

walls and the original interior masonry wall bear the load of the second floor so that modification of first floor space is limited by the need to maintain their integrity. Modifications must be shoehorned into a configuration of four wide but relatively shallow areas measuring 39 ft. by 9 to 15 ft.

- Added structural support under the first floor is required prior to its modification.

Building Space Considerations [General]

- The committee sought engineering advice from Emil Toriello & Associates in Springfield as to the feasibility of adding a second story above the Great Room. [See Attachment B.] He found that the addition was structurally possible to design and build. He also noted the need for testing the subsurface to confirm a minimum of 3,500 lb./sq. ft. bearing capacity required by the two-story structure, but the committee has deferred on ordering this test until the process actually requires it.
- The area of the Great Room is 1,450 sq. ft. Extending the structure to the Kieth Alley lot line increases the area by 700 sq. ft. to 2,150 sq. ft. or slightly less than the 2,400 sq. ft. of the large meeting room area in the estimate. The extension increases total area to 3,950 sq. ft.
- Constructing a second story addition of 2,150 sq. ft. over the expanded Great Room increases total area to 6,100 sq. ft.
- Finally, modifying the 1,325 sq. ft. of the second floor of the existing building into offices, activity areas, and meeting rooms for use by the Senior Center increases the total area to 7,425 sq. ft. This is 93.4% of the 7,950 sq. ft. total in the estimate.

Building Space Considerations [Specific]

- The committee prepared pro forma plans for modifying the first and second floors of the existing building in order to provide a basis for estimating construction costs. [See Attachments C1 through C5.]
- Two possible locations for an elevator are shown; its installation in either decreases first and second floor space that is shown on the plans for other purposes.
- The estimate's combined kitchen and pantry area of 700 sq. ft. is in line with food preparation areas of other senior centers. The pro forma plan increases the size of the current kitchen and pantry areas only minimally to a total of 185 sq. ft. or less than one-third the estimate. (This could be increased to 350 sq. ft. by relocating the kitchen and pantry from the north to the south side of the original building and by installation of the elevator in the current kitchen area.)