

Prepared for:



The Town of Wareham
Decas Steering Committee
54 Marion Road
Wareham, MA 02571
August, 2022

Submitted by:



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Feasibility Study for Transformation of the John W. Decas School Into a Community Center



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Youth sports event taking place on the grounds of the Decas School

August, 2022

EXECUTIVE SUMMARY

Jones Payne Architects & Planners (JP) was engaged by the Town of Wareham (Wareham) to complete a study to investigate the feasibility of transforming the John W. Decas Elementary School (Decas) into a community center.

JP met with the Decas Steering Committee and various stakeholders throughout the spring and summer of 2022 to determine the feasibility of locating community programs in and around the building. An architectural review of the existing building was conducted and included investigating the building's layout, condition, and site elements.

The investigations conducted through the compilation of this feasibility report indicate that the use of Decas as a community center is immediately feasible and easily achievable without significant, upfront facility expenses as described throughout this report.

It is important to note that the longer a building remains vacant, the more likely it is to fall into disrepair, as is evidenced by the vandalism that has occurred during this process of completing the feasibility report.

Please feel free to reach out to us with any questions.

Nadia Melim, AIA MCPPO

VP of Facilities Architecture

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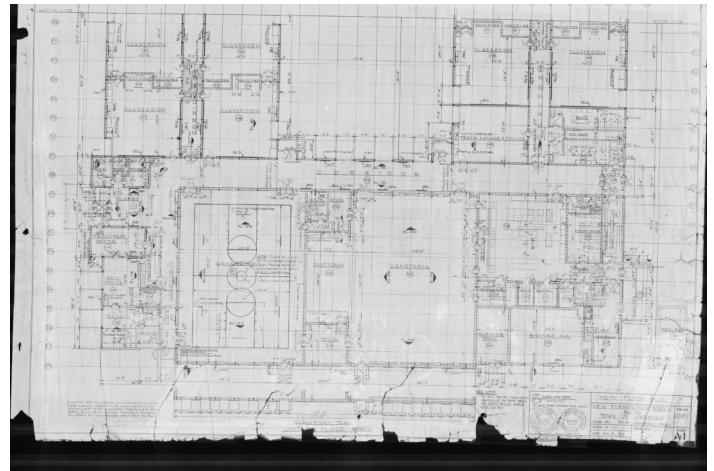
ARCHITECTURAL HISTORY OF THE BUILDING

The John W. Decas Elementary School (Decas) was designed by the Hyannis based firm Alger and Gunn Architects and built in 1968. It was designed in the cape cod modernist style; this style has become a favorite of architectural preservationists over the last decade. Decas is one of a few modernist buildings that has been preserved in the Town of Wareham (Wareham). Alger and Gunn designed an additional modernist building for Wareham, the fire station at 273 Main Street. Both Decas and the fire station feature the firm’s trademark spire at the peak of the roof.

In 1974 a new classroom wing was added to the school, six years after Decas’ original construction. As a testament to how well the original building functioned, Wareham again hired Alger and Gunn to design the addition. The design of the 1974 wing seamlessly blends in with the existing building.

The school’s population continued to expand and in 1994, portable classrooms were moved from another location in Wareham and installed along the south-west side of the building. The portables connected to the main building by an angled corridor. The portables do not echo any design features of the original building nor the 1974 addition and have outlived their service lives.

Excluding the portables, the building’s structure is primarily concrete block and laminated wood timbers. These materials were likely chosen for their durability, thermal advantages, and long life spans. These features have proven accurate as the structure and finishes remain in good condition. There is a very minimal amount of gypsum wallboard found in the building; originally this material was only found in the classrooms above the coat storage nooks, which are located well above head height and thus protected from damage. The wood timbers, in addition to being structural, are also part of the modernist aesthetic of the design and serve to provide a warmth to the space in contrast to the painted concrete block.



Original 1968 Decas building drawings.



View to the spire on top of the gym.



Inner courtyard.



Cafetorium with curved glue-laminated timber beams.



Bus lobby entry with glue-laminated timber beams and globe pendant lights.

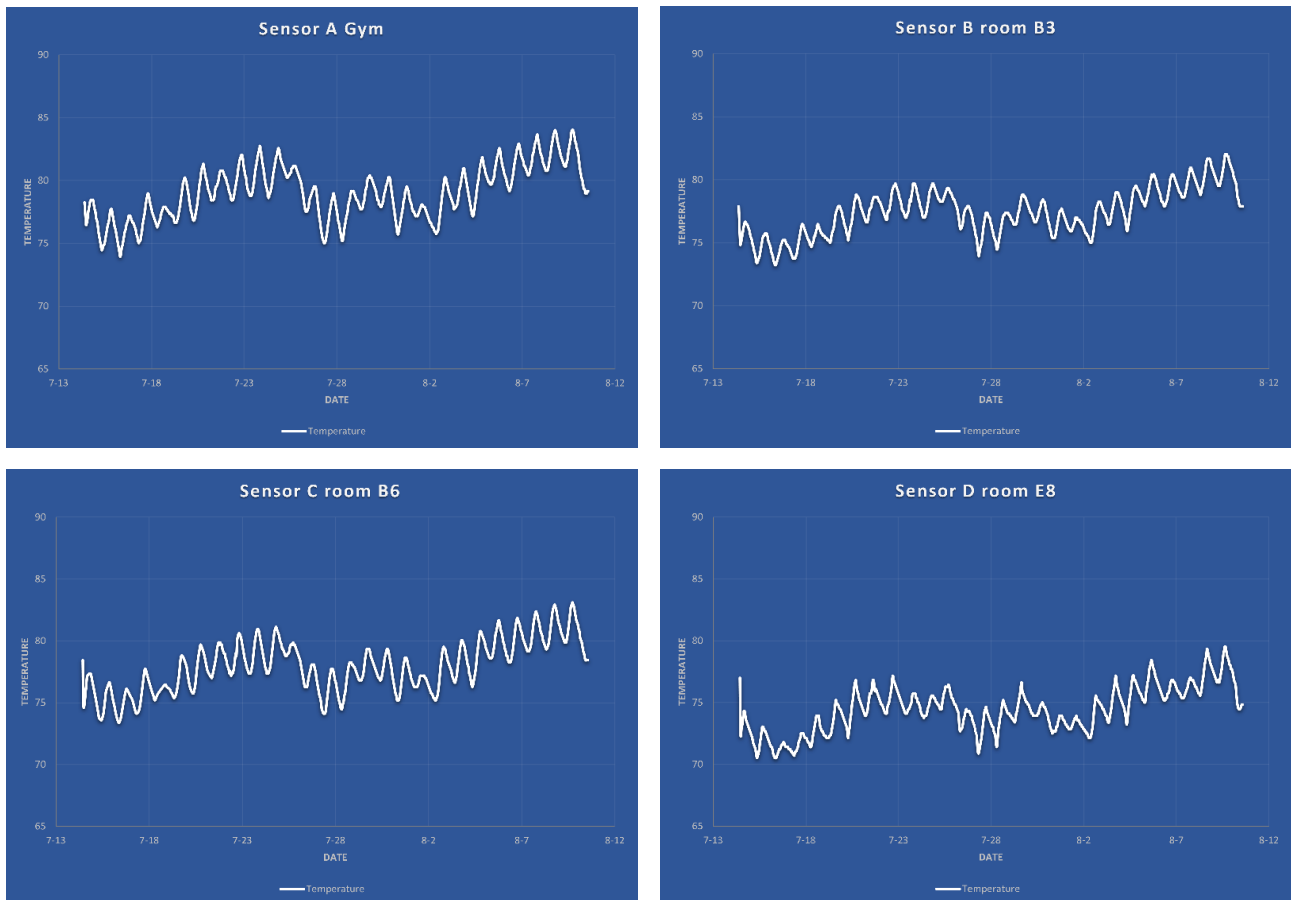


The exterior of the building is clad in cedar shingles, paying direct homage to the vernacular building materials commonly used in this area of Massachusetts. The choice of cedar is also one of durability and ease of maintenance. The original cedar shingles have only recently begun to reach the end of their lifespan after many years of service that have been essentially maintenance free. Cedar shingles are a locally used product in residential construction, and specialized commercial installers are not required to replace failed areas, opening the contractor pool, thus cedar shingles cost less to replace than more traditional, commercial cladding materials.

Decas was designed to be a ‘green’ building before that term was coined. The building was placed to avoid the harshest summer sun in classrooms. The classroom windows were designed inset from the primary face of the building and a large overhang was provided to shield the intense summer sun from overheating the building. The walls, which are built from concrete block and covered on the exterior in cedar shingles, work as a thermal mass. On warm days, they very slowly heat up and slow down the radiation of heat into the building during the hottest parts of the day. The heat is radiated much later in the day when outside temperatures have cooled down. This was a design practice of good architects; buildings designed for natural cooling when mechanical cooling was cost prohibitive. JP placed temperature sensors in the building over the summer of 2022. The following are our findings:

- On the hottest day of July, the 23rd, where the outside temperature was 98 degrees, the warmest temperature recorded inside the building was 81 degrees.
- On the hottest day of August, the 9th, where the outside temperature was 96 degrees, the warmest temperature recorded inside the building was 84 degrees.

A member of the Steering Committee met with the former Principal and Superintendent of schools and discussed thermal comfort in the building over the summer months. It was noted that the building was used for summer school and maintained a comfortable temperature.



Temperature sensor data gathered during summer 2022.

CURRENT CONDITION OF THE BUILDING - EXTERIOR

General Condition

The exterior envelope of the building is in good shape. Below is a breakdown of the envelope and exterior components. Note that the portable classroom addition is listed as a separate line item:

Foundation

There do not appear to be any issues with the foundation.

Walls

Areas of the cedar shingle cladding have been replaced over time. There are areas that should be replaced as funding allows. There is a section of failing shingle near the playground where it appears people have been pulling shingles pieces off the building and tossing them onto the ground. We recommend this area be repaired first to stem any further vandalism. See Appendix B drawing sheet "Repair Locations" for areas of repair.

Fenestration

The doors and windows are generally in good shape. One window on the E-wing has been vandalized and the glass will need to be repaired.

Roof

The roof over the E-wing was replaced in 2017 and is in great condition. The remaining areas of roof appear to be in good shape and should not require replacement in the foreseeable future.

Portable Classroom Wing

The portable classrooms were installed on the site in 1994. They were previously used elsewhere. The life expectancy of modular, portable classrooms is 20 years. The portables have outlived their useful lives and would require extensive renovation to be viable for reuse. We recommend removal of the portables.

Sidewalks

There are paved sidewalks surrounding portions of the building. Areas of concrete on these sidewalks and curbs have begun to spall and should be repaired as soon as is feasible. See *Figure X* for areas of repair.

Parking Lot

The parking was last paved when it was expanded in 2007 and is in good condition. Previous flooding issues have been mitigated. The accessible parking spaces are currently located along the face of the gym wall closest to the office entry. We recommend re-stripping some of the closest additional spaces as accessible, due to the senior population that most often uses the building.

Fields

The existing fields consist of one baseball diamond and a series of grass fields that can be striped as required for other field sports such as the flag-football



Cedar shingles have been replaced throughout the building including areas next to the new downspouts



It appears damaged shingles are being pulled off the building near the playground.



Vandalized glass in the E wing.



Portable classroom wing.

league that currently uses them. The fields have a functional irrigation system.

Playground

The playground equipment is of varying age. The northernmost equipment was installed in 2012, another grouping was installed between 2012 and 2015, and the newest equipment was installed in 2018. All equipment is in good shape and continues to be used by families visiting the property.

CURRENT CONDITION OF THE BUILDING - INTERIOR

General Condition

The building interior is in very good condition for its age; the original construction materials have proven to be very durable.

Finishes

The ceilings in all of the spaces except the hallways are exposed cementitious wood fiber boards (A common brand name of this material is Tectum), which are the structural roof deck and serve to aide with acoustics in the rooms. These panels are supported by glue laminated timber beams. The glue laminated beams in the cafetorium are curved members that function as both columns and beams, a detail typical of mid-century modernist buildings. The hallways may have



Four views of classroom C3, the typical classroom layout throughout the building.

originally had the same exposed ceiling system, but now all have suspended acoustical ceiling tiles (ACT). The ACT is in good condition and the E-wing ACT was replaced in 2017. The ACT serves to hide infrastructure upgrades above; data cabling, sprinkler piping, etc.

The majority of the walls are painted concrete masonry units (CMU). Both the CMU and the paint finishes are in good condition. There is an area of relief CMU by the bus entrance, which is a decorative detail often found in mid-century modernist buildings. In the original construction, the only wall finishes that were gypsum wall board (GWB) were the enclosures above the coat room in each classroom. Minor areas of GWB have been added into the building over time in the main office and in the storage room in the D-wing. It is important to note that CMU is significantly more durable than GWB and is a major advantage that Decas has over other GWB or plaster finished buildings. Some of the secondary classroom walls are finished in wood veneer paneling. There are six operable partition walls that

when opened allow two classrooms to be combined into one larger room. Two of these are broken and should be either repaired or permanently left closed. All of the classrooms have metal casework on their exterior walls with a combination of full height and counter height cabinetry. Some of the casework is damaged but is repairable.

The majority of the flooring is vinyl composition tile (VCT). The VCT is generally in good shape, and some rooms have had new VCT installed in the last 10 years. There are damaged sections of VCT at the classroom doors where it appears lock down barricade locks have been removed. Classroom E2 also appears to have a slab moisture issue uplifting some VCT. It is suggested this be replaced once further investigation is carried out to determine the cause of the moisture. The storage closet in the E-wing appears to have sufficient overstock of VCT to complete these repairs. The offices and teacher lounge have carpeting that is serviceable. The cafetorium has a sealed concrete floor; the concrete slab has some cracking that happened in the past but does not appear to be getting worse. The cracks should be filled in.

Infrastructure

The scope of this feasibility study did not include mechanical or electrical engineering. Based on discussions JP had with Wareham and school district staff, the systems in the building are all fully functional.

The building has a fire sprinkler system as well as a kitchen fire suppression system. The kitchen system was upgraded in 2012 and the last inspection was completed in 2019.

The electrical service appears to be in good condition and the automatic transfer switch that services the emergency generator appears to be new within the last 10 years. The generator was last serviced in 2020.

The building has central heat in the form of ductless unit ventilators in each classroom that are fed by three high-efficiency boilers that were installed in 2017. Records indicate that the new boilers only require 20% the amount of energy to run than the old boilers did. The piping to the E-wing was replaced and two new hot water heaters that were also installed in 2017 for domestic hot water. The gym and cafetorium spaces are served by air handlers with supply and return ducts.



B Wing hallway, a typical hallway layout throughout the building. Above each cluster of four classroom doors there are plastic mesh panels inset in the suspended ceiling which allow sunlight to come in from skylights in the roof.



Three new boilers installed in 2017. New hot water heaters in background.



Typical classroom unit ventilator is concealed in the blue cabinet on the right.



Typical non-classroom unit ventilator and air conditioning unit.

The plumbing system is functional; there is a sink in every classroom with an integral bubbler. The bubblers were covered/taken out of service when drinking water tests showed unsafe levels of contaminants in the water. It is not clear if the contaminants still exist and if they are from building or town infrastructure. The toilet rooms are functional but none are 100% ADA/MAAB accessible, although the gang toilet rooms in the B, C, and E-wings are very close to meeting accessibility criteria.



Typical male gang restroom and accessible stall



Typical female gang restroom and accessible stall

FEASIBILITY OF REUSE AS A COMMUNITY CENTER

The layout of Decas is ideally suited for reuse as a community center. There is an appropriate mix of mostly large rooms with some small rooms to accommodate the programming of a community center without adding any partition walls or reconfiguring spaces. The single floor layout of the building is appropriate for all ages and mobility levels.

Reuse Programming

Programming was developed for the building in collaboration with the Decas Steering Committee. The following is a breakdown of that programming and its feasibility in the existing spaces. This data was gathered and used to create a suggested floor plan. Please see *Appendix B* for the floor plan. Further detail on feasibility for each specific use is included in the individual room data diagrams, which are located in *Appendix A*.

Council On Aging (COA)

- *Office space for director, administrative staff, outreach staff, veterans agent, and SHINE agent*
The existing main office and D-wing office are very well suited to these functions. Being located directly adjacent to the prime entry is ideal for first time visitors who may not be familiar with the building.
- *Nurse/Healthcare room with plumbing*
Decas has an existing nurses office with a foot pedal sink and toilet, which is perfect for this programming.
- *1 large room for classes & scheduled programs*
Existing classrooms are well suited to this use.
- *1 large room for library & computer use*
Existing classrooms are well suited to this use.
- *2 large rooms for adult daycare programs*
Existing classrooms are well suited to this use.
- *Space for equipment storage*
There is an existing storage room directly adjacent to an entry, which is well suited to this use as the COA often takes donations and gives out durable medical equipment.
- *Cafe space*
The teacher's lunch room is well suited to this use.
- *Game room*
Existing classrooms are well suited to this use.
- *Shared use of extra large spaces for exercise and large events*
The gym and cafetorium are well suited to this use.

Artist And Makerspaces

- *Large space to allow for exploration/creation of artistic and fabrication endeavors*
Existing classrooms with direct doors to the outside are well suited to this use.
- *Large space that can hold a variety of tables & equipment with in room sinks. These spaces are available for work on creative projects. Makerspaces can host a variety of creative endeavors; everything from 3D printers, woodworking, painting, sewing, drawing, weaving, and pottery.*
Existing classrooms with direct doors to the outside are well suited to this use.

Community Co-working

- *Large space to allow for an office environment shared by people who are self-employed, working for different employers, or startups. Physical resources are shared such as equipment and furniture, and the environment is intended to also facilitate networking and the sharing of ideas and knowledge. Tenants typically rent workspace by the hour, day, or month.*
Existing classrooms are well suited to this use.

Early Childhood & After School Education

- *Large contiguous square footage for one or more long-term tenants offering early childhood education (ECE) and/or after school care*

The existing E-wing is well suited to this use. The single door point entry to this wing, as well as its own bathrooms and gym allow for independent function from the rest of community center activities with connection on an as-needed basis. There is also direct connection to the playground area and the ability to install a future drop off loop with direct access to the south side of the wing.

Community Tenants

- *Spaces for long term rental by community organizations*

Existing classrooms are well suited to this use.

Short Term Rentals

- *A variety of space types and sizes for short term rental (daily, hourly) by members of the community for private events such as conferences, workshops, classes, and gatherings*

The spaces that formerly made up the library in the D-wing are well suited to this use; there are small, medium, and large spaces including two rooms joined by an operable partition as well as the courtyard. The gym and cafetorium would also fall into the category of short term rental. The connection between the D-wing and the fields and playground make that area ideal for youth sporting events that may need an indoor component.

Shared Spaces

- *Large multi-use spaces that can be utilized by the COA, community groups, and short term rental*

The gym, cafetorium, kitchen, courtyard, and fields are all spaces that are well suited to be used by all the occupants of the community center and the greater community for events such as exercise classes, dramatic performances, movie nights, social events, festivals, organized sports, spaghetti suppers, cooking classes, etc. The connection to the courtyard from the gym and cafetorium makes an ideal space for combination indoor/outdoor events to take place with a controlled perimeter.

Rooftop

- *Open areas of roof for solar panels*

There are large areas of low slope roof that are well oriented for solar panel installation. It is outside the scope of this study to assess the structural capacity of the roof; however, it is our experience in similarly framed buildings that the addition of solar arrays are not a problem structurally.

BUILDING CODE REVIEW

A cursory building code review was completed for the building to flag any potential issues with re-use. From a building code standpoint, there are no apparent issues that would prevent Decas from being used as a community center in its current form. The following are some of the items reviewed.

Change Of Use/Occupancy

- The building is currently classified as an E (educational) occupancy. The proposed new uses for the building include additional occupancy classifications, but none are as strict as E. Therefore, changing the building occupancy from an elementary school to a community center does not trigger a building wide code upgrade.

Accessibility

- The primary entrance to the building and main office from the parking lot is ADA/MAAB accessible. The secondary entry into the main office is served by the bus loop road and is not accessible. The covered entry at the bus lobby has ramped pavement; however, the slope is greater than what ADA/MAAB allows for.
- The existing toilet rooms are not fully ADA/MAAB accessible. The gang toilet rooms in the B, C, and E-wings are very close to meeting accessibility criteria. Some of the partitions are a few inches too small, and appropriate grab bars and toilet accessories are missing or are incorrect heights/sizes.
- The only scenarios where an ADA/MAAB accessibility upgrade could be required include the following:
 - If Wareham or a building tenant chooses to renovate portions of the building in excess of certain dollar thresholds. These vary based on what is being renovated but generally start around \$100,000 for architectural and \$500,000 for electrical, mechanical, and plumbing systems.
 - A full building accessibility upgrade would only be triggered by renovations in excess of 30% of the building's "full and fair cash value"- so in excess of \$2.2 million (Decas is currently assessed at \$7,350,200). It is not anticipated that any tenant renovations will exceed this value. These restrictions could be noted in any RFP for tenants Wareham issues. The 2017 roof and boiler upgrades should have triggered this upgrade. It is unclear why this requirement was waived when the roof and boiler upgrades were completed.

Regulated Materials

- School department records indicate that the only regulated building material present in Decas is a minor amount of asbestos. It is located in ceiling tiles in the hallway of the original building, sink mastic on pipes that are in concealed areas, fire doors where it is encapsulated, trace amounts in cove base adhesive, and drywall. The drywall is above head height. Based on the 2015 (with updates in 2017) re-inspection report as mandated by the Federal Asbestos Hazard Emergency Response Act (AHERA), the only asbestos containing materials that displayed extensive damage were the ceiling tiles in the E-wing. These ceiling tiles were later removed as part of the 2017 roof replacement project.
- Only two scenarios would mandate removal of existing asbestos.
 - Construction/renovation. Decas is ready to use as-is for community center purposes and does not require any immediate construction or renovation.
 - If any asbestos containing materials became damaged to the point where asbestos fibers could become airborne, it would need to be removed or encapsulated.

SUGGESTED PHASES

Based on a study of the school building and programmatic requirements, we have put together three suggested phases for upgrades to the building.

Short Term

The building is suitable for immediate occupancy with a general cleaning/housekeeping and some minor repairs. The short term repairs include:

- Repair the spalling concrete at the main parking lot accessible entrance walkways and railings, curbs at the bus loop.
- Repair vandalized glass in E-wing.
- Replace leaking toilet flush valve in E-wing toilet room.

Probable construction bid cost opinion for this phase: \$63,000 (Cost opinion includes work done by a hired contractor and not Wareham; cost would be less if completed by Wareham maintenance staff)

Medium Term

Medium term upgrades are suggested to be completed on a 1-5 year project horizon.

- Replace sections of cedar shingles on the exterior of the building.
- Re-stripe and re-sign additional parking spaces closest to the entries as accessible spaces to accommodate an increased load of building occupants who require these spaces.
- Demolish the portable classrooms.

Probable construction bid cost opinion for this phase: \$188,000 (Cost opinion includes work done by a hired contractor and not Wareham; cost would be less if completed by Wareham maintenance staff)

Long Term

Long term upgrades are suggested to be completed on a 5-10 year time horizon, or as funding allows.

- Install central cooling to the building. Wareham has engaged with an engineering firm to provide a conceptual cost for this upgrade. At the time this report is being written, this information has not been made available; therefore, it is not included in the probable cost opinion.
- Renovate the pair of toilet rooms adjacent to the main office and the pair adjacent to room D1/D2 to be fully accessible.
- Install a drop off loop west of the E-wing to serve the early childhood wing . This upgrade would be a tenant improvement and not carried in the probable cost opinion because it would be paid for by the tenant.

Probable construction bid cost opinion for this phase, toilet rooms only: \$584,000

COMPARISON TO NEW CONSTRUCTION

JP was asked to provide the cost of building a new community center to house all the functions being proposed for Decas. The breakdown below shows the different programmed spaces and their total areas. The probable cost per square foot JP is using is our opinion on the current construction hard cost bid climate for public projects in Massachusetts, plus all the soft costs for items such as design, project management, and contingencies. We are carrying a range of \$1,040 to \$1,200 per square foot for total project cost. This does not include the cost of any land purchase.

Cost breakdown by space programming square footage:

		<i>Cost Range</i>	
		<i>\$1,040/sf</i>	<i>\$1,200/sf</i>
• Artist/Makerspace	2,413	\$2,509,520	\$2,895,600
• Council on Aging	9,325	\$9,698,000	\$11,190,000
• Community Co-working	1,864	\$1,938,560	\$2,236,800
• Early Childhood & After School Education Tenants	18,245	\$18,974,800	\$21,894,000
• Community Tenants, Long Term	6,506	\$6,766,240	\$7,807,200
• Shared (toilets, utility, hallways, etc.)	11,991	\$12,470,640	\$14,389,200
• Shared Scheduled Spaces & Short Term Rental (gym, cafetorium, kitchen, etc.)	12,163	\$12,649,520	\$14,595,600
	Total building square footage (sf):	62,507	

TOTAL PROBABLE COST RANGE FOR NEW CONSTRUCTION: \$65,007,280 TO \$75,008,400

**APPENDIX A:
AREA DATA SHEETS**

OCCUPIED BY

- Council on aging

FUNCTION

- COA Director: private office for COA director.
- COA Admin: Open desking area for administrative staff with customer waiting area
- Nurse: Lorem ipsum
- Outreach: Secure space where people can speak in private. The outreach Worker makes referrals for people to other agencies, helps prepare fuel assistance applications, food stamp applications and housing applications

FURNISHINGS & EQUIPMENT *items in italics need to be acquired*

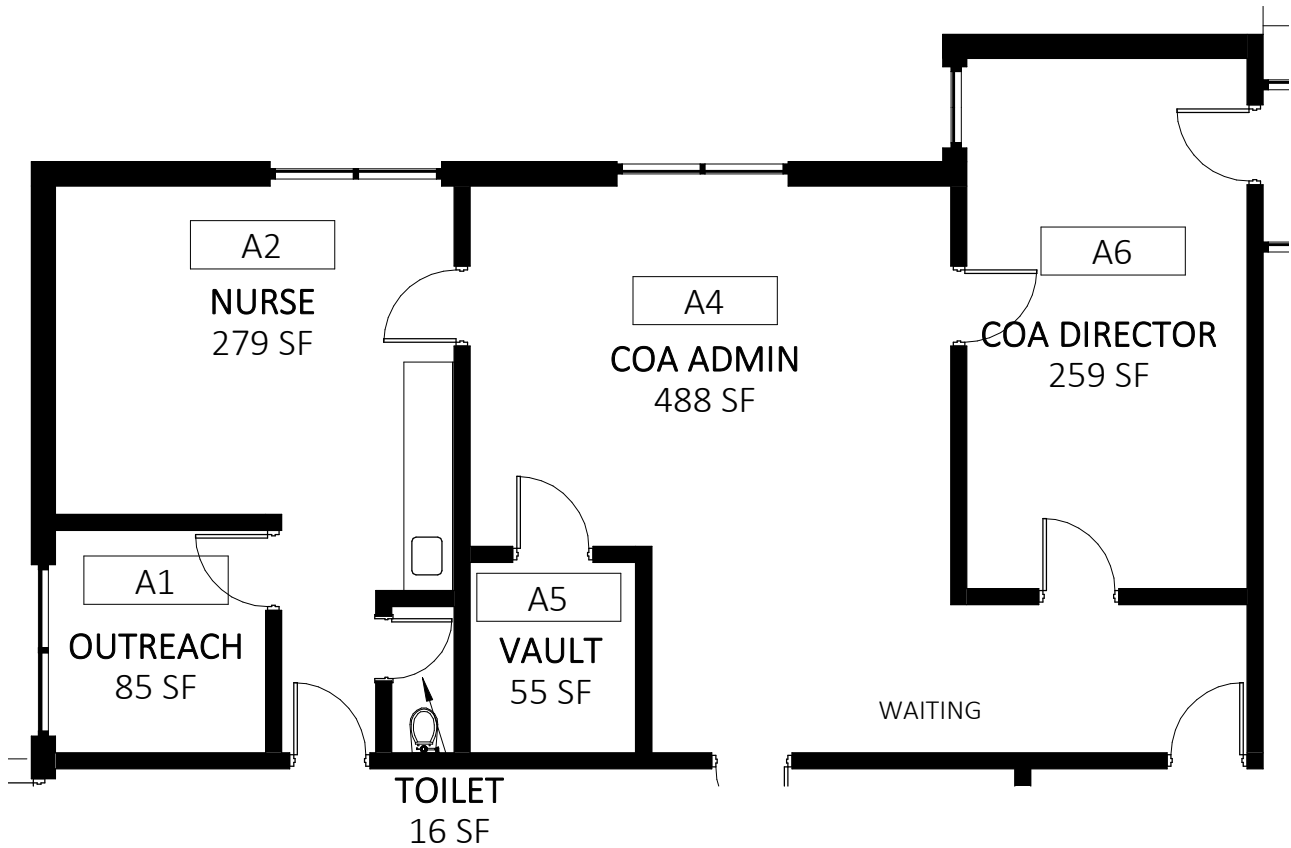
- Desks with task and visitors chairs
- Waiting chairs
- Patient beds

LOCATION BENEFITS

- Existing private offices
- Co-locate all COA administrative functions
- Easily found near main entry
- Nurse with existing en-suite toilet, foot pedal sink, storage cabinets, privacy curtains. Proximity to vault for record storage
- Room air conditioners present


RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.
 Medium-term: Refinish steel cabinets in nurse room at areas of corrosion.
 Long-term: Add central cooling



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Area Data Sheet | COUNCIL ON AGING ADMINISTRATION SUITE

 <p>Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747</p>	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:
	Project No.:	DCC 2201.00		RD A4
	Drawn By:	NM		
	Date Issued:	AUGUST 31, 2022	Scale:	

OCCUPIED BY

- Mixed use; COA, community groups, short term rentals.

FUNCTION

- Gymnasium functions; indoor sports, large gatherings.
- Has been used for voting in the past

FURNISHINGS & EQUIPMENT

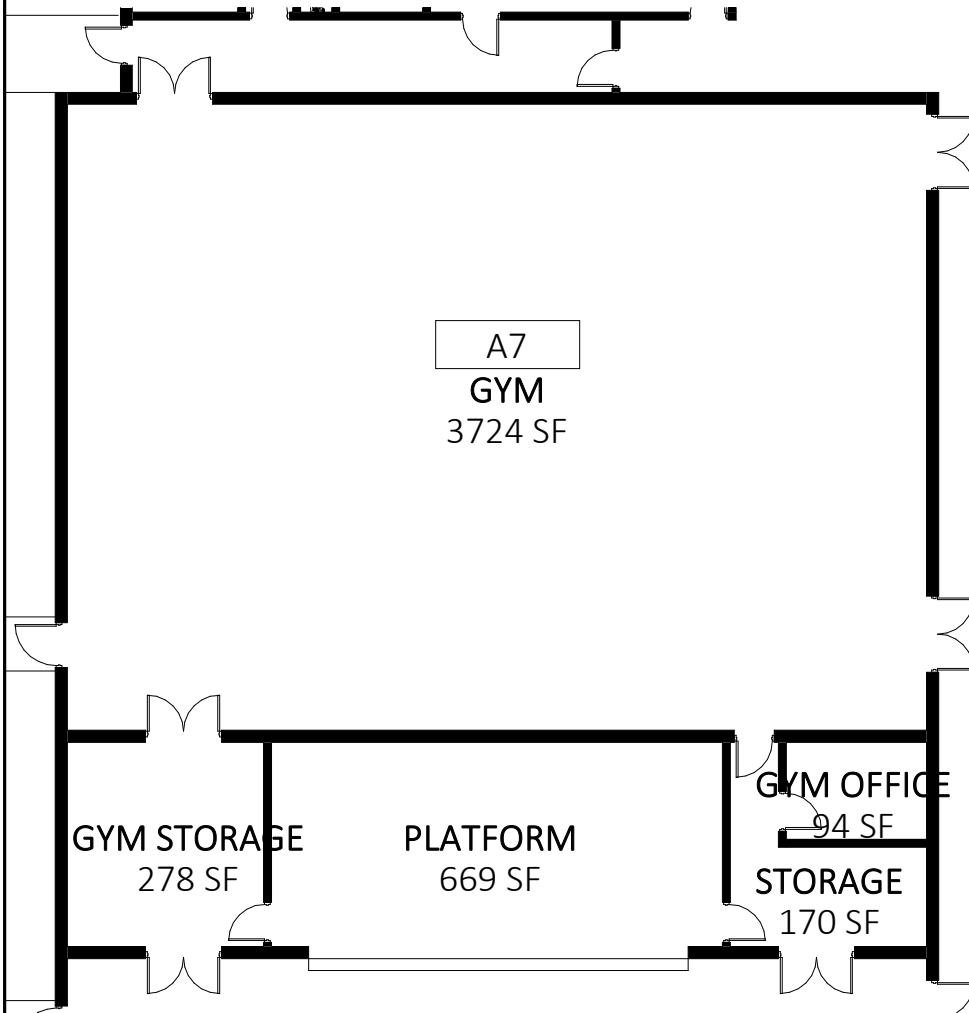
- Various sports equipment in storage room
- Basketball hoops

SPACE BENEFITS

- Easily found near main entry
- Directly adjacent to parking for large events
- Door directly to exterior/parking
- Northwestern exposure, protecting space from harshest summer sun
- Insulated fiberglass glazing instead of glass


RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms
 Medium-term: None
 Long-term: Add central cooling. Refinish flooring



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Area Data Sheet	GYMNASIUM
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 <p>Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747</p>	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:
	Project No.:	DCC 2201.00		RD A7
	Drawn By:	NM		
	Date Issued:	AUGUST 31, 2022	Scale:	

OCCUPIED BY

- Mixed use; COA, community groups, short term rentals.

FUNCTION

- Dining area
- Performing arts/stage productions
- Large gatherings

FURNISHINGS & EQUIPMENT

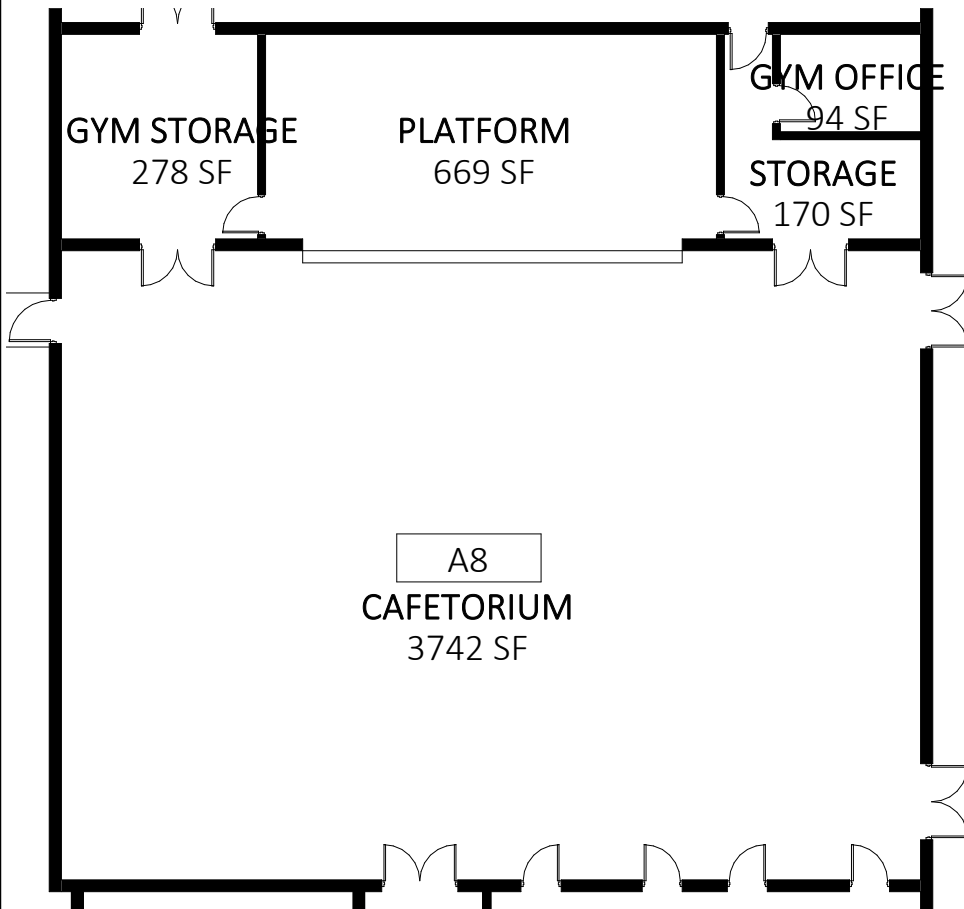
- Adult size stacking chairs
- Tables
- Stage curtains

SPACE BENEFITS

- Easily found near main entry
- Directly adjacent to parking and courtyard for large events
- Door directly to exterior/parking
- Northwestern exposure, protecting space from harshest summer sun
- Insulated fiberglass glazing instead of glass


RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms
 Medium-term: None
 Long-term: Add central cooling



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Area Data Sheet	CAFETORIUM
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 <p>Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747</p>	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:
	Project No.:	DCC 2201.00		RD A8
	Drawn By:	NM		
	Date Issued:	AUGUST 31, 2022	Scale:	

OCCUPIED BY

- Mixed use; COA, community groups, short term rentals.

FUNCTION

- Commercial kitchen

FURNISHINGS & EQUIPMENT

items in italics need to be acquired

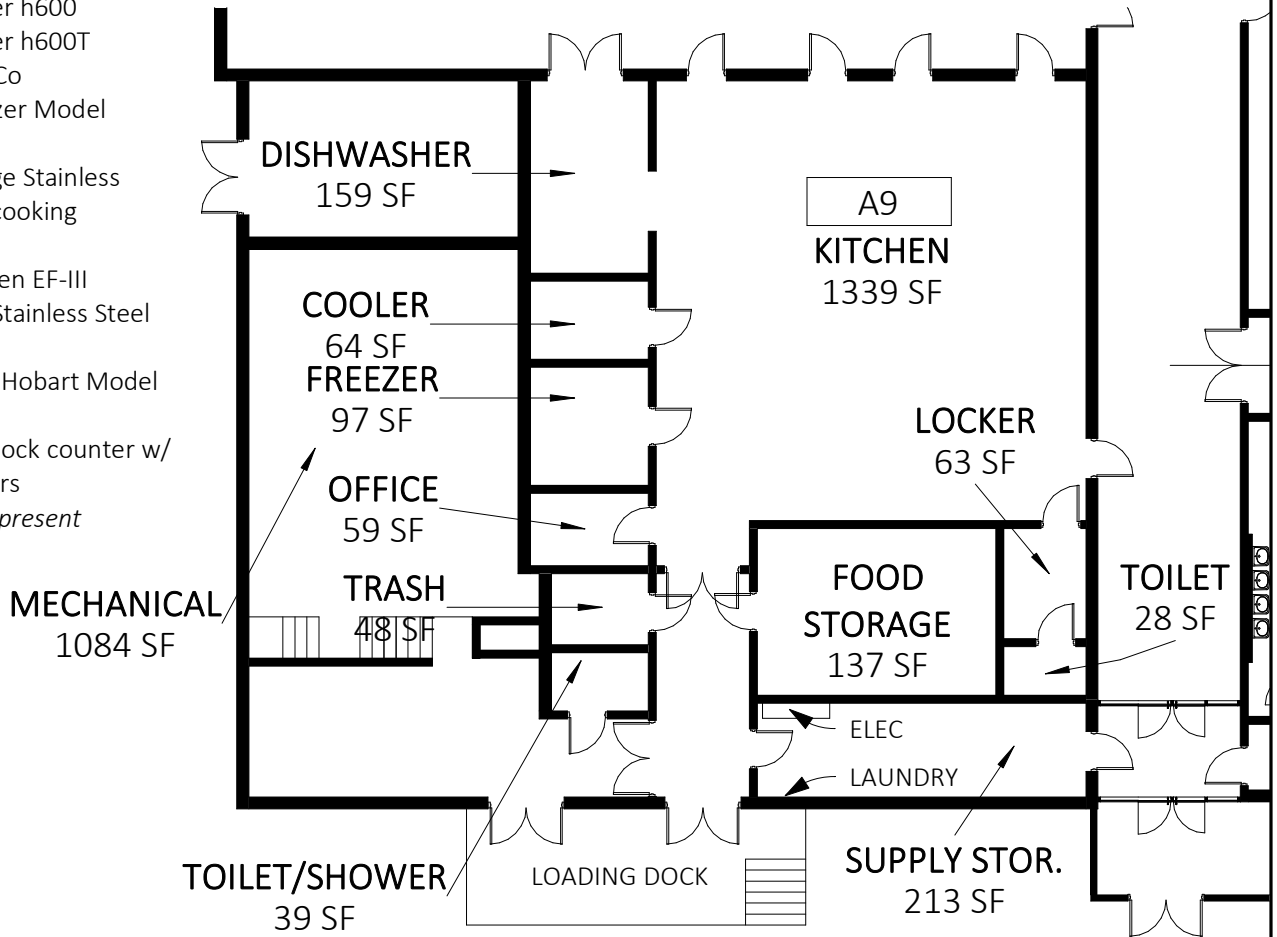
- Commercial exhaust hoods w/fire suppression
- Walk in cooler
- Walk in freezer
- Metro c5 Warmer
- Blodgett Oven FFIII
- Blodgett Oven EFIII serial #LL74ef-12
- Oven A-Cooker double
- Slicer Model 3850
- Three long counter Butcher Blocks
- Hobart Mixer h600
- Hobart Mixer h600T
- Traulsen & Co Fridge/Freezer Model GHT2-32
- Market Forge Stainless Steel Deep cooking Appliance
- Blodgett Oven EF-III
- Seven dish Stainless Steel food server
- Dishwasher Hobart Model C44A
- 1 Butcher Block counter w/ three drawers
- *No range is present*

SPACE BENEFITS

- Easily found near main entry
- Dedicated toilet room

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms
 Medium-term: Repair leaking water valve on dishwasher line
 Long-term: Add central cooling



Area Data Sheet

KITCHEN & BACK OF HOUSE



Jones Payne Architects & Planners
 123 North Washington Street, Third Floor
 Boston, Massachusetts 02114
 617.790.3747

Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY			Sheet Number:
Project No.:	DCC 2201.00			RD A9
Drawn By:	NM			
Date Issued:	AUGUST 31, 2022	Scale:	1/16" = 1'-0"	

OCCUPIED BY

- Council on aging

FUNCTION

- A quiet space to use electronic devices
- At other times to be used to hold meetings

LOCATION BENEFITS

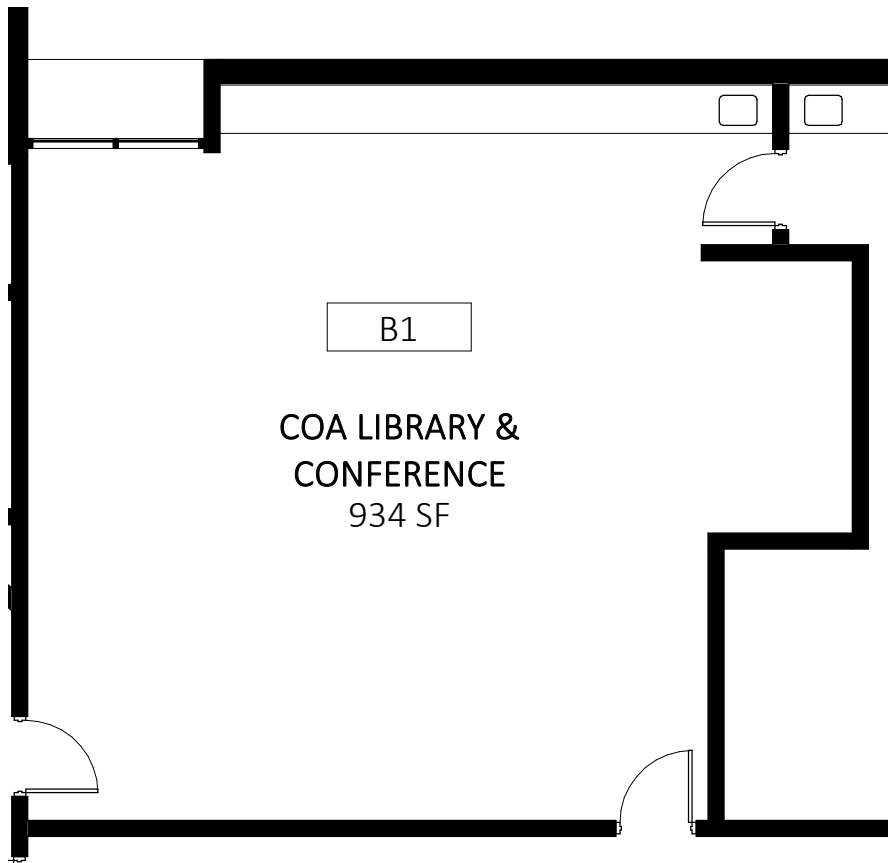
- Near the COA administration area, which is where people can check out electronic devices for use

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of room.

Medium-term: None.

Long-term: None.



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Area Data Sheet

COA LIBRARY & CONFERENCE



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Boston, Massachusetts 02114
617.790.3747

Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY			Sheet Number:
Project No.:	DCC 2201.00			RD B1
Drawn By:	NM			
Date Issued:	AUGUST 31, 2022	Scale:	1/8" = 1'-0"	

OCCUPIED BY

- Council On Aging

FUNCTION

- Space to create arts and crafts

LOCATION BENEFITS

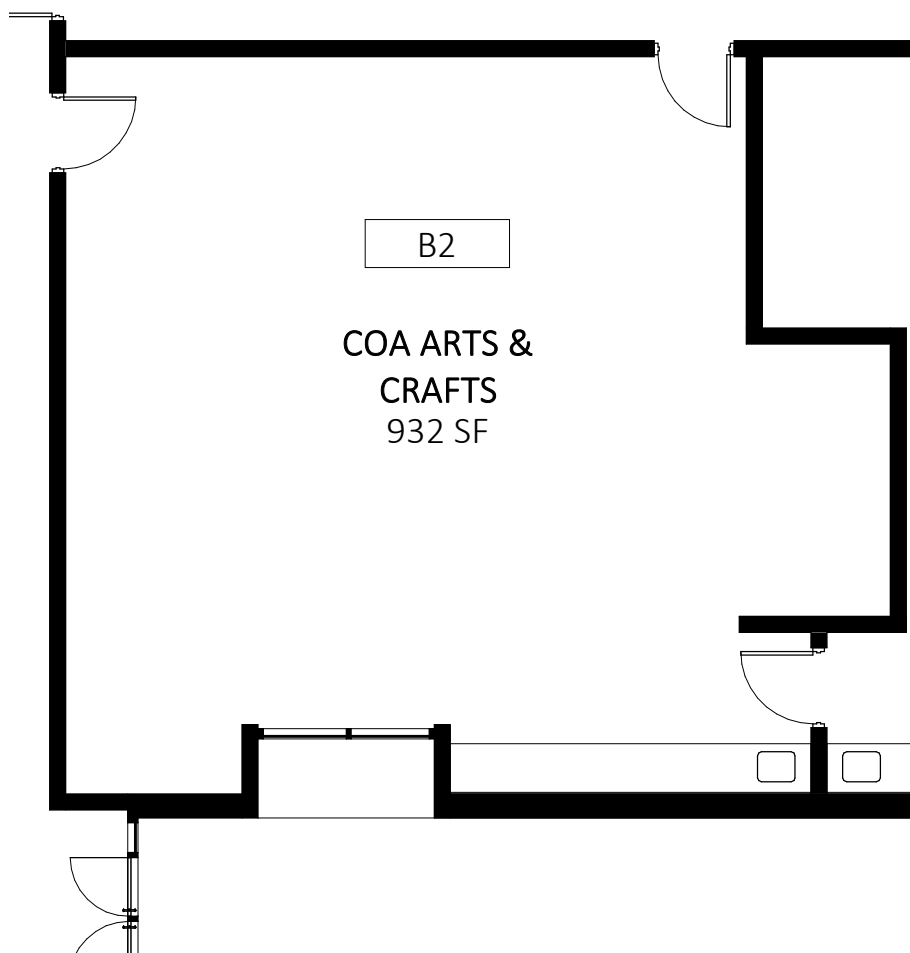
- Adjacent to Hall A for art display and overflow art events
- Visibility to main entry for promotion of art events

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.

Medium-term: None.

Long-term: None.



2022-09-08 3:30:21 PM

Area Data Sheet

COA ARTS & CRAFTS



Jones Payne Architects & Planners

123 North Washington Street, Third Floor
Boston, Massachusetts 02114
617.790.3747

Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY			Sheet Number:
Project No.:	DCC 2201.00			RD B2
Drawn By:	NM			
Date Issued:	AUGUST 31, 2022	Scale:	1/8" = 1'-0"	

OCCUPIED BY

- Council on Aging

FUNCTION

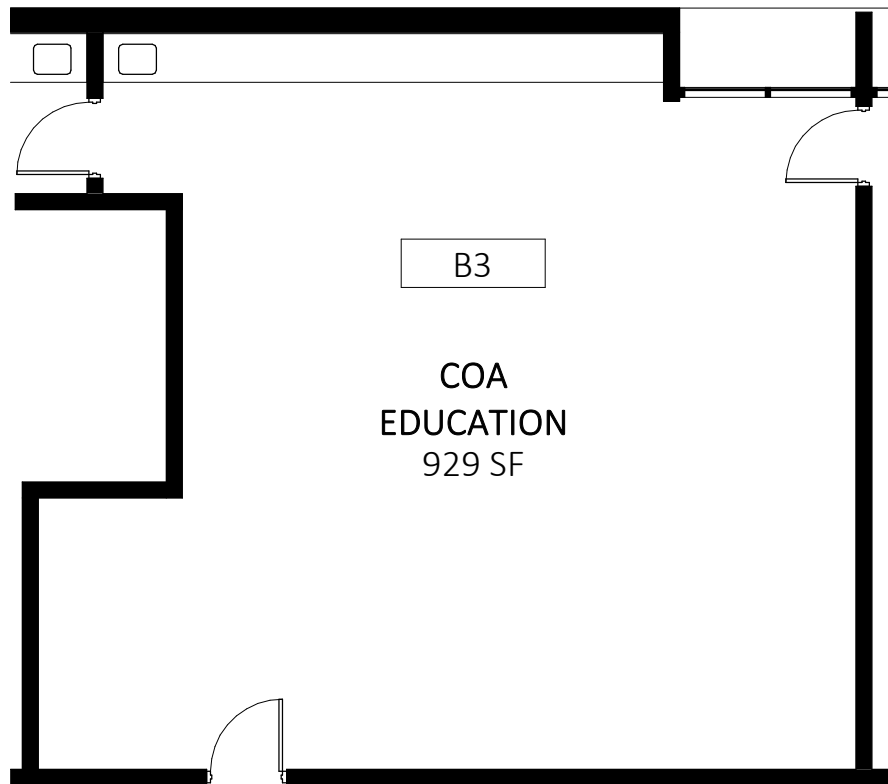
- Classroom for educational programming

LOCATION BENEFITS

- Directly adjacent to COA library for shared resources


RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.
 Medium-term: None.
 Long-term: None.



2022-09-08 3:30:21 PM

Area Data Sheet	COA EDUCATION
-----------------	---------------

 <p>Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747</p>	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:
	Project No.:	DCC 2201.00		RD B3
	Drawn By:	NM		
	Date Issued:	AUGUST 31, 2022	Scale:	

OCCUPIED BY

- Council On Aging

FUNCTION

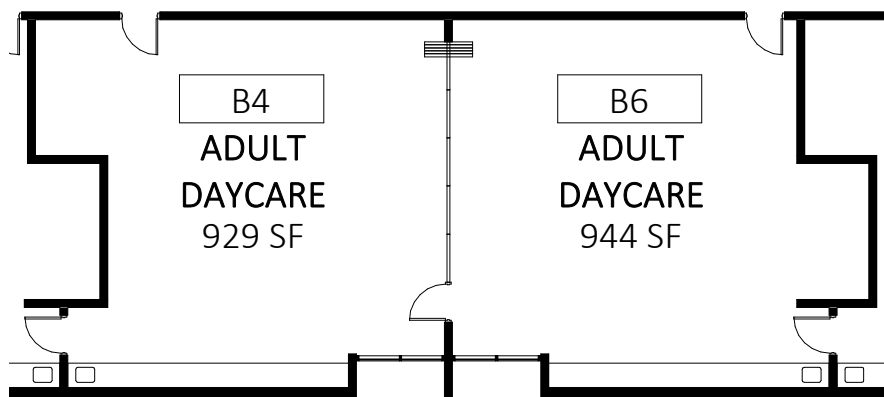
- Houses the Supportive Day Program, from 9 - 3, which provides a safe, structured environment for seniors who are isolated, experiencing memory or personal loss, or have certain physical restrictions because of age related disabilities. This is a for fee program, and is self-sustaining

LOCATION BENEFITS

- Two rooms can be kept separate or joined due to operable partition.
- Windows open to the courtyard for more privacy.

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.
 Medium-term: None.
 Long-term: None.



2022-09-08 3:30:22 PM

Area Data Sheet

COA ADULT DAYCARE



Jones Payne Architects & Planners
 123 North Washington Street, Third Floor
 Boston, Massachusetts 02114
 617.790.3747

Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY			Sheet Number:
Project No.:	DCC 2201.00			RD B4
Drawn By:	NM			
Date Issued:	AUGUST 31, 2022	Scale:	1/16" = 1'-0"	

OCCUPIED BY

- Community members

FUNCTION

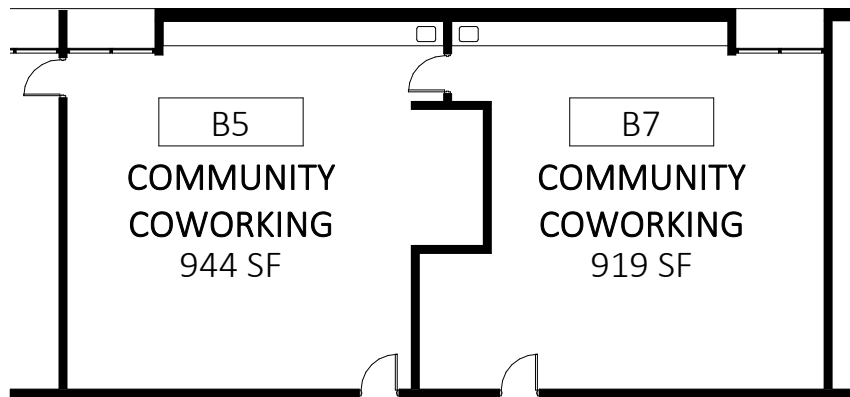
- Coworking spaces are office environments shared by people who are self-employed, working for different employers, or startups. Physical resources are shared such as equipment and furniture, and the environment is intended to also facilitate networking, and the share of ideas and knowledge. Tenants typically rent workspace by the hour, day, or month.

LOCATION BENEFITS

- Located in a quiet section of the building.
- Easy to find from the main entry.


RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.
 Medium-term: None.
 Long-term: None.



2022-09-08 3:30:22 PM

Area Data Sheet	COMMUNITY COWORKING
-----------------	---------------------

 <p>Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747</p>	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY			Sheet Number:
	Project No.:	DCC 2201.00			RD B5
	Drawn By:	NM			
	Date Issued:	AUGUST 31, 2022	Scale:	1/16" = 1'-0"	

OCCUPIED BY

- Council On Aging

FUNCTION

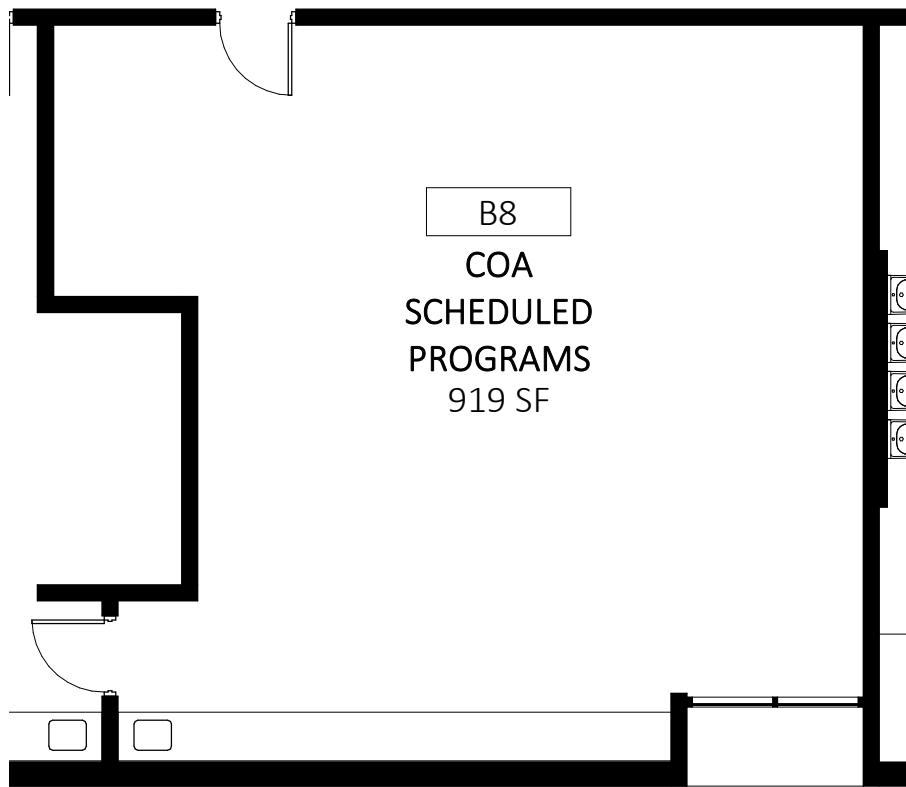
- Hosts regularly scheduled programs such as health and wellness programs.

LOCATION BENEFITS

- Across from the Coworking spaces to help create chance encounters that could lead to collaboration.

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.
 Medium-term: None.
 Long-term: None.



2022-09-08 3:30:22 PM

Area Data Sheet

COA SCHEDULED PROGRAMS



Jones Payne Architects & Planners

123 North Washington Street, Third Floor
 Boston, Massachusetts 02114
 617.790.3747

Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY			Sheet Number:
Project No.:	DCC 2201.00			RD B8
Drawn By:	NM			
Date Issued:	AUGUST 31, 2022	Scale:	1/8" = 1'-0"	

OCCUPIED BY

- Council On Aging

FUNCTION

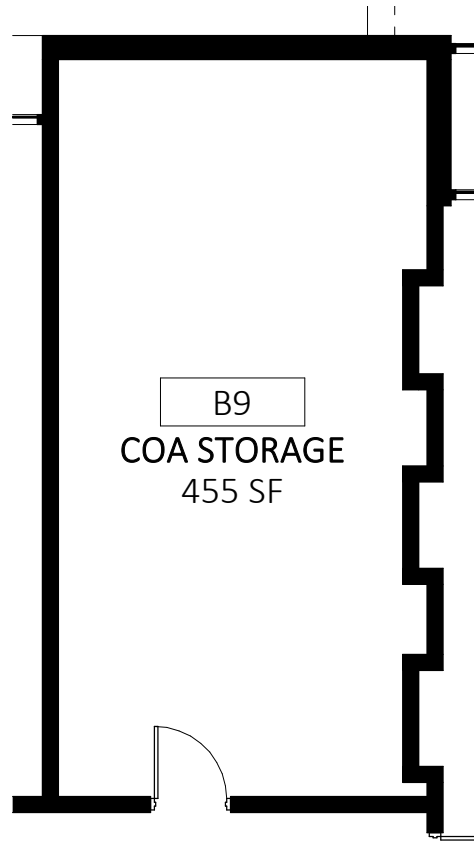
- Storage of items for the COA. Items can include durable medical equipment such as walkers and wheelchairs.

LOCATION BENEFITS

- Adjacent to covered entry for drop off of equipment
- in COA B wing.


RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of rooms.
 Medium-term: None.
 Long-term: None.



2022-09-08 3:30:22 PM

Area Data Sheet	COA STORAGE
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 <p>Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747</p>	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY			Sheet Number:
	Project No.:	DCC 2201.00			RD B9
	Drawn By:	NM			
	Date Issued:	AUGUST 31, 2022	Scale:	1/8" = 1'-0"	

OCCUPIED BY

- Community members

FUNCTION

- Space to allow for exploration/creation of artistic and fabrication endeavours
- Large spaces that can hold a variety of tables & equipment with in room sinks. These spaces are available for work on creative projects. Makerspaces can host a variety of creative endeavours; everything from 3D printers, woodworking, painting, sewing, drawing, weaving, pottery.

FURNISHINGS & EQUIPMENT

items in italics need to be acquired

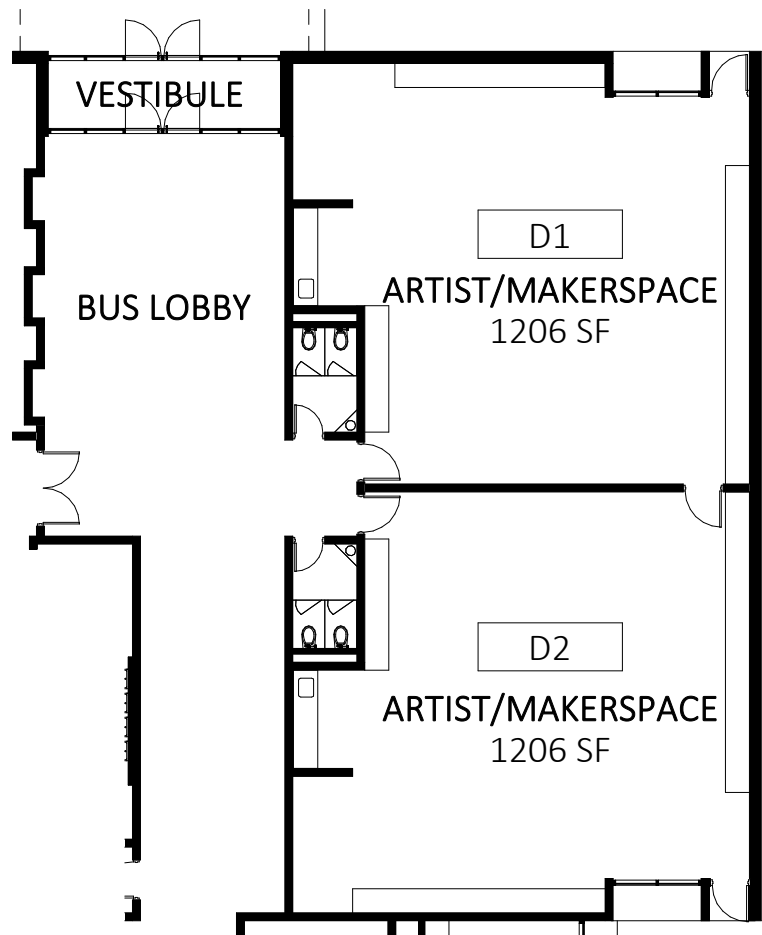
- *Large tables/worksurfaces at a variety of heights*
- *Chairs at a variety of heights*
- *Tools, art supplies, 3D printers, computers*

LOCATION BENEFITS

- Direct access to the outdoors for projects that might require outdoor work
- Proximity to bus lobby area for use to display art and have art events
- Good visibility within the building to encourage interaction.
- Visibility to a community entrance


RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of room.
 Medium-term: Replace sink counters to accomodate ADA sinks.
 Long-term: None.



2022-09-08 3:30:23 PM

Area Data Sheet	ARTIST/MAKERSPACE
-----------------	-------------------

 <p>Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747</p>	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:
	Project No.:	DCC 2201.00		RD D1
	Drawn By:	NM		
	Date Issued:	AUGUST 31, 2022	Scale:	

OCCUPIED BY

- Community members

FUNCTION

- Short term rental spaces in multiple size configurations. These can be rented for private events such as conferences, workshops, classes, and gatherings.

LOCATION BENEFITS

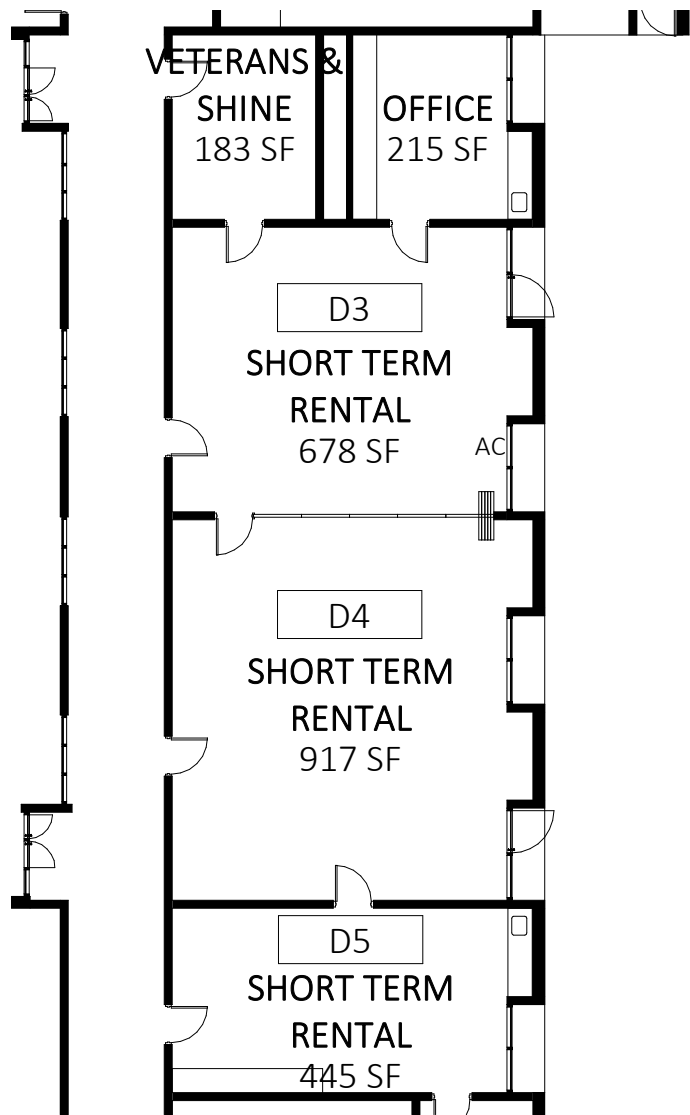
- Direct access to the outdoors where that might benefit a tenant. For instance sign ups for youth sports or child focused events who may want to use the play area.
- Close proximity to courtyard doors for combined indoor and outdoor events.

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of room.


Medium-term: None.

Long-term: None.



2022-09-08 3:30:23 PM

Area Data Sheet	SHORT TERM RENTAL
-----------------	-------------------

 <p>Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747</p>	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:
	Project No.:	DCC 2201.00		RD D2
	Drawn By:	NM		
	Date Issued:	AUGUST 31, 2022	Scale:	

OCCUPIED BY

- Veterans agent
- SHINE staff

FUNCTION

- Veteran Agent currently comes in one day a week to assist veterans.
- SHINE is Serving the Health Insurance Needs of the Elderly. This is a program that helps those who need it with health insurance and perscription plans.

LOCATION BENEFITS

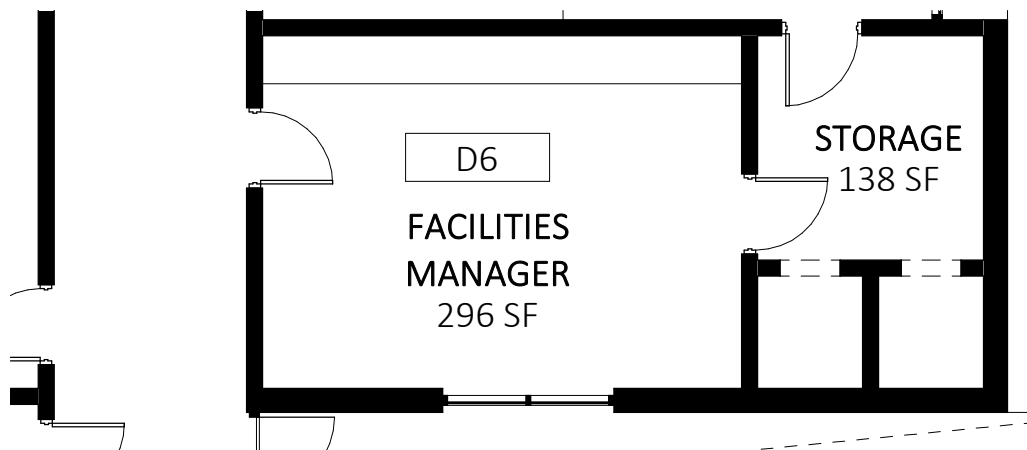
- Ideally these offices would be co-located with the COA administration suite, however in an effort to reuse the existing building as-is, they are located in existing offices spaces in the D corridor.

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of room.


Medium-term: None.

Long-term: None.



2022-09-08 3:30:23 PM

Area Data Sheet	VETERANS & SHINE
-----------------	------------------

 <p>Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747</p>	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:
	Project No.:	DCC 2201.00		RD D6
	Drawn By:	NM		
	Date Issued:	AUGUST 31, 2022	Scale:	

OCCUPIED BY

- Community tenants

FUNCTION

- Long term rental spaces for a variety of community organizations.

LOCATION BENEFITS

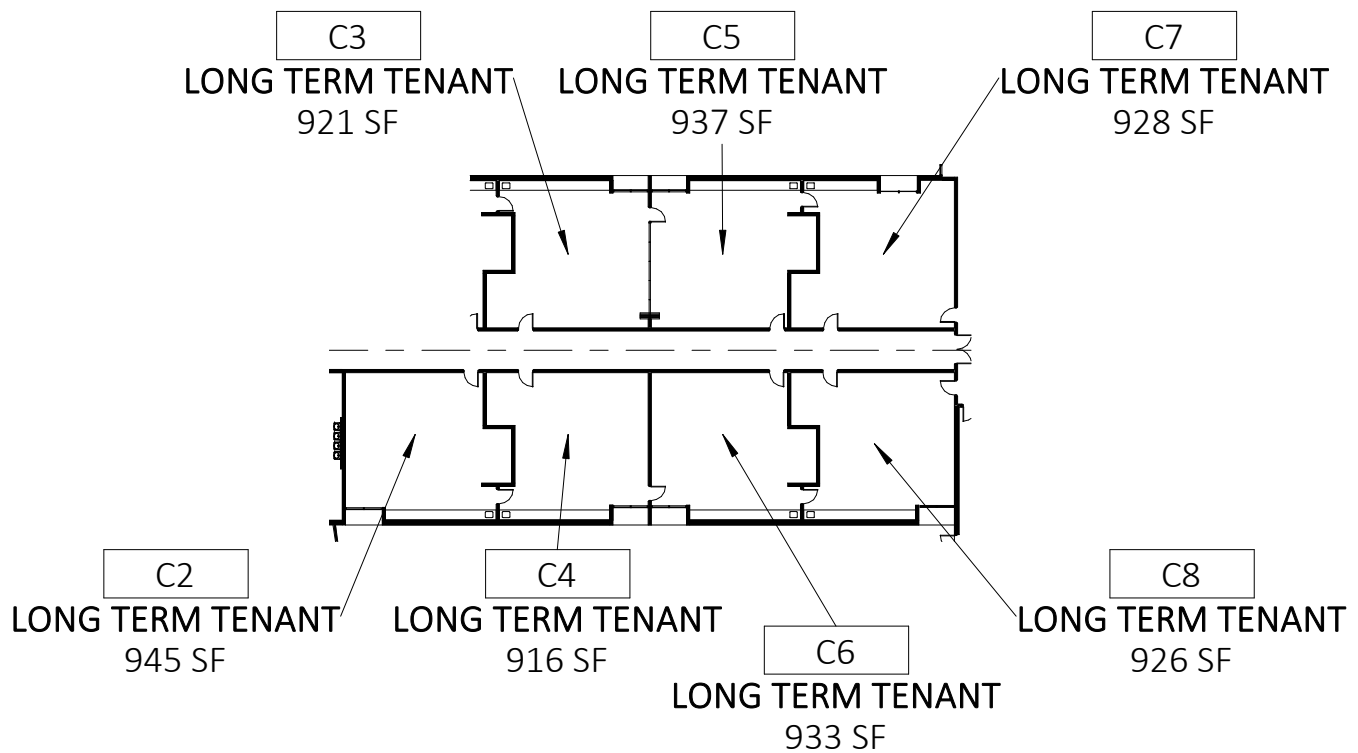
- These spaces are located at the back of the building to be furthest away from any noisy activity.

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of room.

Medium-term: None.

Long-term: None.



2022-09-08 3:30:23 PM

Area Data Sheet

LONG TERM COMMUNITY ORGANIZATION TENANTS



Jones Payne Architects & Planners

123 North Washington Street, Third Floor
Boston, Massachusetts 02114
617.790.3747

Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY			Sheet Number:
Project No.:	DCC 2201.00			RD D7
Drawn By:	NM			
Date Issued:	AUGUST 31, 2022	Scale:	1" = 40'-0"	

OCCUPIED BY

- Long term tenant offering early childhood education (ECE)

FUNCTION

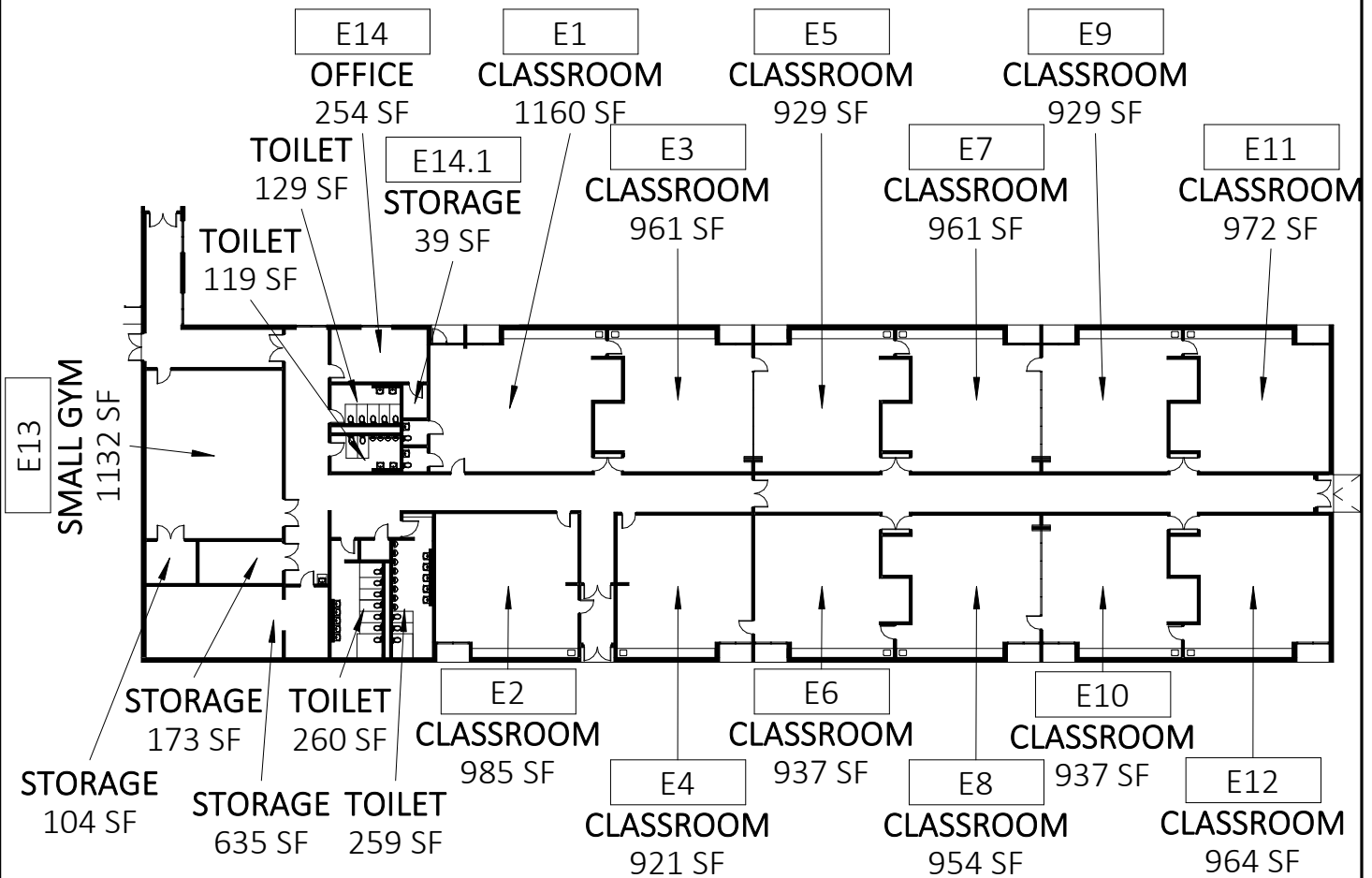
- Classrooms function in a traditional way to provide ECE

LOCATION BENEFITS

- Ability to lock out and separate the wing from the rest of the building
- Wing has it's own toilet rooms and gym, allowing ECE programs to function independently
- Direct access to the outdoor playground area
- Potential for future drop off loop with direct access along the south side of the building

RECOMMENDATIONS FOR PHASES


Immediate: Repair leaking flush valve. Basic cleaning of rooms.
 Medium-term: Replace corroded toilet partitions in staff toilets.
 Long-term: None.



Area Data Sheet

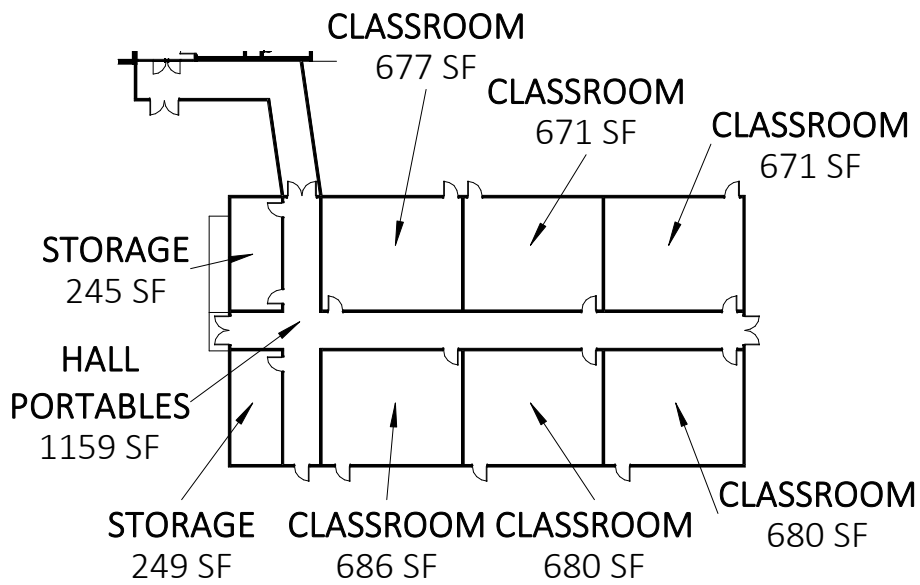
E WING, EARLY CHILDHOOD EDUCATION

2022-09-08 3:30:24 PM

 <p>Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747</p>	Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY		Sheet Number:
	Project No.:	DCC 2201.00		RD E1
	Drawn By:	NM		
	Date Issued:	AUGUST 31, 2022	Scale:	

RECOMMENDATIONS FOR PHASES

Immediate: The portable modular classroom units have exceeded their usefull life and we recommend they be removed or demolished.



Area Data Sheet

PORTABLES



Jones Payne Architects & Planners

123 North Washington Street, Third Floor
 Boston, Massachusetts 02114
 617.790.3747

Project Name:	DECAS COMMUNITY CENTER FEASIBILITY STUDY			Sheet Number:
Project No.:	DCC 2201.00			RD PB
Drawn By:	NM			
Date Issued:	AUGUST 31, 2022	Scale:	1" = 40'-0"	

OCCUPIED BY

- Used by all building occupants; the fixtures are all mounted at adult heights.

LOCATION BENEFITS

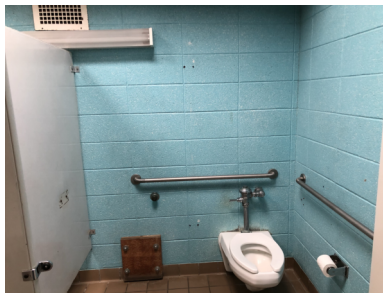
- Each wing has it's own pair of toilet rooms; there are additional teachers toilet rooms next to the main entry, bus entry, and E wing.

RECOMMENDATIONS FOR PHASES

Immediate: Basic cleaning of room, replace leaking flush valve in the E wing

Medium-term: None.

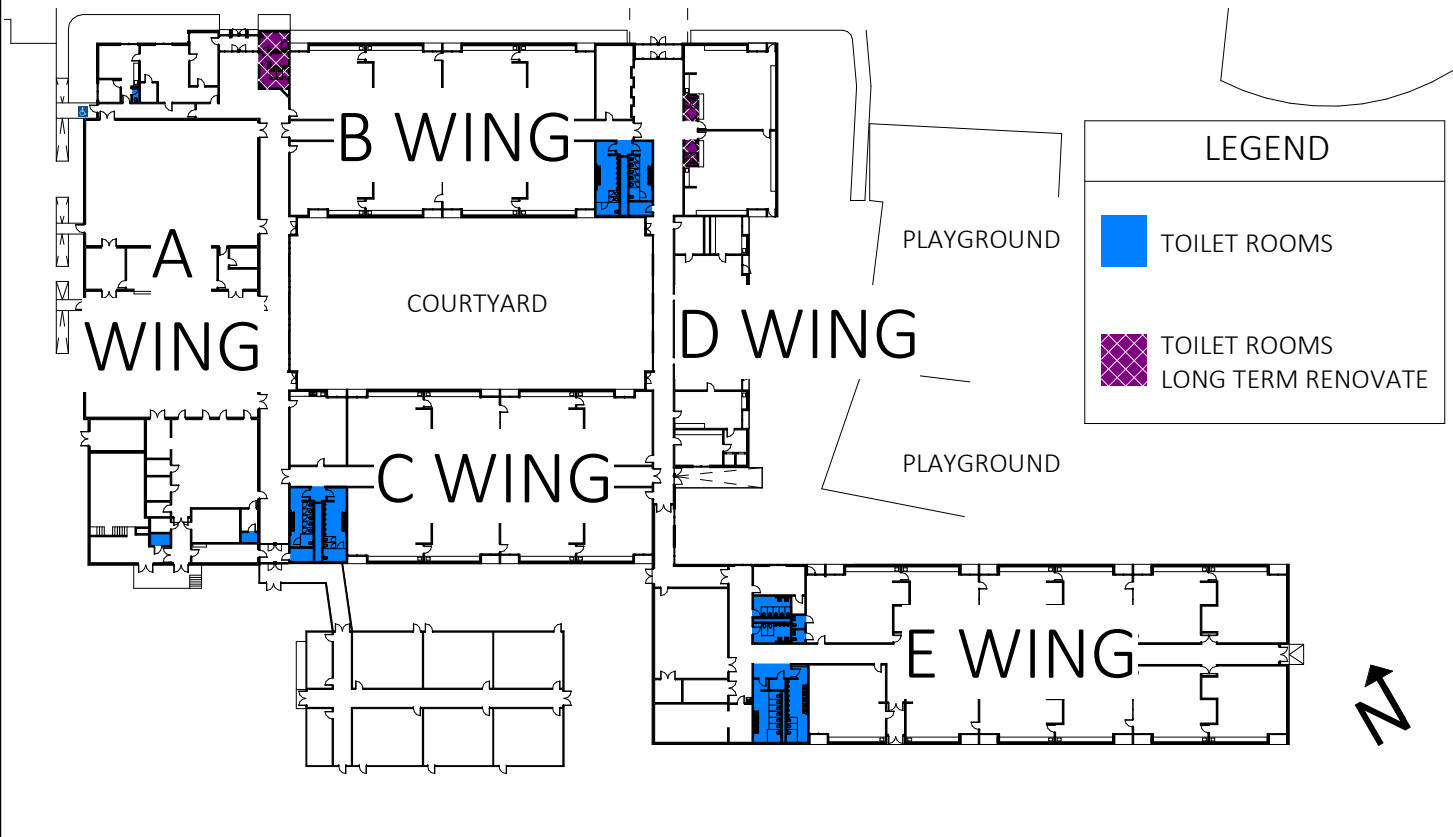
Long-term: The existing gang toilet rooms have been converted to be more accessible and are close to meeting ADA/MAAB dimensional requirements. Long term the pairs of toilet rooms next to the two entries should be renovated into pairs of single user fully ADA/MAAB compliant toilet rooms.



TYPICAL ACCESSIBLE STALL



TYPICAL GANG TOILET ROOM



LEGEND

- TOILET ROOMS
- TOILET ROOMS LONG TERM RENOVATE

2022-09-08 3:30:25 PM

Area Data Sheet	TOILET ROOMS
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<p>Jones Payne Architects & Planners 123 North Washington Street, Third Floor Boston, Massachusetts 02114 617.790.3747</p>	Project Name: DECAS COMMUNITY CENTER FEASIBILITY STUDY	Sheet Number:
	Project No.: DCC 2201.00	RD TR
	Drawn By: NM	
	Date Issued: AUGUST 31, 2022	

**APPENDIX B:
FLOOR PLANS
SITE PLAN**

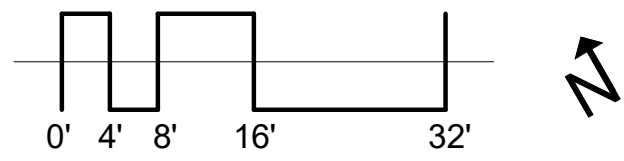
BUS DROP OFF LOOP



POTENTIAL SPACE USAGE

- ARTIST/MAKERSPACE
- COA
- COMMUNITY COWORKING
- COMMUNITY TENANTS, LONG TERM
- EARLY CHILDHOOD & AFTER SCHOOL EDUCATION TENANTS
- SHARED
- SHARED SCHEDULED SPACES
- SHORT TERM SWING SPACE
- WALKING LOOP, 1/8 MILE PER LAP

1 Level 1
1/16" = 1'-0"





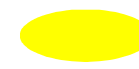

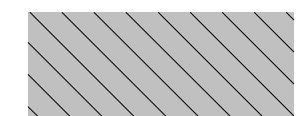


jp Jones Payne
Architects and Planners
123 North Washington St. 3rd Floor
Boston, MA 02114
617-790-3747

**DECAS COMMUNITY CENTER
FEASIBILITY STUDY**

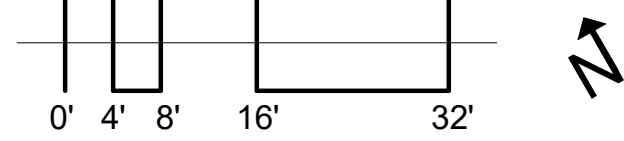
AREA ALLOCATIONS FLOOR PLAN
DATE ISSUED: AUGUST 31, 2022 SCALE: 1/16" = 1'-0"
DRAWN BY: NMEIM

© COPYRIGHT



LEGEND	
SHORT TERM	
	REPAIR SPALLING CONCRETE
	REPLACE VANDALIZED GLASS
	REPLACE LEAKING FLUSH VALVE
MEDIUM TERM	
	REPAIR CEDAR SHINGLES
	RESTRIPE PARKING SPACES (NOT SHOWN)
	DEMOLISH PORTABLES
LONG TERM	
	RENOVATE TWO PAIRS OF TOILET ROOMS
	INSTALL CENTRAL COOLING
	INSTALL DROP OFF LOOP FOR E WING (SEE POTENTIAL SITE FEATURES DRAWING)

REPLACE VANDALIZED GLASS
REPLACE FLUSH VALVE



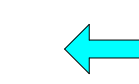


1 Aerial Site
1/64" = 1'-0"



NOTE:
MULTIPLE PICKLEBALL LOCATIONS ARE SHOWN AS
POTENTIAL OPTIONS FOR REVIEW.

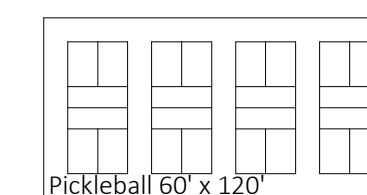
LEGEND



BUILDING ENTRIES



ACCESSIBLE WALKING PATH



SET OF 4 PICKLEBALL COURTS