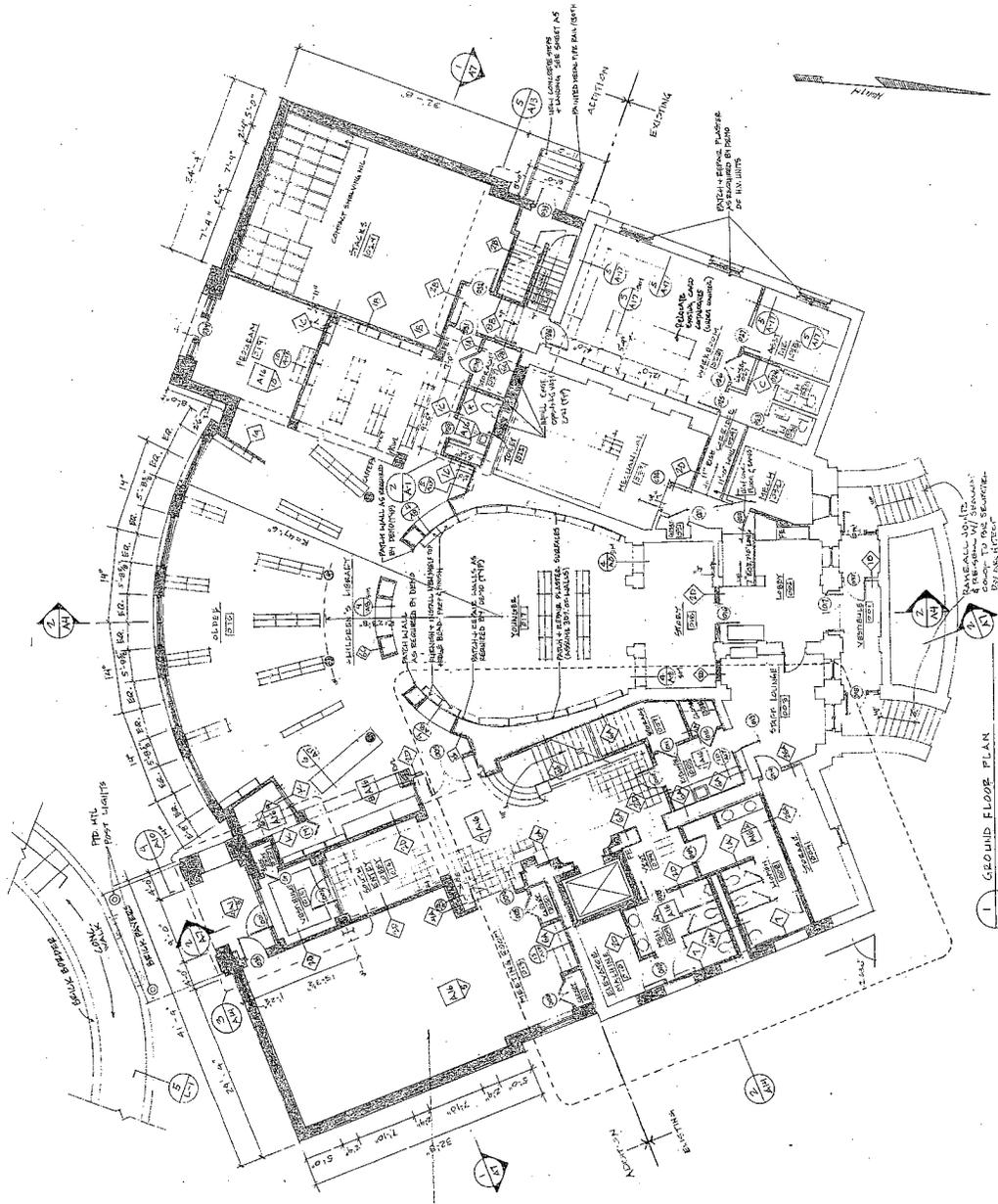
Southeast View
(corner Main/Middlesex Streets)



East (Main Street) Elevation View



Site Plan



1 GROUND FLOOR PLAN
1/8" = 1'-0"

STEVENS LIBRARY

**Facility Review and Assessment
Town of North Andover, MA**

North Andover Fire Dept.

Station # 1

124 Main Street
North Andover, MA

Date: 12.31.2012



DESCRIPTION

Two story & basement level brick masonry building located at the West side of main street in the 'down town' area constructed circa 1910. The building serves as fire department headquarters to include; a 'back in equipment bay, basement storage, and 2nd floor spaces to include; unisex bathroom, sleeping areas, meeting room, lunch room, administration offices. There have been minimal improvements to the facility which include; replacement window units, bathroom renovation (current), engine exhaust system, overhead doors.

PROFILE

Lot size	-	1 acre +/- (town hall lot)
Building size	-	9,000 sf
Stories	-	2 plus basement level
% used	-	100 %
Constructed	-	ca. 1900
Parking	-	provided at east side of site
Structure	-	brick/fieldstone masonry/concrete
Envelope	-	brick masonry
Roof	-	rubber (epdm) roof
Vert. Transp.	-	stairwells (2) elevator: provided
Plumbing	-	toilet facilities each level
HVAC	-	hot water heating system
Sprinkler	-	none
Electrical	-	208 volt service
Fire Alarm	-	fire detection & annunciation system
Security	-	none

DESCRIPTION

The fire station headquarters facility is one of the oldest public buildings in North Andover, MA. Its construction and interior program are similar to that of public buildings of same vintage. The sloping site has allowed the creation of additional floor space at the basement level. The existing electrical, plumbing and heating systems are original installations. The building does not have a sprinkler system. The building is ADA (American Disabilities Act) compliant accessible via the Town Hall elevator hallway "connector" at the East end of the building. Interior vertical access is provided by (2) wood stair cases. The windows are replacement units installed within the recent 5-10 years. The equipment bay 'raised' concrete deck provides an 'at grade' back- in entrance for fire apparatus. The multi-level interior program is 'dated' & the apparatus bay is cramped.

DETAILED SUMMARY & IDENTIFIED NEEDS

SITE

Grading:

Site sloped West to East

Utilities:

Public water, sewer, gas, electrical, and communication system

Trash service -Private contractor /Dumpster located at rear (east) side of parking lot

Storm water drainage system:

Parking lot at east end of site is served by catch basin structures and drainage piping that discharges to local drainage infrastructure/adjacent stream.

There is no detention pond or other storm water management provided.

building roof is storm water drainage system discharges into the pkg lot system.

Front driveway is surface drained onto main street

Landscaping:

Ornamental landscaping provided at West & North sides of the building.

Large ornamental trees provided at parking lot & South alleyway

Fences & guard rails:

Gated chain link fence access at rear (East) side of parking lot to public street

Galvanized guard rail at lower parking lot/treated wood guard rail at access road

Paving, drives, sidewalks, curbs:

Bituminous asphalt paved parking lot and apparatus driveway

Curb/berm is provided at a portion of the paved parking & drives

A brick paved alley walkway provides pedestrian access from parking to Main Street

Exterior lighting:

Pole mounted light fixtures provided at parking lot

Wall 'pac' style fixtures at building exterior.

Identified needs:

- Parking capacity is undersized - additional spaces needed
- Evaluation of parking lot fixtures/foundations recommended
- Verify right(s) of way/lease(s) of driveway access & parking lot
- Paving deteriorated at lower portion of parking lot & needs repair.
- Ornamental trees require pruning.
- Guard rail at lower lot is 'leaning' & requires evaluation for repair/replacement
- Repair/re-lamp bollard light fixtures at South side alley
- Illumination required at lower parking lot
- Subsiding grade at East edge of lower parking lot requires monitoring
- Apparatus bay driveway is deteriorated & needs repair/replacement

STRUCTURE

Foundation:

Fieldstone masonry (1910 building)

Walls:

Load bearing multi-wythe brick masonry

Roof:

Wood framed structure

Floor:

Wood framed 2nd floor structure

Poured concrete deck (grade level)

Stairs:

Wood framed

Identified Needs:

- Masonry re-pointing
- Monitor structural slab at apparatus bay
- Potential structural modifications for future use(s)

Envelope:

Masonry:

Multi-wythe load-bearing red brick

Sealants/caulking:

Construction/expansion joints at dissimilar materials

Roof:

Fully adhered rubber membrane roof

Parapet:

Vertical epdm membrane

Perimeter metal flashing

Windows & Doors:

Doors: aluminum framed/glass

insulated sectional steel overhead doors

Windows: Double hung replacement style

Identified Needs:

- Insulation at walls & roof
- Updated exterior doors
- Upgraded window units
- Perimeter metal parapet trim repair/replacement
- Masonry repairs
- Building envelope sealing
- Permanent/safe interior roof accessway

SYSTEMS

Plumbing:

Plumbing system is dated to the time of original installation
Drain, waste, vent, water distribution piping is 'dated'
Water & sewer piping showing signs of deterioration
2nd fl. Bathroom renovated Aug. 2012
Separate mens/womens bathrooms not provided
1st floor toilet not ADA accessible/compliant

HVAC:

Hot water heating system - using original steam radiators
Heating hot water provided by town hall boilers
Heating controls provided at terminal units only
Fresh air/central air conditioning not provided
Radiant tube heating system at apparatus bay
Exhaust system provided at apparatus bay
Bathroom exhaust/ventilation system

Fire Protection:

None provided

Electrical:

Main (208 v) service located at basement
Electrical panel is 'dated'
Dated "knob & tube" wiring exists in several areas
"dated" electrical system; wiring, devices, lighting, panel

Fire Alarm:

Heat/smoke detectors
Annunciation system (horn/strobe lights)

Emergency lighting:

battery type devices

Communications:

New telephone/data system

Data closet at 2nd floor

Large communications tower at roof

Security:

None provided

Identified Needs:

HVAC, plumbing & electrical systems all require major upgrade/replacement

Heating system controls for operation independent of town hall

Needed systems;

- fire protection (sprinkler system)
- security/access controls
- Central air conditioning
- controlled fresh air ventilation

INTERIOR

Flooring:

VCT (Vinyl Composition Tile)

Carpet/ Scatter rugs

Wood flooring

Walls:

Painted plaster masonry walls

Ceiling:

Suspended acoustical tile

Painted plaster

Doors:

Wood frame/wood doors

Residential grade hardware

Identified Needs:

All interior finishes are 'dated' and require major upgrade/replacement

REFERENCES:

Sources of facilities information has been obtained from; North Andover Fire Dept. personnel, outside trade/maintenance vendors, municipal staff and employees.

QUALIFICATIONS:

- Inspections performed without the use of any invasive or destructive measures.
- There has been no removal of items or subsurface excavation performed.
- There has been no review or inspection by other architect(s)/engineer (s) u.n.o



NAFD station 1: east elevation



NAFD station 1: east/south elevation

Facility and Review Assessment

Town of North Andover, MA

Facility: Fire Department Station 2
Johnson Street
North Andover, MA

Date: 12.31.2012



Summary:

Description:

One story plus basement level gabled roof brick masonry building located at the intersection of Johnson & Salem Streets at the “Old Center” portion of town. The facility was constructed in the mid 1970’s and consists of a ‘drive thru’ apparatus bay, administration offices, meeting room, storage areas, bedroom, bathroom & basement storage area. The site has limited parking provisions and horizontal expansion potential.

Profile:

Lot size:	1 +/- acres
Building size:	6,000 sf
Stories:	one plus basement level
% used:	100 % (+)
Constructed:	1974
Parking:	located at the north/east side of site
Structure:	reinforced concrete/wood framed
Envelope:	brick masonry
Roof:	asphalt shingle
Vert. Transp:	stairwells; basement access elevator: none
Plumbing:	dated to date of original construction Toilet/bath facilities
HVAC:	hot water heating system Perimeter baseboard radiation Radiant tube heating at apparatus bay
Fire Prot.:	none
Electrical:	208 volt service
Fire Alarm:	fire detection & annunciation system hard wired/radio beacon signalization
Security:	coded exterior lockset

Detailed Condition/Summary

Site:

Utilities;

public; water, sewer, gas & electrical utilities.

Communications systems newly installed phone & data

Storm drainage system includes sheet flow drainage to catch basins

Trash service provided by private vendor

Grading;

Facility installed on a site sloped from south to north

At grade driveway entrances to upper & lower levels

Landscaping;

Minimal ornamental landscaping provided

Perimeter grassed lawn area

Paving, sidewalks, curbs;

Concrete Paved driveways

Paved parking & walk

Parking;

parking via street access at south side

identified needs;

parking

Structure:

Foundation;

Poured concrete foundation system

Walls;

Wood framed walls

brick veneer masonry exterior

Masonry support:

Roof;

Wood trussed roof structure

Floor;

Wood framed 1st floor deck

concrete slab on grade apparatus bay & basement

Stairs;

Wood framed basement access stairway

identified needs;

monitor masonry veneer for necessary repairs

Envelope:

Cladding;

Exterior face consists of brick masonry veneer

Roof:

Asphalt roof shingles

Painted wood eave & rake trim

Windows;

Wood framed d.h. windows & un-insulated glass

Doors;

Metal framed door units wood door

Insulation;

Fiberglas batt type at attic floor

basement ceiling insulation not provided

Wall cavity insulation per code at time of construction

Identified needs;

- monitor masonry for necessary repairs
- insulation upgrade
- building air sealing
- updated windows
- exterior wood trim repairs

Systems:

Plumbing;

Plumbing system dated to time of initial construction

Toilet/bathroom facilities

Kitchen sink

HVAC;

System dated to time of initial construction

Gas fired hot water boiler (original installation)

Bathroom exhaust system

Apparatus bay exhaust system

Infrared gas heater at eqt.bay

Fire Protection;

Not provided

Electrical;

System dated to time of initial construction

208 volt service

Fire alarm;

Heat/smoke detectors, pull stations

FACP (fire alarm control panel)

Annunciation system (horn/strobe lights)

Emergency lighting;

battery type devices

Communications;

New telephone/data system

Security:

Security system not provided

identified needs;

boiler efficiency check – evaluate for replacement

radiant tube heating system controls modification

low flow plumbing devices

security system

fire protection system

lighting system upgrade

Interior:

Flooring;

VCT (vinyl composition tile)

Painted concrete

Walls;

Painted gwb walls

Programming dated to time of original construction

Ceiling;

Painted gwb

Doors;

Wood framed wood veneer doors

Residential grade hardware

identified needs;

- replace/repair interior finishes as required

References:

Sources of facilities information has been obtained from; custodial staff, Director of School Operations, outside trade/maintenance vendors, school/municipal administrative staff and employees.

Qualifications:

Inspections performed without the use of any invasive or destructive measures.
There has been no removal of items or subsurface excavation performed.
There has been no review or inspection by other architect(s)/engineer (s) u.n.o.



NAFD 2: east elevation



NAFD 2: north elevation

Facility and Review Assessment

Town of North Andover, MA

Facility: North Andover Police Department
1475 Osgood Street
North Andover, MA

Date: 12.31.2012



Summary:

Description:

The North Andover Police Department facility is a two story (& basement) brick veneered structure located at 1475 Osgood Street. The facility was purchased by the town and renovated in 2010. The renovation included interior re-programming, new finishes, systems, and equipment as well as an addition at the rear of the existing structure. The facility contains the emergency 911 center, large meeting room, locker rooms, sally port, cell blocks, administrative offices, detective area, IT rooms. It has ada compliant parking, access, elevator and toilet facilities. The exterior includes paved parking/drives and landscaped areas on the north and west sides. There is a large communications tower and an emergency generator at the s.e. corner of the site.

Profile:

Lot size: 1 +/- acres
Building size: 20,000 sf
Stories: two plus basement level
% used: 80 % (+)
Constructed: original facility ca 1985, renovation 2010
Parking: 70 +/- spaces
Structure: reinforced concrete/masonry/steel
Envelope: brick masonry
Roof: TPO
Vert. Transp: stairwells; two
elevator: provided
Plumbing: original system dated to ca 1985 installation
Modified 1985
HVAC: gas fired heating/electric cooling rooftop units
Make up air unit (heat/vent) basement area
Make up air unit (hvac) cell block
hot water boiler/perimeter radiant baseboard heating
Ductless split system IT area
Exhaust systems; cell block, sally port, toilets
Fire Prote.: wet pipe sprinkler system
Electrical: 480 volt underground electrical service
Fire Alarm: fire detection & annunciation system
hard wired/radio beacon signalization
Security: intrusion/access control systems

Detailed Condition/Summary

Site:

Utilities;

Facility is served by public; water, gas & electrical utilities.
Communications systems newly installed phone & data
Storm drainage system includes sheet flow drainage to catch basins
Storm drainage discharge to local infrastructure
Trash service provided by private vendor
On site private sewage disposal system

Grading;

Facility installed on a site sloped from south to north
Steep sloped grading at perimeter of parking areas

Landscaping;

Landscaping at west/north sides of lot

Paving, sidewalks, curbs;

Paved driveways/parking at perimeter of facility
Sidewalk & curb provided at west side of bldg.

Parking;

Provided at west, south & north sides of bldg

Identified needs;

- Improved parking lot illumination (new fixtures march 2013)
- On site sewage disposal system maintenance/monitoring

Structure:

Foundation;

Poured concrete foundation system

Walls;

brick veneer masonry exterior walls

light gauge metal framing exterior walls

Roof;

Steel joist & metal deck

Poured concrete/terracotta tile deck

Floor;

Steel joist & metal deck

Poured concrete floor deck

Stairs;

Poured concrete/steel

Identified needs;

Monitor masonry for necessary repairs

Envelope:

Cladding;

Original structure:

Exterior face brick masonry veneer

Addition:

EIFS (synthetic stucco system)

Roof:

Adhered white TPO roofing membrane system

Windows;

Metal framed window with insulated glass

Doors;

Aluminum framed door units with glass panel

Hollow metal door & frame

Identified needs;

- low roof/high wall flashing at rear existing building
- building envelope air sealing
- maintenance/monitoring eifs cladding system

Systems:

Plumbing;

Distribution system dated to original construction
plumbing modified 2010

HVAC;

gas fired heating/electric cooling rooftop units
pre-existing eqt.; rtu's (2)
Make up air unit (heat/vent) basement area
hot water boiler (replaced April 2012)
perimeter radiant baseboard heating
Ductless split system IT area
Exhaust systems; cell block, sally port, toilets
Bathroom ventilation systems
Hvac energy management system (ems)

Fire Protection;

Wet pipe sprinkler system

Electrical;

480 volt underground service
Pad mounted exterior transformer
Main switch, panelboard
power distribution to all floors
emergency power system
emergency lighting system
diesel fueled emergency generator

Fire alarm;

Heat/smoke detectors, pull stations
FACP (fire alarm control panel)
Annunciation system (horn/strobe lights)
Flow and tamper devices at sprinkler system

Communications;

New telephone/data system throughout
Data closets provided at multiple locations
911 emergency communications center
Communications tower

Security:

Access system throughout

Identified needs;

- Ac system/humidity reduction at basement level
- Managed/integrated energy management system
- Hvac p.m. program

Interior:

Flooring;

VCT (vinyl composition tile

Carpeting

Epoxy floor system

Rubber radial tile

Walls;

Painted gwb

Ceiling;

Suspended acoustical tile system

Doors;

Metal framed wood veneer doors

Commercial grade hardware

Access control locksets

Overhead rollup doors

Equipment;

Communications eqt.

Evidence storage room (basement level)

Cell block eqt.

References:

Sources of facilities information has been obtained from; custodial staff, Director of School Operations, outside trade/maintenance vendors, school/municipal administrative staff and employees.

Qualifications:

Inspections performed without the use of any invasive or destructive measures.
There has been no removal of items or subsurface excavation performed.
There has been no review or inspection by other architect(s)/engineer (s) u.n.o.



NAPD: south elevation



NAPD: south elevation



NAPD: north elevation



- Interstate
- Major Road
- Road
- - - Easement
- MFC Boundary

1" = 68 ft



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Facility and Review Assessment

Town of North Andover, MA

Facility: Joseph Hermann Youth Center
33 Johnson Street
North Andover, MA

Date: 12.31.2012



Summary:

Description:

Two story gable style roof & clapboard structure located at "The Old Center" constructed in 2000 to replace "the old red barn" which was located on the same site. The facility provides youth programs for grades 5-12 to include; athletics, academic, counseling, etc.. The interior building program includes gymnasium, game room, computer lab, study area, weight room, dance floor, lounge, administration offices, toilet facilities. It is adjacent to illuminated outdoor basketball court & softball field. Access is provided via paved driveway, parking drop-off/pickup areas.

Profile:

Lot size: 5 +/- acres
Building size: 15,000 sf
Stories: two
% used: 100 % (+)
Constructed: 2000
Parking: 61 spaces
Structure: reinforced concrete/steel frame
Envelope: wood clapboard/concrete block masonry
Roof: flat roof: epdm
Gabled roof: asphalt shingles
Vert. Transp: stairwells; two
elevator: provided
Plumbing: toilet facilities provided at each level
Kitchen plumbing
HVAC: roof mounted gas heat/electric cooled units
Fire Prot: wet pipe sprinkler system
Electrical: 208 volt electric service
Fire Alarm: fire detection & annunciation system
hard wired/radio beacon signalization
Security: intrusion system

Detailed Condition/Summary

Site:

Utilities;

public; water, sewer, gas & electrical utilities.

Communications systems newly installed phone & data

Storm drainage system includes sheet flow drainage to catch basins

Below grade storm water infiltration system

Trash service provided by private vendor

Grading;

Facility installed on a flat site

At grade driveway entrance

Landscaping;

Upgraded landscaping installation at east side of site.

Softball diamond at rear (south) side of facility

Paved outdoor basketball court

Paving, sidewalks, curbs;

Paved driveways at west side of facility

Sidewalk & curb provided at public way

Parking;

61 spaces at parking lot at west end of site

Drop-off/pickup drive

Structure:

Foundation;

Poured concrete foundation system

Walls;

Light gauge metal framing system

Steel frame columns

Reinforced concrete block

Roof;

Structural steel framing system

Metal roof deck

Floor;

Structural steel framing

Poured concrete on metal deck

Stairs;

Poured concrete/steel structure

Identified needs;

Monitor masonry for re-pointing

Envelope:

Cladding;

- Wood clapboard
- Architectural concrete block
- Painted wood trim

Roof:

- Fully adhered epdm (rubber) membrane (flat roof)
- Asphalt shingles (sloped roofs)
- Guttered perimeter with metal downspouts

Windows;

- wood framed window frame structure with insulated glass

Doors;

- Aluminum framed door units with glass panel
- Hollow metal frame/insulated metal doors
- Rollup doors
- Sliding "barn door" units

Identified needs;

- Monitor wood siding for re-painting/re-nailing
- Monitor asphalt shingle roof for replacement schedule
- Replace damaged metal downspouts

Systems:

Plumbing;

- Toilet facilities (m/w) at each level
- Domestic h/c water distribution systems
- Sanitary waste/vent systems
- Kitchen plumbing facilities

HVAC;

- Roof mounted gas heat/electric cooled units
- Bathroom exhaust/ventilation system
- Gas fired unit heaters
- Exhaust system
- Bathroom exhaust/ventilation system

Fire Protection;

- Wet pipe system

Electrical;

- 208 volt underground service
- Power distribution to hvac, lighting, exterior fields/courts
- Fluorescent lighting
- HID lighting at gym
- Emergency lighting system

Fire alarm;

- Heat/smoke detectors, pull stations
- FACP (fire alarm control panel)
- Annunciation system (horn/strobe lights)
- Flow and tamper devices at sprinkler system

Communications;

- New telephone/data system throughout
- Data closet provided

Security:

Intrusion system

Identified needs;

Hvac preventive maintenance program

Lighting efficiency check

Replacement ballast

Hvac controls management

Interior:

Flooring;

VCT (vinyl composition tile)

Carpet

Ceramic tile

Wood

Walls;

Painted gwb

Ceramic tile

masonry

Ceiling;

Suspended acoustical tile system

Exposed roof deck

Doors;

Metal framed wood veneer doors

Commercial grade hardware

Equipment;

Computers

Weight room

Misc. athletic eqt.

Identified needs;

Flooring repairs/replacement

References:

Sources of facilities information has been obtained from; custodial staff, Director of School Operations, outside trade/maintenance vendors, school/municipal administrative staff and employees.

Qualifications:

Inspections performed without the use of any invasive or destructive measures.

There has been no removal of items or subsurface excavation performed.

There has been no review or inspection by other architect(s)/engineer (s) u.n.o.



Youth center: south/east elevation



Youth center: south elevation



Roads

1" = 68 ft



Horizontal Datum: MA Stateplane Coordinate System, Datum NAD83, Meters. Data Sources: The data for this map was produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of North Andover. Additional data provided by the Executive Office of Environmental Affairs/MassGIS. The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation. THE TOWN OF NORTH ANDOVER MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF NORTH ANDOVER DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

Facility and Review Assessment

Town of North Andover, MA

Facility: Senior Center
120 (rear) Main Street
North Andover, MA

Date: 12.31.2012



DESCRIPTION

The Senior Center is a one/two story brick masonry gabled/flat roof structure that is connected to the rear (East) side of the Town Hall. It was constructed in 1995 with subsequent addition and renovations in 2004. The facility provides activities and programs for the senior population. The interior program includes large meeting rooms, kitchen, conference room, administrative offices, outreach program rooms, and toilet facilities. Access to the facilities is provided via the South parking lot and Main Street.

PROFILE

Lot size	-	2 +/- acres
Building size	-	7,600 sf
Stories	-	one/ two
% used	-	100 % (+)
Constructed	-	1995 (original), addition 2008
Parking	-	75 +/- spaces at the south side of site
Structure	-	reinforced concrete/masonry/wood/steel
Envelope	-	brick masonry
Roof	-	rubber membrane/asphalt shingles
Vert. Transp.	-	stairwells; to upper level administration stair lift: none elevator: none
Plumbing	-	toilet facilities, kitchen sinks
HVAC	-	rooftop mounted package heat/cool units
Fire Prot.	-	wet pipe sprinkler system
Electrical	-	208 volt electrical service Emergency generator
Fire Alarm	-	fire detection & annunciation system hard wired/radio beacon signalization
Security	-	not provided

DETAILED SUMMARY & IDENTIFIED NEEDS

SITE

Utilities:

public; water, sewer, gas & electrical utilities.

Communications systems newly installed phone & data

Storm drainage system includes sheet flow drainage to catch basins

Trash service provided by private vendor

Grading:

Facility installed on a relatively flat site

Parking lot is multi-level with a general slope from Northwest→Southeast

There is a steep drop off at the lower-level lot

Landscaping:

Ornamental landscaping provided at the South side

Paving, Sidewalks, Curbs:

Paved driveways & parking area

Angled parking provided at east driveway

Sidewalk & curb provided at Southeast corner of Easterly drive

Parking:

Provided at large municipal lot at South end of site

Identified Needs:

- Parking inadequate
- Parking lot illumination not provided at lower lot
- Concrete sidewalk/stair repairs
- Landscape maintenance
- Parking lot light fixture support structures

STRUCTURE

Foundation:

Poured concrete foundation system
Slab on grade 1st floor

Walls:

Block/brick masonry exterior walls

Roof:

Wood/steel framed roof system

Floor:

Poured concrete 1st floor
Wood framed 2nd floor

Stairs:

Connecting stairway to 2nd fl administration area

Identified Needs:

none

ENVELOPE

Cladding:

Brick masonry

Roof:

Direct adhered rubber (flat roofs)

Asphalt strip shingles (gabled roofs)

Adhered white modified bitumen (2 story bldg)

Windows:

Metal framed window frame structure with insulated glass

Doors:

Aluminum framed door units with glass panel

Identified Needs:

- roof preventive maintenance
- Monitor masonry for future re-pointing
- Building air sealing

SYSTEMS

Plumbing:

New plumbing piping and fixtures dated to time of construction
Toilet rooms at lower level

HVAC:

Package rooftop gas heat/electrical cooled units (typical)
Programmable HVAC controls each unit
Bathroom exhaust/ventilation system
Roof mounted make up air system at kitchen
Kitchen exhaust system
Ductless split HVAC systems

Fire Protection:

Wet pipe system throughout

Electrical:

Main service & distribution panels
Emergency power generator
Limited emergency power distribution
Fluorescent lighting system
Convenience power distribution
HVAC power wiring

Fire Alarm:

Heat/smoke detectors, pull stations
FACP (Fire Alarm Control Panel)
Annunciation system (horn/strobe lights)
Flow and tamper devices at sprinkler system

Emergency Lighting:

Lighting devices throughout

Communications:

New telephone/data system

Security:

Intrusion system not provided

Identified Needs:

- HVAC;
 - preventative maintenance program
 - Consolidated energy management system
- Security system
- Emergency power distribution

INTERIOR

Flooring:

VCT (Vinyl Composition Tile)
Carpeted office areas

Walls:

Painted gypsum wallboard

Ceiling:

Suspended acoustical tile system

Doors:

Metal framed wood veneer doors
Commercial grade hardware

Equipment:

Commercial kitchen equipment ; hood, sink, ss countertop, dw

Identified Needs:

- Miscellaneous wall painting
- Monitor flooring for future repairs
- Painting at high use areas
- Increased interior program space requirements

REFERENCES:

Sources of facilities information has been obtained from; custodial staff, Director of School Operations, outside trade/maintenance vendors, school/municipal administrative staff and employees.

QUALIFICATIONS:

- Inspections performed without the use of any invasive or destructive measures.
- There has been no removal of items or subsurface excavation performed.
- There has been no review or inspection by other architect(s)/engineer (s) u.n.o.



Senior center: main street entrance



Senior center: east elevation



Roads

1" = 96 ft



Horizontal Datum: NA Stateplane Coordinate System, Datum NAD83, Meters. Data Sources: The data for this map was produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of North Andover. Additional data provided by the Executive Office of Environmental Affairs/MassGIS. The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation. THE TOWN OF NORTH ANDOVER MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF NORTH ANDOVER DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

Facility Review and Assessment
Town of North Andover, MA

Stevens Estate

723 Osgood Street
North Andover, MA

Date: 12.31.2012



DESCRIPTION

The Stevens Estate is the oldest public structure North Andover, MA. It is a Victorian style residential building constructed in 1886 and is a National Historical registered structure. It is currently used for social events. The interior program consists of numerous residential size rooms as well as a large hall structure which was added to the building at a later date. Interior finishes includes stain finished millwork. The facility is located at a knoll on the East side of Osgood street and is accessed via a steep winding driveway. A large parking area is located to the South of the building. The existing heating, plumbing, and electrical systems are 'dated'. A sprinkler system has most recently been installed within the past 5 years. The building provides ADA (American Disabilities Act) compliance exterior access via a retrofit entrance ramp located at the east entrance. There is no elevator/stair lift at the interior of the facility. The exterior cladding (windows, roof, brick veneer) are in need of major repair/replacement. There are several other buildings (gate house, "bird house", carriage house) located on the site-all of which are unoccupied.

PROFILE

Lot size	-	153 acres
Building size	-	23,000 sf
Stories	-	3 plus basement level
% used	-	60 % (+)
Constructed	-	ca 1886
Parking	-	50+ spaces
Structure	-	wood framed
Envelope	-	brick masonry
Roof	-	slate
Vert. Transp.	-	stairwells; two (2) stair lift: none elevator: none
Plumbing	-	original installation cast iron/galvanized/copper
HVAC	-	steam heating system AC system at large hall
Fire Protection-		wet & dry pipe sprinkler systems
Electrical	-	208 volt service
Fire Alarm	-	fire detection & annunciation system hard wired/radio beacon signalization
Security	-	intrusion system

DETAILED SUMMARY & IDENTIFIED NEEDS

SITE

Utilities:

- Facility is served by public; water, sewer, gas & electrical utilities.
- Communications systems newly installed phone & data
- Storm drainage system includes sheet flow drainage to edge of paving
- Trash service provided by private vendor

Grading:

- Facility installed on a knoll located at the East side of Osgood Street
- A steep driveway provides access
- The lot slopes steeply away on the West side of the facility

Landscaping:

ornamental landscaping provided at building perimeter & garden path

Paving, Sidewalks, Curbs:

Paved driveway and parking lot
No sidewalks are provided

Parking:

A large parking area is located adjacent to the facility

Identified Needs:

Exterior lighting
Entry driveway configuration at Osgood St.
Landscape maintenance

STRUCTURE

Foundation:

Main building: Fieldstone masonry foundation

Addition: Poured concrete foundation at addition

Walls:

Main building: brick masonry exterior walls/ wood framed

Addition: wood framed

Roof: wood framed

Floor: wood framed

Stairs: (2) wood framed

Identified Needs:

- Miscellaneous masonry re-pointing & repairs
- Monitor wood framing for water intrusion damage
- Repair plant house masonry wall damage
- Masterplan main and accessory buildings

ENVELOPE

Cladding:

Main Building: Exterior face brick masonry/cast stone

Addition: wood clapboard

Roof:

Main Building: slate

Addition: direct adhered rubber membrane

Windows:

wood framed double-hung window units with un-insulated glass

Doors:

Wood framed door units with glass panel

Insulation:

Main Building: no thermal barriers

Addition: thermal barrier at floor & roof

Identified Needs:

- Window replacement
- Masonry re-pointing
- Gutter repair/replacement
- Roof repair/replace
- Insulation (main dwelling)
- Building air sealing

SYSTEMS

Plumbing:

Plumbing system dated to time of original installation

HVAC:

Oil fired steam boiler

Steam piping system to radiators

AC system at large meeting room

Fire Protection:

Wet pipe system throughout heated areas

Dry pipe system at unheated areas

Electrical:

208 volt electrical service

'dated' wiring distribution system & devices

Battery powered emergency lighting system

Fire Alarm:

Heat/smoke detectors, pull stations

FACP (Fire Alarm Control Panel)

Annunciation system (horn/strobe lights)

Flow and tamper devices at sprinkler system

Communications

New telephone/data system

Security:

Security system not provided

Identified Needs:

- Change heating system to natural gas
- Evaluate possible modification to hot water type of heating distribution
- Remove oil tanks
- radiator control valves/heat zoning capability
- Update plumbing system; piping & fixtures
- Update electrical system; service, panel, distribution, devices
- Modify fire alarm pre-action sprinkler system (attic)

INTERIOR

Flooring:

- VCT (Vinyl Composition Tile)
- Carpet area rugs
- wood

Walls:

- Painted gypsum wallboard
- Finish stained woodwork

Ceiling:

- Painted plaster
- Ornamental tile/wood

Doors:

- wood door & frame
- residential grade hardware

Equipment:

Kitchen eqt.

Identified Needs:

Refinish wood floors

Update finishes

REFERENCES

Sources of facilities information has been obtained from; custodial staff, Director, outside trade/maintenance vendors, school/municipal administrative staff and employees.

QUALIFICATIONS

- Inspections performed without the use of any invasive or destructive measures.
- There has been no removal of items or subsurface excavation performed.
- There has been no review or inspection by other architect(s)/engineer (s) u.n.o.



Stevens estate: south elevation



Stevens estate: east elevation



Stevens estate: west elevation



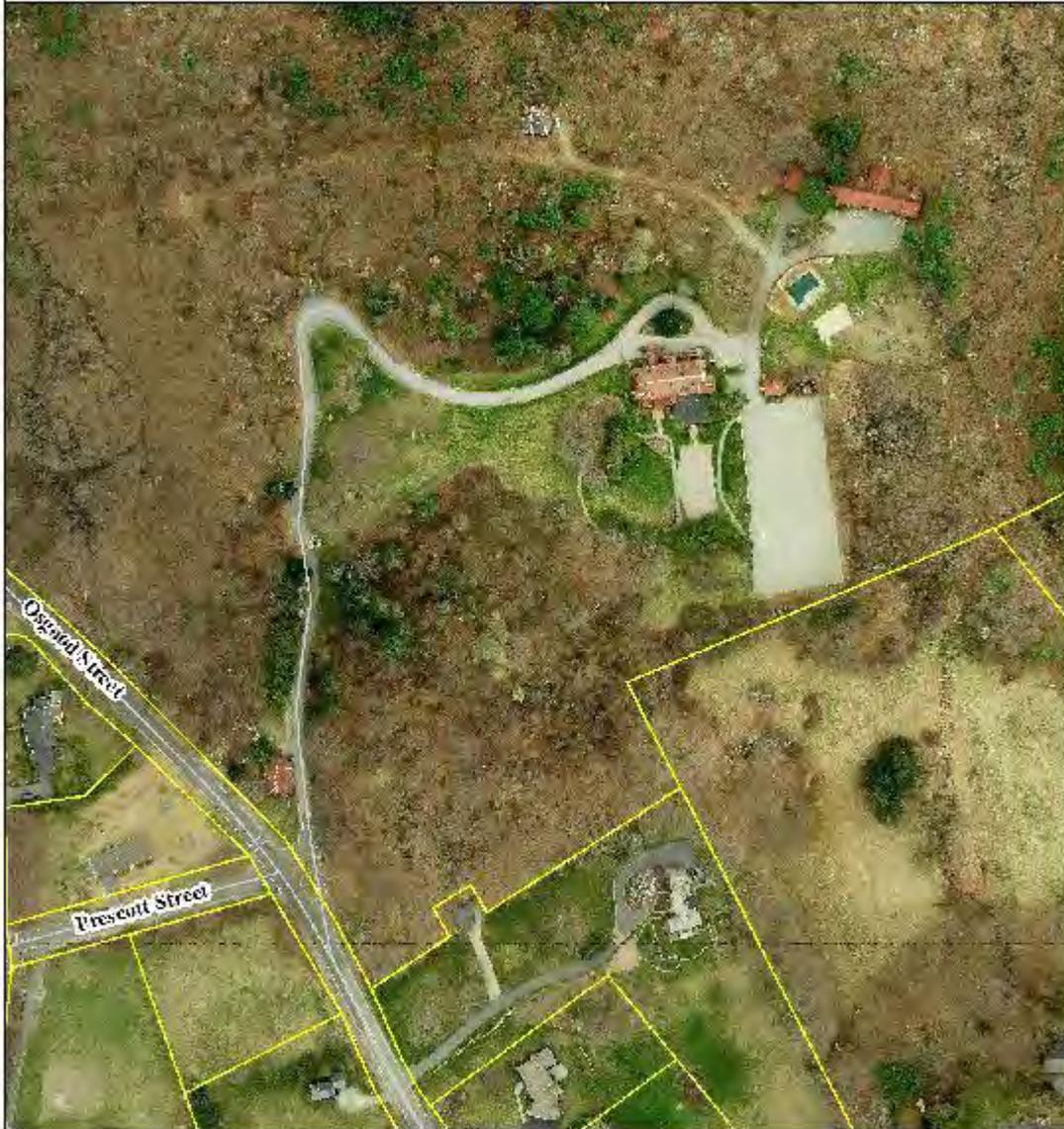
Stevens estate: Carriage house



Stevens estate: garage



Stevens estate: gate house



- Interstate
- Major Road
- Road
- Easement
- MIPC Boundary
- ▭ Parcel

1" = 192 ft



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- Interstate
- Major Road
- Road
- Easement
- M/PC Boundary

1" = 96 ft



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Facility Review and Assessment
Town of North Andover, MA

Town Hall

120 Main Street
North Andover, MA

Date: 12.31.2012



DESCRIPTION

The Town Hall facility is a three (3) story brick masonry building located at 120 Main Street. It was constructed in 1905, renovated in 2004 and is the oldest municipal building. It is immediately adjacent and attached to Fire Station # 1 to the South and the Senior Center to the East. Access to each of the adjacent buildings is provided. The basement level is mostly below grade and houses the following: IT equipment/administration, storage room, secure vault, mechanical room & credit union. The first floor level includes offices of the Town Clerk, Treasurer, Assessor, Veteran and a small conference room. The top (2nd floor) level contains the offices of the Town Manager & Assistant Town Manager, Accounting, Human Resources, as well as both small and large meeting rooms. All levels are ADA (American Disabilities Act) compliant via a passenger elevator located at the rear (East) end of the facility. Grade level access is provided at the East side of the building directly from the municipal lot located at the rear of the building. Accessible toilet facilities are located at each level of the facility. The facility has utility connections to public water, sewer, electrical, communications, natural gas. The IT equipment room, (located in the basement), serves as the central data center for the town. Parking is provided at the rear (East) side of the facility for approximately seventy five (75) vehicles and is accessed via a right of way from Main Street. Parking for adjacent business is located at South side of parking lot.

PROFILE

Lot size	-	2 acre +/-
Building size	-	14,600 s.f.
Stories	-	2 plus 1 basement level
% used	-	100 % (+)
Constructed	-	1905, renovated 2004
Parking	-	75 spaces +/-
Structure	-	brick masonry/wood framed
Envelope	-	brick masonry
Roof	-	rubber
Vert. Transp	-	stairwells (2) elevator: 3 story passenger elevator
Plumbing	-	m/w toilet rooms each level Interior roof drainage system Natural gas piping
HVAC	-	circulating hot water heating system Unit/cabinet ventilators, fan coil units Toilet exhaust rooftop HVAC eqt.; cooling tower & fresh air hanler Ductless split system at IT room
Fire Protection	-	wet pipe sprinkler system
Electrical	-	208 volt service Utility pad mounted transformer
Fire Alarm	-	fire detection & annunciation system hard wired/radio beacon signalization
Security	-	none provided

DETAILED SUMMARY & IDENTIFIED NEEDS

SITE

Grading:

Site sloped West to East

Utilities:

Facility is served by public; water, sewer, gas, electrical utilities & communications system.

Utility electrical transformer located at North end of site

Electrical, water, gas utility connections at West side of site.

Storm Water Drainage System;

Parking lot drainage discharges to drainage infrastructure/adjacent stream.

There is no detention pond or other storm water management provided.

building roof storm water discharge into the parking lot drainage system.

Interior courtyard drainage provided by landscaping "yard drain"

Landscaping:

Ornamental landscaping provided at West & North sides of the building.

A small grassed lawn area is provided at the West (front).

Large ornamental trees provided at parking lot & Northwest corner of building

Fences & Guard Rails:

Ornamental steel fence at West (front) of building

Gated chain link fence access at rear (east) side of parking lot to public street

Galvanized guard rail at lower parking lot/Treated wood guard rail at access road

Paving, Drives, Sidewalks, Curbs:

Bituminous asphalt paved parking lot and driveway

Bituminous asphalt paved sidewalk at perimeter

Concrete paved entrance walkways

Curb/berm is provided at a portion of the paved parking & drives

A brick paved alley walkway provides pedestrian access from parking to Main Street

Trash Service:

Private contractor /Dumpster located at rear (east) side of parking lot

Exterior Lighting:

Pole mounted light fixtures provided at parking lot

Wall 'pac' style fixtures at building exterior.

Identified Needs:

- Parking capacity is undersized. additional spaces needed
- Evaluation of parking lot fixtures/foundations recommended
- Verify right(s) of way/lease(s) of driveway access & parking lot
- Repair/replace deteriorated paving at portions of parking lot.
- Ornamental trees require pruning.
- Guard rail at lower lot is 'leaning' & requires evaluation for repair/replacement
- Monitor courtyard drainage for blockage
- Verify right of way access to utility transformer at North end of site
- Repair/re-lamp bollard light fixtures at North/South sides
- Illumination required at lower parking lot
- Subsiding grade at east edge of lower parking lot requires monitoring

ENVELOPE

Masonry

Multi-wythe load-bearing red brick

Sealants/caulking:

Construction/expansion joints at abutting structures

Roof:

Fully adhered rubber roof

Parapet:

Vertical rubber membrane

Perimeter metal flashing

Windows & Doors

Doors:

Hollow metal door and frame North stairwell exit
aluminum framed/glass – rear (lower level) entry
wood/glass door – front entry

Windows

Double hung wood framed/ with insulating glass & screens
Curtainwall window assembly at rear 'connector'

Identified Needs:

- Permanent & safe interior roof access (ladder)
- Repair of loose & open metal parapet coping at North, West & South sides
- Monitor construction sealants & repair/re-seal as needed
- Repair concrete sidewalk at rear of facility
- Remove existing abandoned wires at North side/roof
- Remove abandoned phone booth at South alleyway
- Remove abandoned roof antenna
- Building air sealing

STRUCTURE

Foundation:

- Fieldstone masonry (1910 building)
- Poured concrete foundation system (addition)

Walls:

- Main building:
- Load bearing multi-wythe brick masonry (1910 building)
- Concrete block/brick veneer at addition

Roof:

- Wood framed roof structure
- Steel framed roof system (addition)

Floor:

- Wood framed floor structure (1910 building)
- Steel framed floor system (addition)

Stairs:

Wood framed

Identified Needs:

Masonry re-pointing

SYSTEMS

Plumbing:

Modern toilet facilities at each level-ada compatible
Drinking fountains, janitor closet provided at each level
Drain, waste, vent, water distribution piping (2000 renovation)

HVAC:

Gas fired hot water boilers (3)
Circulating dual temp hot/chilled water system
Roof mounted cooling tower & fresh air make up units
Unit ventilators at individual rooms/hallways
Building wide HVAC control system
Bathroom exhaust/ventilation system
Roof mounted make up air unit
Ductless split hvac system at IT room

Fire Protection:

Wet pipe system

Electrical:

Main service located at North wall of basement
Electrical subpanels located at each level
Exterior pad mounted utility transformer
Fluorescent Lighting system throughout
Occupancy sensor controls
Convenience power wiring
HVAC power wiring
Emergency power provided by exterior mounted generator unit

Fire Alarm:

Complete fire alarm system
Detection devices; Heat/smoke detectors, pull stations
FACP (Fire Alarm Control Panel)
Annunciation system; horn/strobe lights throughout
Flow and tamper devices at sprinkler system

Emergency Lighting:

battery type devices

Communications

New telephone/data system throughout
Town wide IT eqt. room located at basement

Security:

IT 'head end' room intrusion alarm
building-wide intrusion alarm system provided

Identified Needs:

- Automated seasonal change-over controls & valves
- Additional/redundant cooling capacity at IT room
- Dehumidification system at storage vault
- Security system
- Hvac;
 - energy management system
 - preventive maintenance program

INTERIOR

Flooring:

VCT (Vinyl Composition Tile); hallways, toilet room, kitchen

Carpet: office areas, meeting rooms

Walls:

Painted gypsum wallboard

Exposed brick

Ceiling:

Suspended acoustical tile system

Doors:

Metal framed wood veneer doors

Commercial grade hardware

Identified Needs

Entry carpet replacement

Floor expansion joint repairs

Monitor VCT tile material for future replacement

Storage space

REFERENCES

Sources of facilities information has been obtained from; custodial staff, outside trade/maintenance vendors, municipal administrative staff and employees.

QUALIFICATIONS

- Inspections performed without the use of any invasive or destructive measures.
- There has been no removal of items or subsurface excavation performed.
- There has been no review or inspection by other architect(s)/engineer (s) u.n.o.



Town hall: east elevation



Town hall: North elevation



Town hall: West elevation



Roads



Horizontal Datum: NAD 83 Stateplane Coordinate System, Datum NAD83, Meter. Data Source: The data for this map was produced by Merrimack Valley Planning Commission (MVPC) using data provided by the Town of North Andover. Additional data provided by the Executive Office of Environmental Affairs/GIS. The information depicted on this map is for planning purposes only. It may not be adequate for legal boundary definition or regulatory interpretation. THE TOWN OF NORTH ANDOVER MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE TOWN OF NORTH ANDOVER DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.

1" = 96 ft

