

SOUTH COUNTY SENIOR CENTER

BOARD OF OVERSIGHT PRESENTATION

October 10, 2025



AGENDA

1. Major Cost Factors
2. 112 Amherst Road Concept
3. 8 Conway Road Concept

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**MAJOR COST
FACTORS**
CONCEPT DESIGN

MAJOR COST FACTORS

code considerations

1. Minimum Restroom Facilities for Building Occupancy
2. Automatic Sprinkler System
3. Accessibility
4. HVAC Systems and Energy Code

CODE CONSIDERATIONS

minimum restroom facilities for building occupancy

- Requirements are per 248 CMR 10: Uniform State Plumbing Code; section 10.10(15) Plumbing Fixtures
- Toilet and sink requirements are based on code determined occupancy
- In this case, it would be based on meeting rooms and employee spaces

10.10 Table 1: Minimum Facilities for Building Occupancy

CLASSIFICATION	DESCRIPTION OF USE	TOILETS		URINALS	LAVATORIES		DRINKING WATER STATIONS	BATHTUBS OR SHOWERS	OTHER FIXTURES	NOTES
		Female	Male		Female	Male				
Agricultural Unoccupied	Stables, Greenhouses, and similar buildings used exclusively for farming and/or livestock									
Agricultural Occupied	Greenhouses and similar buildings	1-25	1-50	Up to 50%	1 per 50	1 per 50	One for each set of rest rooms		One Mop Sink per floor	
Places of Assembly	Theaters, Concert Venues, and Auditoriums with fixed seating	1-25 up to 200 1-50 201 to 500 Over 500 add 1 for every 100	1-50 up to 200 1-100 201 to 500 Over 500 add 1 for every 100	Up to 50%	1-50	1-50	One for each set of rest rooms		One Mop Sink per floor	
	Nightclubs and Pubs, Lounges, Restaurants, Food Courts and Service Plazas	1-25 up to 200 1-50 201 to 500 Over 500 add 1 for every 100	1-50 up to 200 1-100 201 to 500 Over 500 add 1 for every 100	Up to 50%	1-50	1-50			One Mop Sink per floor	
	Meeting Halls, Galleries, Libraries, Banquet Halls, Funeral Parlors, Gymnasiums without permanent seating.	1-25 up to 200 1-50 201 to 500 Over 500 add 1 for every 100	1-50 up to 200 1-100 201 to 500 Over 500 add 1 for every 100	Up to 50%	1-50	1-50	One for each set of rest rooms		One Mop Sink per floor	
	Indoor Recreational Facilities, Rinks, Swimming Pools, Gymnasiums and Others Without Spectator Seating (Patrons & Staff)	One per 40	One per 40	Up to 50%	1-50	1-50	One for each set of rest rooms	One per Men's Room One per Ladies Room	One Mop Sink per floor	
	Indoor Recreational Facilities, Rinks, Swimming Pools, Gymnasiums and Others with Spectator Seating (Patrons & Staff)	1-50 up to 200 1-100 201 to 2000 1 for each add '1 200 over 2000	1-100 up to 200 1-200 201 to 2000 1 for each add '1 400 over 2000	Up to 67%	1-75	1-75	One for each set of rest rooms	One per Men's Room One per Ladies Room	One Mop Sink per floor	
	Outdoor Stadiums and Indoor Arenas for Professional Sporting Events (Patrons & Staff)	1-25 up to 200 1-50 201 to 2000 1 for each add '1 100 over 2000	1-50 up to 200 1-100 201 to 2000 1 for each add '1 200 over 2000	Up to 67%	1-75	1-75	One for each set of rest rooms		One Mop Sink per floor	
	Quasi Professional Higher Education Outdoor Stadiums and Indoor Arenas (Patrons & Staff)	1-50 up to 200 1-100 201 to 2000 1 for each add '1 200 over 2000	1-100 up to 200 1-200 201 to 2000 1 for each add '1 400 over 2000	Up to 67%	1-75	1-75	One for each set of rest rooms		One Mop Sink per floor	

CODE CONSIDERATIONS

automatic sprinkler system

- M.G.L. c. 148, s. 26G – requires sprinklers in certain non-residential buildings that, in the aggregate, consist of over 7,500 s.f. in floor area. Sprinklers are required for new construction, major alterations or when any addition is taking place. *(For purposes of this section, the gross square footage of a building or structure shall include the sum total of the combined floor areas for all floor levels, basements, sub-basements and additions, in the aggregate, measured from the outside walls, irrespective of the existence of interior fire resistive walls, floors and ceilings.)*
- A **change-of-use** is typically defined as a major alteration.



CODE CONSIDERATIONS

accessibility

- 521 CMR: Architectural Access Board dictates accessibility requirements for existing building renovations
- Per section 3.3.1:
 - If the work being performed amounts to less than 30% of the full and fair cash value of the building and if the work costs less than \$100,000, then only the work being performed is required to comply with 521 CMR **OR...**
 - if the work costs \$100,000 or more, then the work being performed is required to comply with 521 CMR. In addition, an accessible public entrance and an accessible toilet room, telephone, drinking fountain (if toilets, telephones and drinking fountains are provided) shall also be provided in compliance with 521 CMR.

CODE CONSIDERATIONS

HVAC systems and energy code

- Depending on the level of renovation/alteration, as defined by the IEBC (International Existing Building Code), certain HVAC and envelope upgrades are required. **For example...**
 1. When occupancy (number of people) of a space is increased, typically the ventilation requirements of a space increase, triggering code required upgrades to certain mechanical equipment.
 2. When the exterior envelope is opened and exposed during construction, energy code requires the envelope be brought up to current thermal resistance requirements.

02

112 AMHERST RD
SUNDERLAND
CONCEPT DESIGN

SUNDERLAND

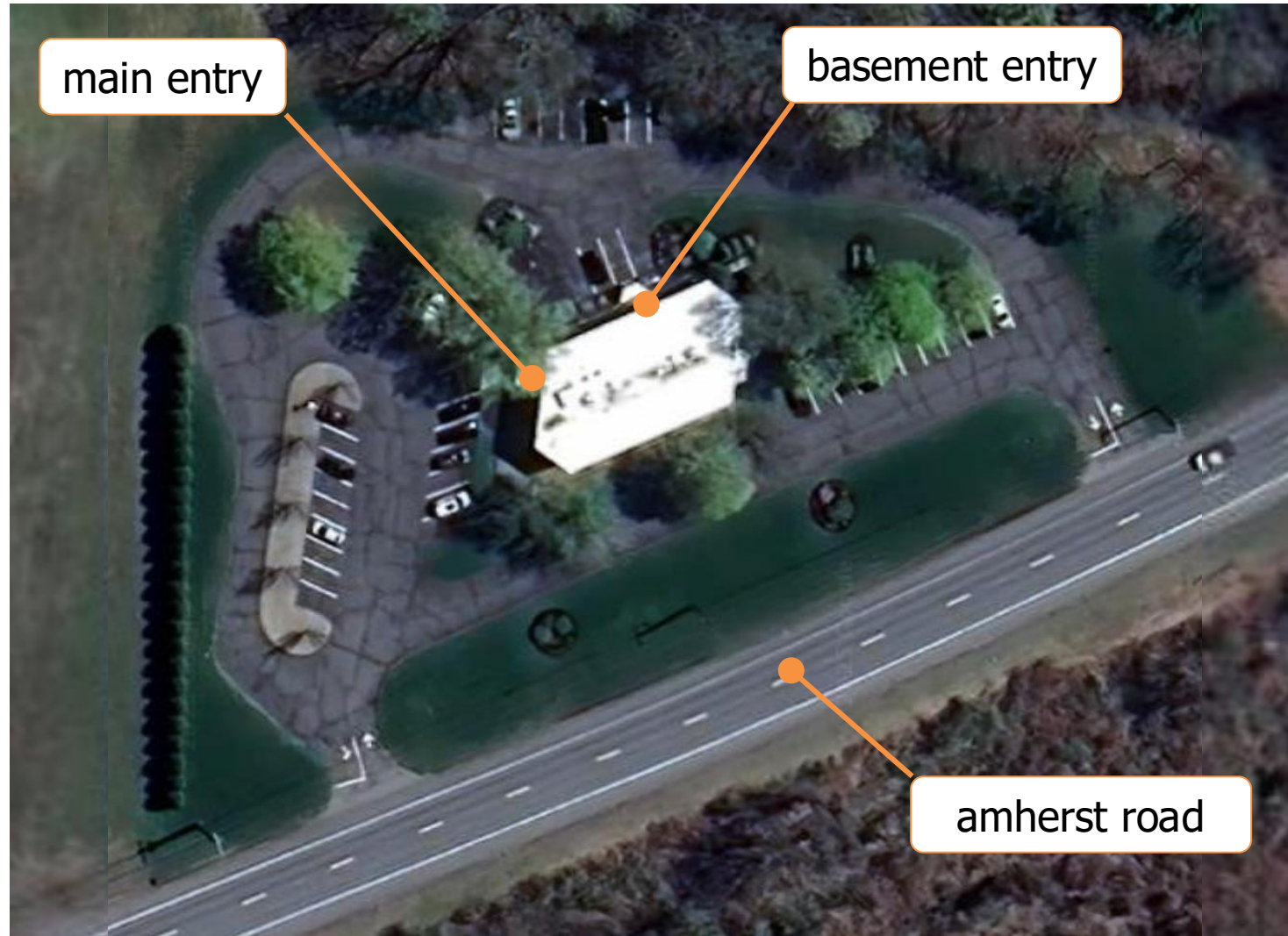
existing site plan



- **5.38** ACRES TOTAL
- **2.0** CURRENTLY DEVELOPED
- **3.38** OF OPEN SPACE

SUNDERLAND

existing site plan



- ABOUT **30** PARKING SPOTS AT MAIN LEVEL
- ABOUT **15** PARKING SPOTS AT BASEMENT LEVEL

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existing photos

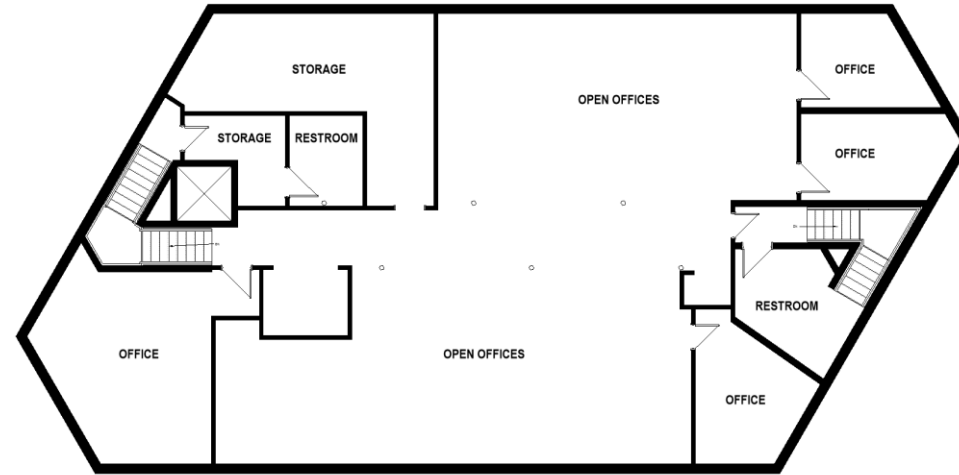


SUNDERLAND

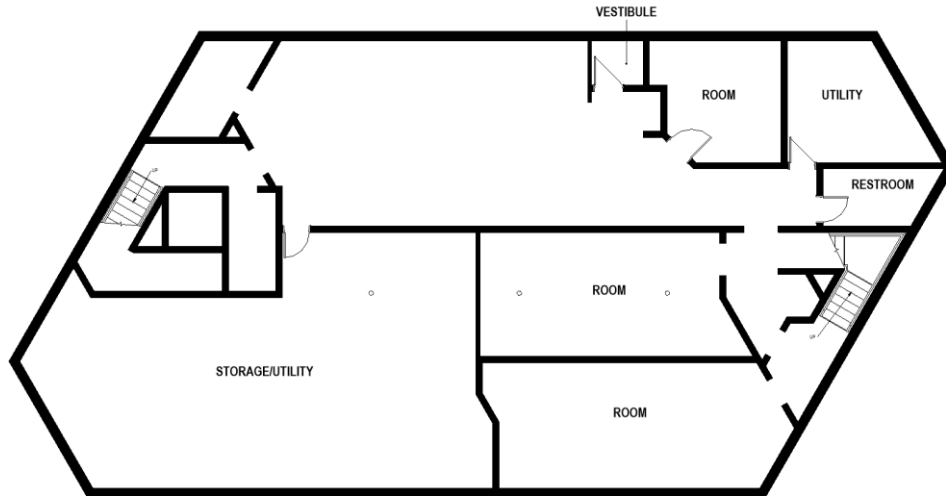
existing floor plans

GROSS SF:
PER FLOOR
TOTAL

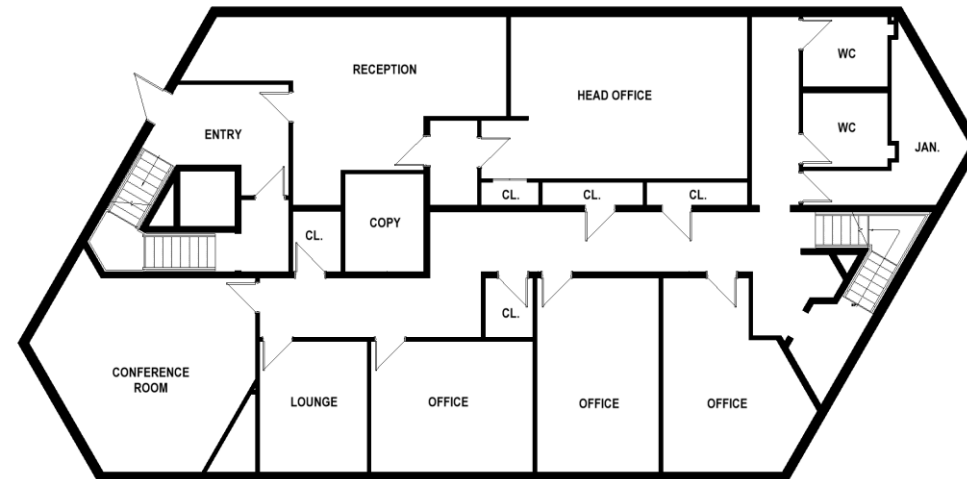
4,050SF
12,150SF



upper level



basement level

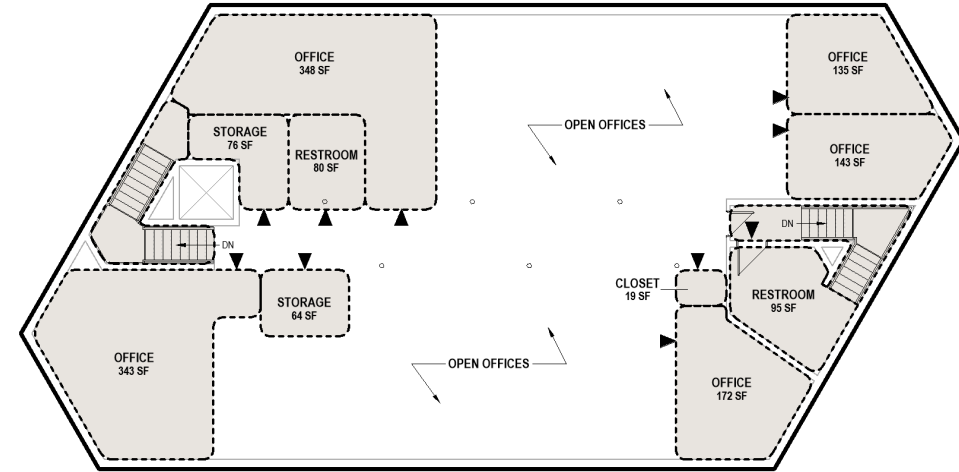


main level

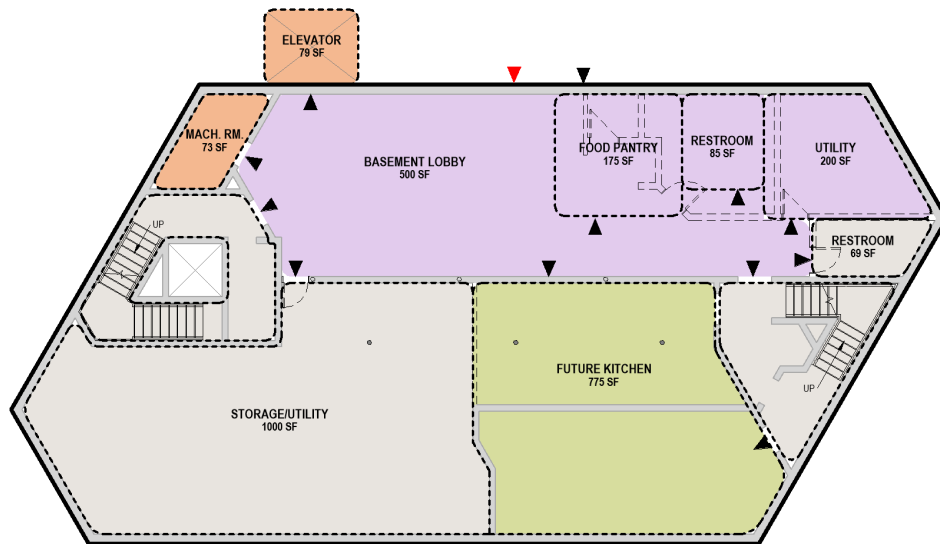
SUNDERLAND

existing floor plans

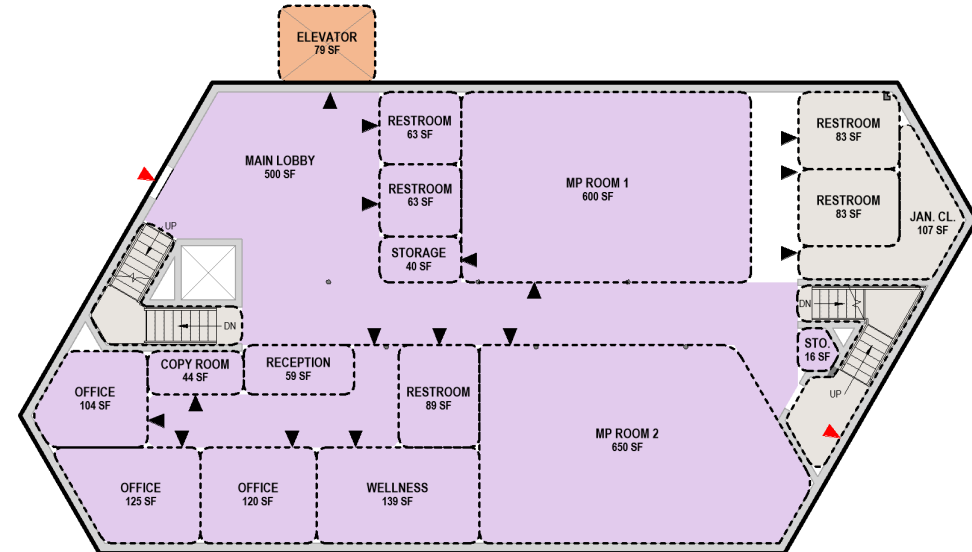
	FUTURE ELEVATOR ADDITION
	RECONFIGURATION OF INTERIOR SPACES
	EXISTING SPACES TO REMAIN
	FUTURE COMMERCIAL KITCHEN



upper level







basement level

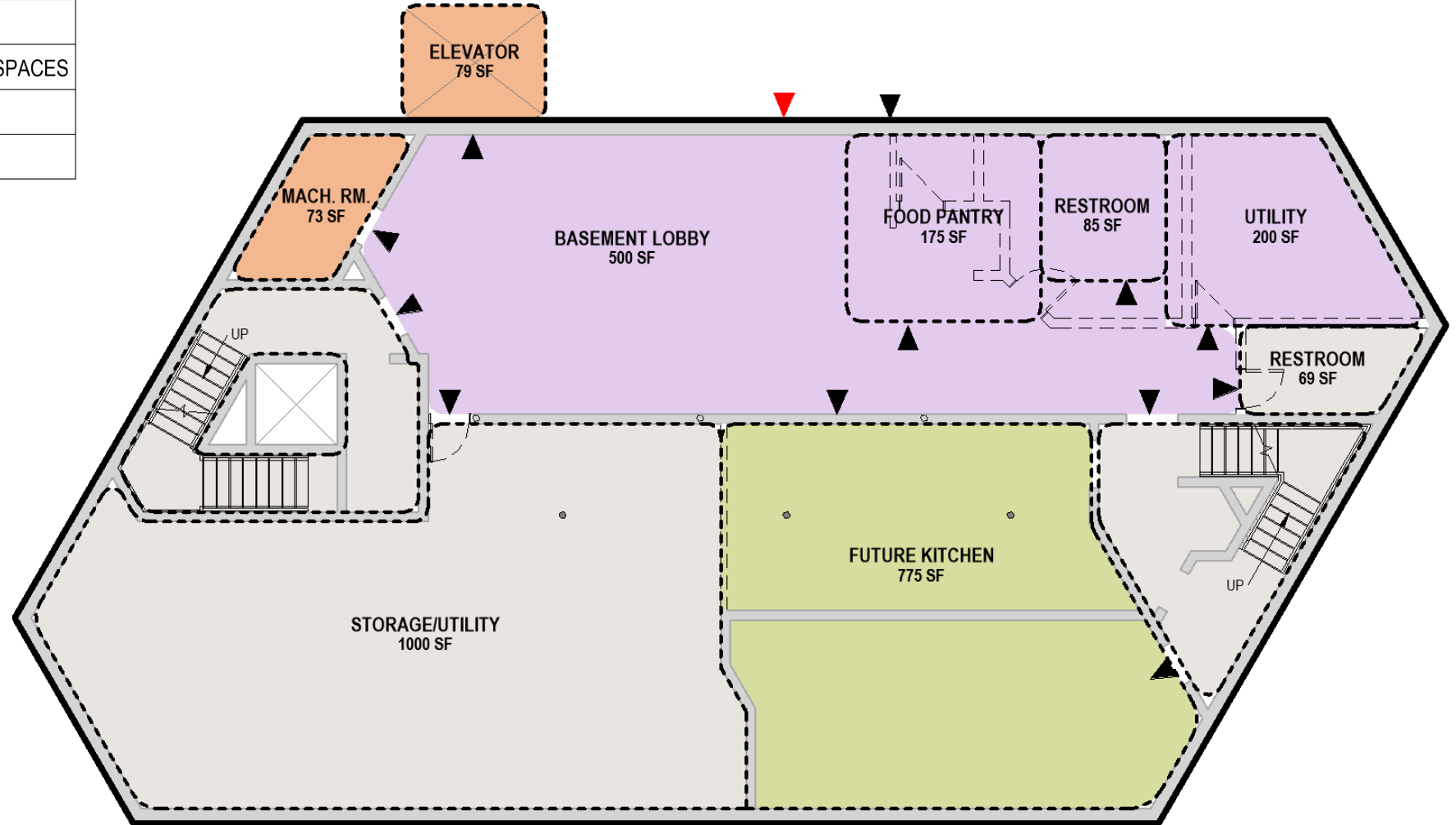


main level

SUNDERLAND

basement level

	FUTURE ELEVATOR ADDITION
	RECONFIGURATION OF INTERIOR SPACES
	EXISTING SPACES TO REMAIN
	FUTURE COMMERCIAL KITCHEN

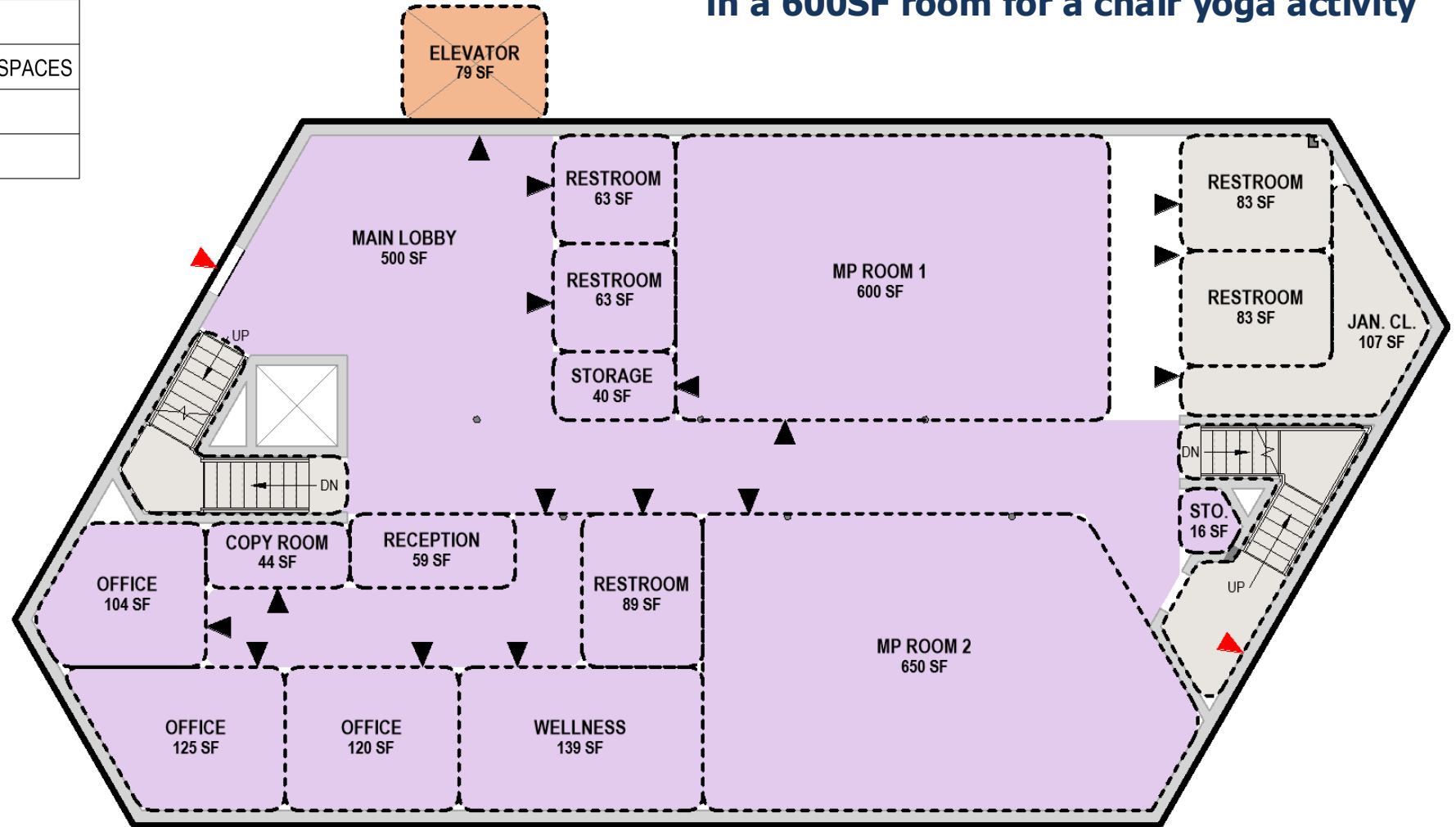


SUNDERLAND

main level





* for reference, about 15 people could fit in a 600SF room for a chair yoga activity

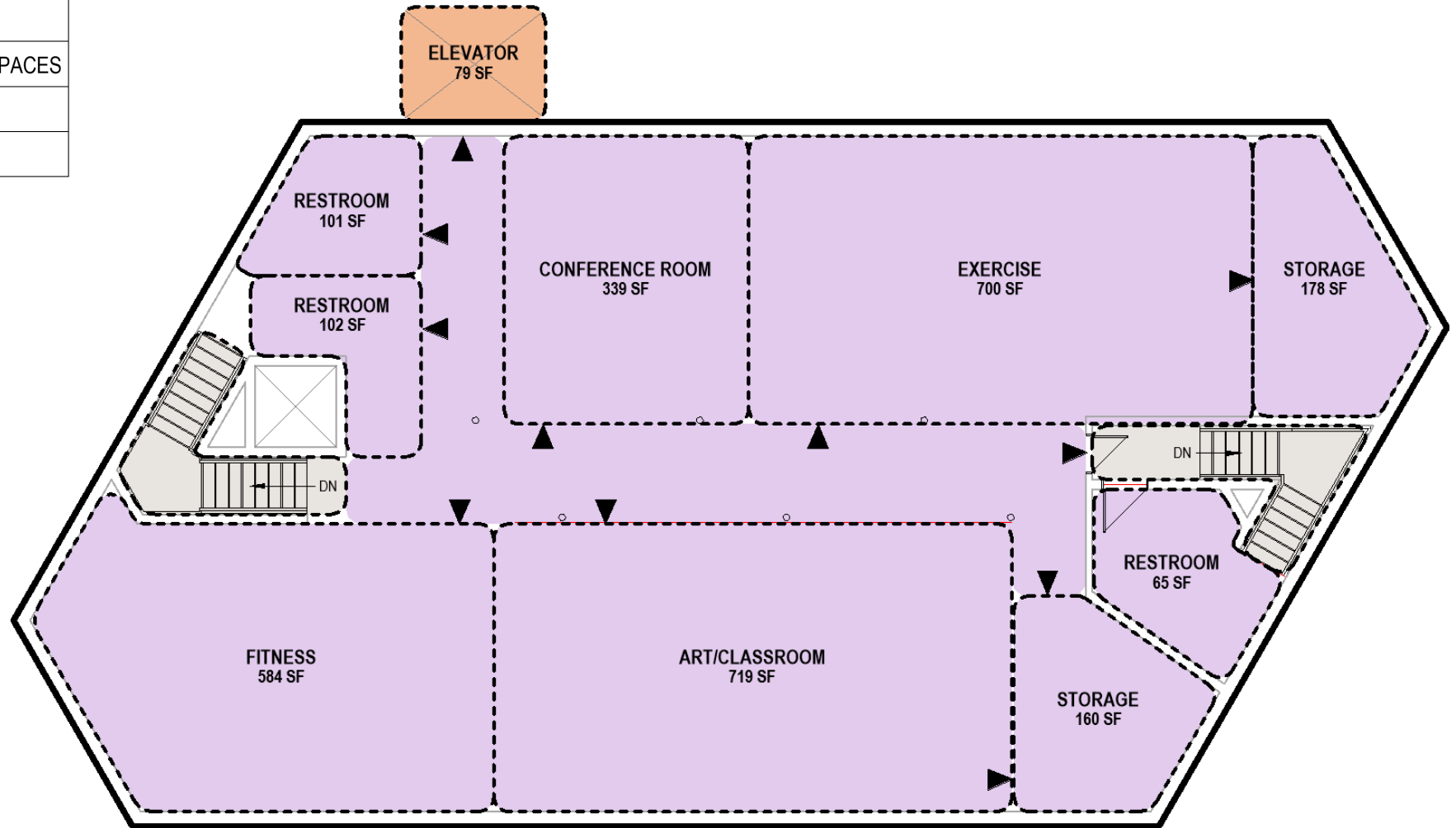
	FUTURE ELEVATOR ADDITION
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	FUTURE COMMERCIAL KITCHEN



SUNDERLAND

upper level

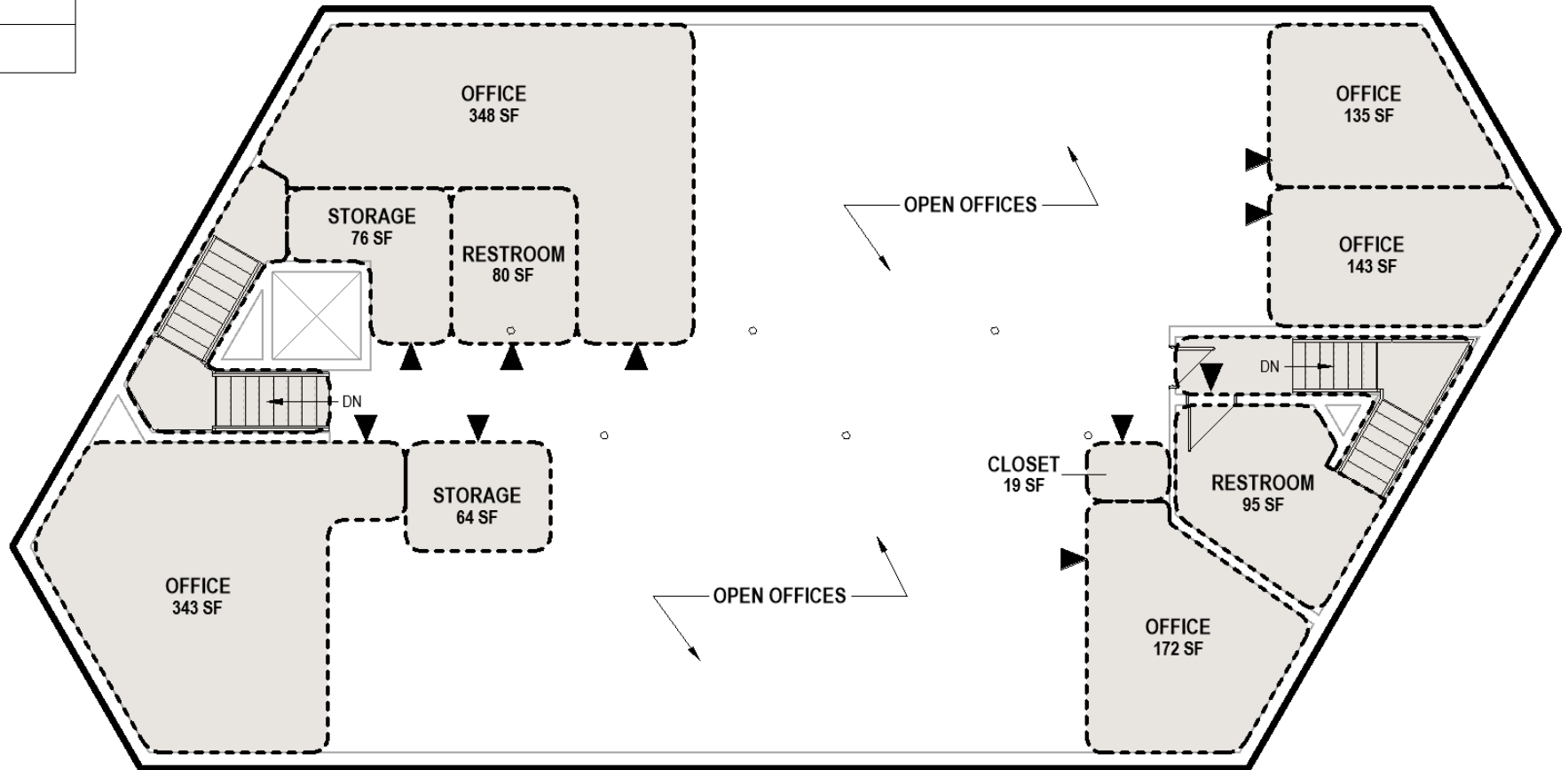
	FUTURE ELEVATOR ADDITION
	RECONFIGURATION OF INTERIOR SPACES
	EXISTING SPACES TO REMAIN
	FUTURE COMMERCIAL KITCHEN



SUNDERLAND

upper level – alternate/reduced scope

	FUTURE ELEVATOR ADDITION
	RECONFIGURATION OF INTERIOR SPACES
	EXISTING SPACES TO REMAIN
	FUTURE COMMERCIAL KITCHEN



SUNDERLAND

estimated construction costs – full renovation option

Component	Est. Costs
Fire Protection System (including site related work)	\$550,000
Elevator Addition (including site related work)	\$630,000
Commercial Kitchen (including site related work)	\$1,120,000
Second Floor Renovation	\$1,056,000
Remaining Building Renovations	\$1,660,000
Sitework	\$350,000
CONSTRUCTION COST - TOTAL ¹	\$5,366,000
Soft Costs	\$1,073,000
PROJECT COST - TOTAL ²	\$6,439,000

1. Includes escalation of 5% for start of 2027 construction and a design contingency of 10%.

2. Soft costs include design fees, OPM fees, moving fees, legal fees, FFE, etc.

SUNDERLAND

estimated construction costs – reduced scope option

Component	Est. Costs
Fire Protection System (including site related work)	\$550,000
Building Renovations	\$1,660,000
Sitework	\$350,000
CONSTRUCTION COST - TOTAL ¹	\$2,560,000
Soft Costs	\$512,000
PROJECT COST - TOTAL ²	\$3,072,000

*** assumes second floor renovation, elevator and commercial kitchen are NOT required**

1. Includes escalation of 5% for start of 2027 construction and a design contingency of 10%.

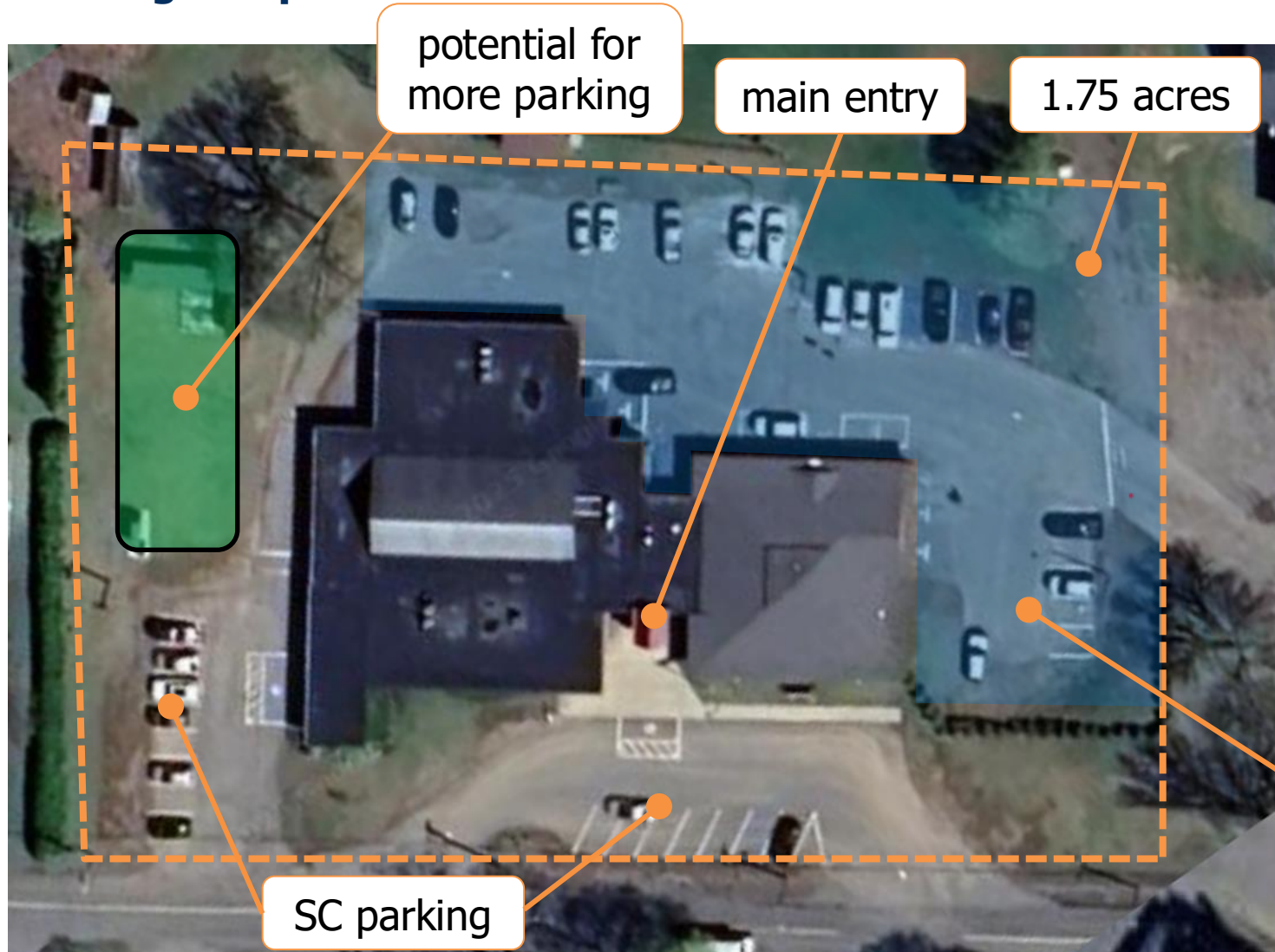
2. Soft costs include design fees, OPM fees, moving fees, legal fees, FFE, etc.

03

8 CONWAY ST
S. DEERFIELD
CONCEPT DESIGN

S. DEERFIELD

existing site plan



- **1.75** ACRES TOTAL
- Parking and site shared with police department
- Approximately **20** parking spaces could be provided if parking is reworked

PD parking (blue shaded area)

S. DEERFIELD

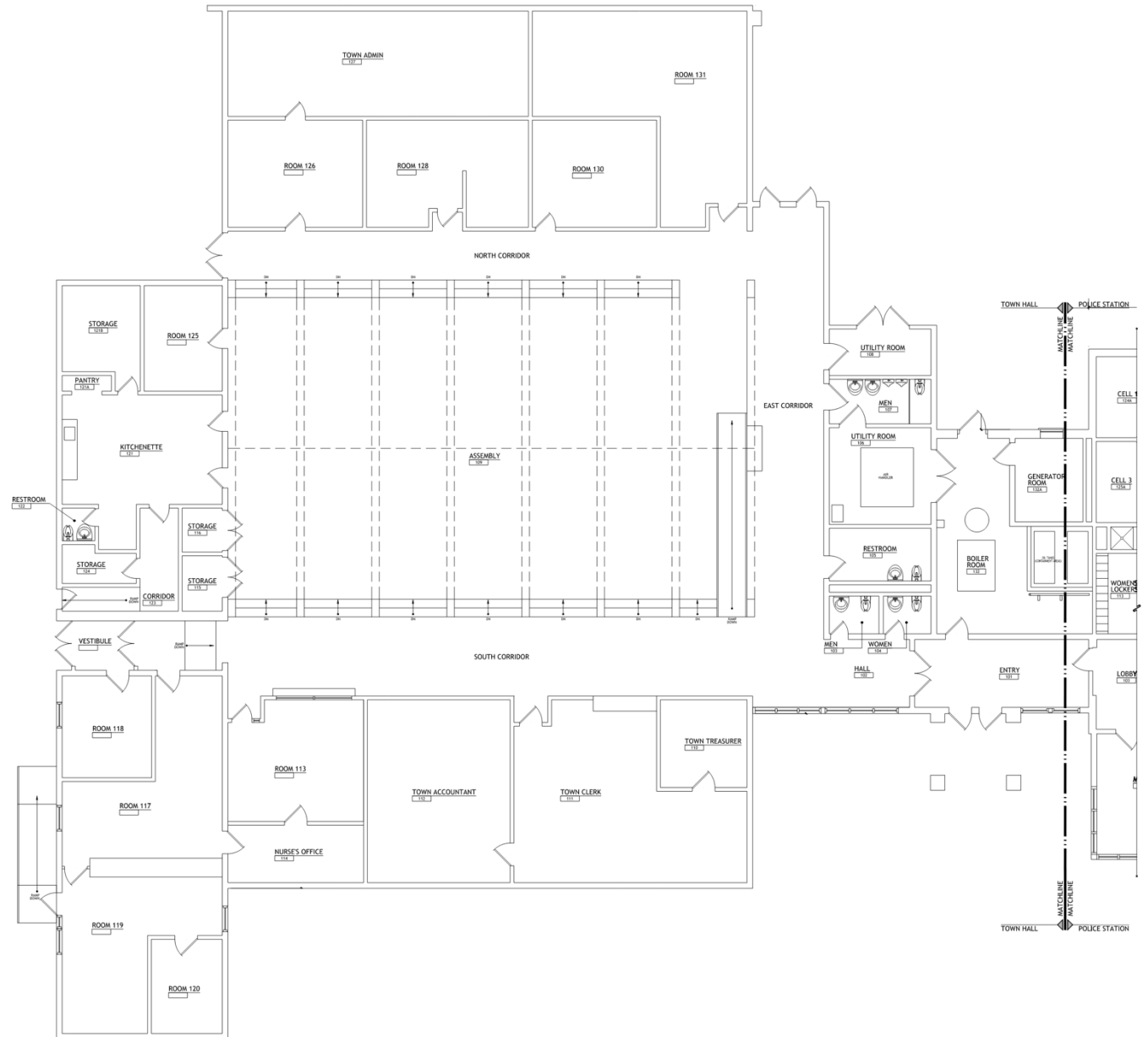
existing photos



S. DEERFIELD

existing floor plan

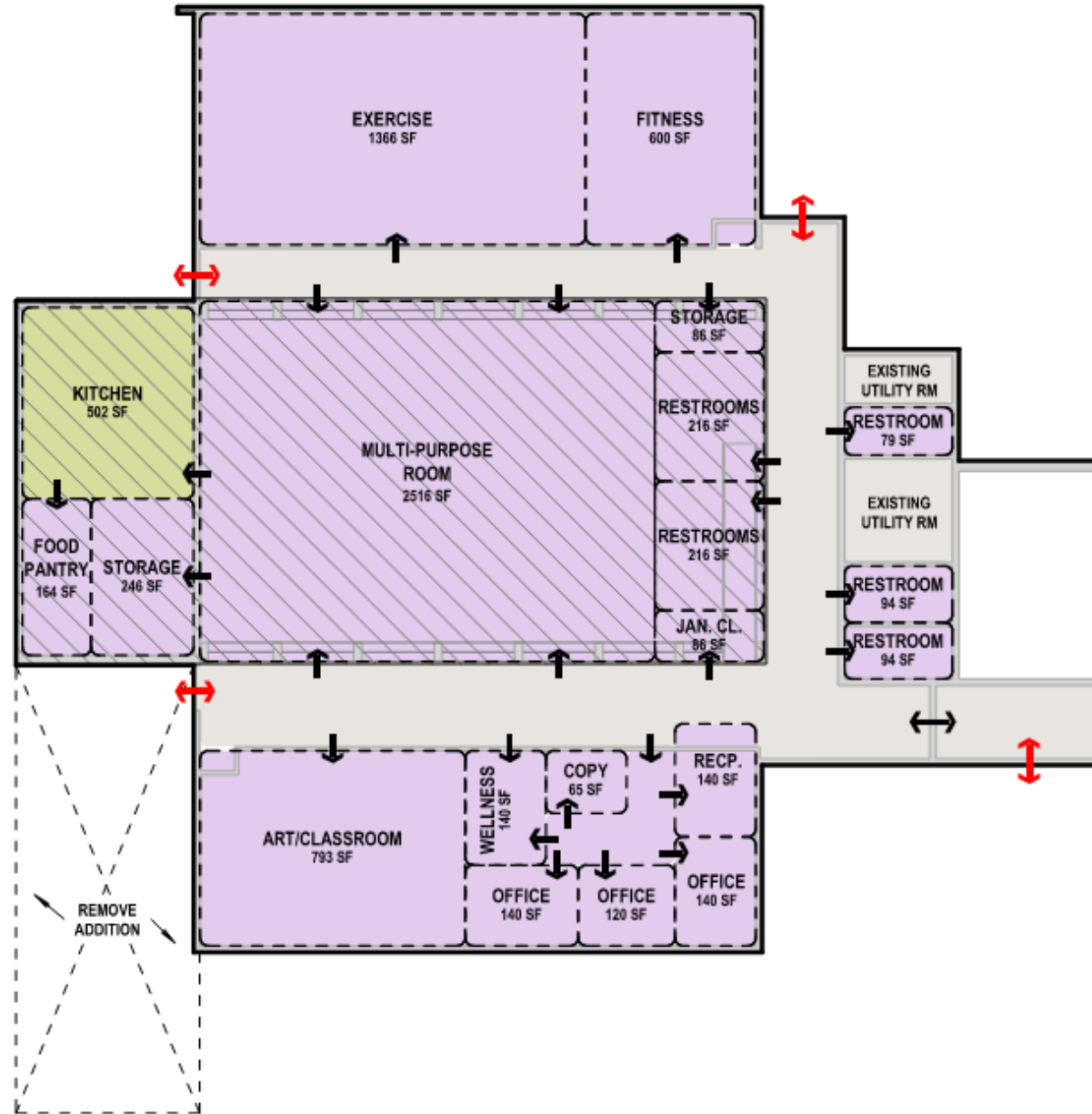
- **10,500SF** original SF
 - plus a **1,200SF** modular addition



S. DEERFIELD

proposed layouts

	RAISE RECESSED FLOOR
	RECONFIGURATION OF INTERIOR SPACES
	EXISTING SPACES TO REMAIN
	FUTURE COMMERCIAL KITCHEN



S. DEERFIELD

estimated construction costs

Component	Est. Costs
Fire Protection System	\$550,000
Commercial Kitchen (including site related work)	\$1,120,000
Building Renovations	\$4,850,000
Sitework	\$400,000
CONSTRUCTION COST - TOTAL ¹	\$6,920,000
Soft Costs	\$1,324,000
PROJECT COST - TOTAL ²	\$7,944,000

1. Includes escalation of 5% for start of 2027 construction and a design contingency of 10%.

2. Soft costs include design fees, OPM fees, moving fees, legal fees, FFE, etc.

COMMENTS | QUESTIONS