



September 2, 2020

Mr. Mark Wambach, Chairperson
Worcester Historic Commission
City Hall, Room 404
455 Main Street
Worcester, MA 01608

Re: Hale Building – Worcester State Hospital

Dear Chairman Wambach:

I write to you as a follow-up to the previously submitted Demolition Delay Waiver application for the Hale Building, located on the former Worcester State Hospital campus. The Worcester Historic Commission held its hearing on this application on April 2, 2020 and voted to deny the waiver request.

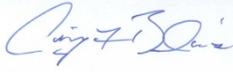
Per comments from Commission members at the April 2nd hearing, the Worcester Business Development Corporation (WBDC) submitted additional information regarding the structural integrity of the facility, as well as the Code review that was conducted for the building. In addition to submitting this information, the WBDC reissued its Request for Proposals (RFP) for the redevelopment of the Hale Building. This RFP was issued on May 15, 2020 with proposals due on June 30, 2020. Of those that received the RFP, the WBDC did not receive any redevelopment proposals.

Since our initial filing, the WBDC has sold the 6-acre parcel adjacent to the Hale Building parcel to a developer, Galaxy Life Sciences, LLC. Galaxy Life Sciences is expecting to commence site work on the parcel for a 95,000 square foot bio-manufacturing facility. In addition to this facility, Galaxy has expressed interest in the Hale Building parcel for another enduser that is seeking to construct a ~70,000 square foot facility that would bring 125-150 new biomanufacturing jobs to Worcester.

The potential enduser is seeking to make a decision on a proposed development site by September, 2020. Given the strict timeline consideration for this project, the WBDC respectfully requests the WHC reconsider its decision on the delay waiver and waive the remainder of the remaining delay period. This reconsideration would allow for demolition to proceed and would further provide the developer with the ability to respond to the potential enduser, ensuring that the site can fulfill the development requirements.

Thank you for your consideration of this timely request. Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Craig L. Blais", is placed on a light blue rectangular background.

Craig L. Blais
President & CEO

CITY OF WORCESTER HISTORICAL COMMISSION



BUILDING DEMOLITION DELAY WAIVER APPLICATION

Planning & Regulatory Services Division • 455 Main St., Room 404, Worcester, MA 01608
Phone: 508-799-1400 ext. 31440 • Office Hours: 8:30 am – 5:00 pm

1. Building Address/Location: Belmont Street/Clocktower Drive

2. Year Originally Built: 1900-1906 Source: Mass Historical Commission Inventory Form

3. Description of Work: (i.e. Scope of work. List and explain each proposed change separately. Include description of materials and condition of items to be impacted. Attach additional pages if necessary.)
See Attached

4. Reason/Justification for Proposed Work: (e.g. Renovation, maintenance, addition, new use, code violation, etc. Attach additional pages if necessary.)
See Attached

5. Claiming Economic Hardship?: [X] Yes [] No
If yes, provide detailed cost estimates of removal, or replacement using different material, versus restoration. Include information outlining property expenses and income. These are required and should be attached separately. This information will be necessary if the Commission determines that the proposed work is detrimental to the architectural and historical resources of the City, and does not approve the waiver.

6. Applicant Name: Craig L. Blais
Organization: New Garden Park, Inc.
Phone: 508-755-5734 Email: blais@worcesterbdc.com
Address: 89 Shrewsbury Street, Suite 300 City: Worcester Zip: 01604

Applicant's Signature certifying that the above information is true and accurate to the best of his/her knowledge:
[Signature] Date:

7. Owner Name: (if different from Applicant) see above
Phone: Email:
Address: City: Zip:

Owner's Signature certifying that the above information is true and accurate to the best of his/her knowledge:
(This is required if the Applicant is not the same as the Owner)
[Signature] Date: 2/7/20

**Hale Building (aka Nurses' Home)
Belmont Street/Hospital Drive
Building Demolition Delay Waiver Application**

3. Description of Work

In 2016, the Baker-Polito Administration announced the new “Open for Business” initiative that seeks to creatively repurpose State-owned assets for the purpose of creating economic opportunity, increasing the housing stock, and protecting valuable Commonwealth resources. The surplus of approximately 44 acres of the former Worcester State Hospital campus was one of the first parcels included in this new initiative.

In September, 2016, the Worcester Business Development Corporation (WBDC), was selected as the designated developer of the 44-acre campus. Through the acquisition and redevelopment of this 44-acre site, the WBDC is seeking to attract bio-manufacturers, create jobs, promote biomedical initiatives, and generate revenue for the Worcester region and the Commonwealth. In December, 2017, the WBDC took title to the first phase of the 44 acre site and gained site control of the remainder of the site in June, 2018. In June, 2018, DCAMM accepted the WBDC’s offer to purchase an additional ~2.2 acres of land adjacent to the 44-acre campus. This additional acreage allows for additional development potential for the proposed Biomanufacturing campus.

The 46 acre campus included a number of structures – four (4) residential cottages, a maintenance building, the Hale Building, the Bryan Building, the Community Healthlink (CHL) property, 297 Belmont Street and the Brudnick Neuropsychiatric Research Institute (BNRI) facility. Since purchasing the land, the WBDC has successfully petitioned the Worcester Historic Commission for the Demolition Delay Waiver of the four residential cottages, the maintenance building, the Bryan Building, CHL, 297 Belmont Street and the BNRI facility. To date, the aforementioned structures have been demolished, further preparing the sites to create pad-ready parcels for future development.

The WBDC is seeking a Demolition Delay Waiver for the demolition of the Hale Building, located on the ~46 acre campus. The Hale Building was constructed between 1900 and 1906. The three and half story building is approximately 26,239 square feet (sf) and is constructed of stone with brick trim and a slate roof with dormers. The building has been vacant for over a decade and all utilities have been cut to the building. But for the utilities being disconnected, the interior and exterior of the building is intact as a free-standing structure.

The site of the Hale Building is located within a ~46 acre area that has been master planned for creating a new Biomanufacturing zone to nurture the emerging and expanding biomanufacturing industry within the Commonwealth. The first phase of this new Biomanufacturing zone will realize the construction of a new, ~100,000 square foot (sf) bio-manufacturing facility located along Belmont Street. This facility will be owned and operated by WuXi, a Chinese bio-manufacturing company. In Attached with this PNF is a copy of the proposed site plan for WuXi as well as a draft of the overall proposed new campus development, incorporating the Hale Building site.

4. Reason/Justification for Proposed Work

In the 2012 Memorandum of Agreement (MOA) between DCAMM and the Massachusetts Historical Commission (MHC), it was determined that the Worcester State Hospital campus “does not retain sufficient architectural integrity, and the surviving buildings...do not qualify as certified historic structures for the purposes of the Tax Reform Act of 1986, and therefore, do not qualify for historic rehabilitation tax credits.” Notwithstanding this determination, the WBDC was a party to a MOA between DCAMM and MHC on the remaining historical structures, including the Hale Building. This MOA was executed in 2017 and outlined that the WBDC will “make best efforts to retro-fit and/or re-purpose the Hale Building for re-use.”

Since acquiring the ~46 acres, the WBDC has conducted a number of due diligence efforts, including consultation with a historic preservation firm, an architectural firm, and a structural engineering firm on the feasibility of redevelopment and re-use of the Hale Building. In addition to these consultations, the WBDC has toured various potential end users, including both commercial and housing developers through the facility. Given the structural considerations, as well as the code upgrades necessary for the structure, it has been determined that the cost and considerations for redevelopment of the Hale Building are not feasible without significant modification and/or addition.

Due to the nature of the proposed endusers for the area, many biomanufacturing companies require larger, ground-level floorplates that provide seamless transitions within their manufacturing processes. Due to the size and configuration of the existing structure, it has been stated by endusers and developers interested in biomanufacturing that they would be unable to efficiently integrate and/or retro-fit the Hale Building as part of any proposed development options on the site.

5. Economic Hardship

Based upon the proposed creation of a bio-manufacturing zone for the 46-acre campus, the redevelopment and re-use of the Hale Building poses a significant impediment to development of the site for the aforementioned intended uses. Based upon the size, existing layout, and necessary architectural, structural and Code upgrades for the building, the potential renovation or re-purposing of this facility would be cost prohibitive to utilize or integrate the structure into the overall concept for the proposed bio-manufacturing zone.

Based upon the necessary core/shell components for the redevelopment, the WBDC estimates that the total cost per square foot could range between \$325-\$350/sf. Given this estimate, the total potential core/shell costs for the Hale Building are ~\$9.1 million, not including specialty fit-out. Attached with this application, please find a proforma which outlines the total development costs, as well as the estimated rental and expenses for redevelopment.

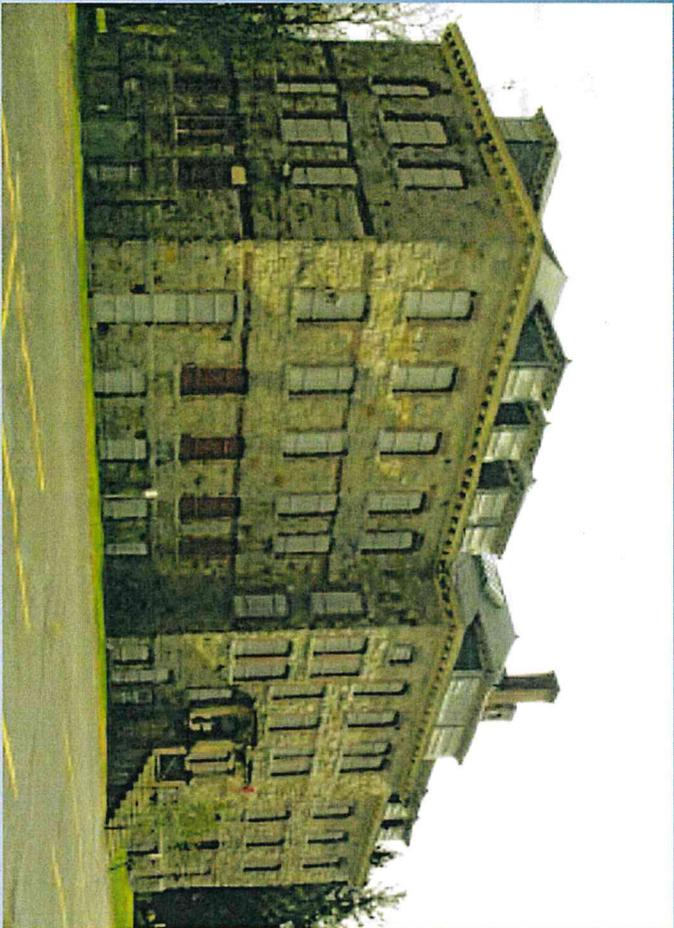
The Reactory: +/- 46 Acres



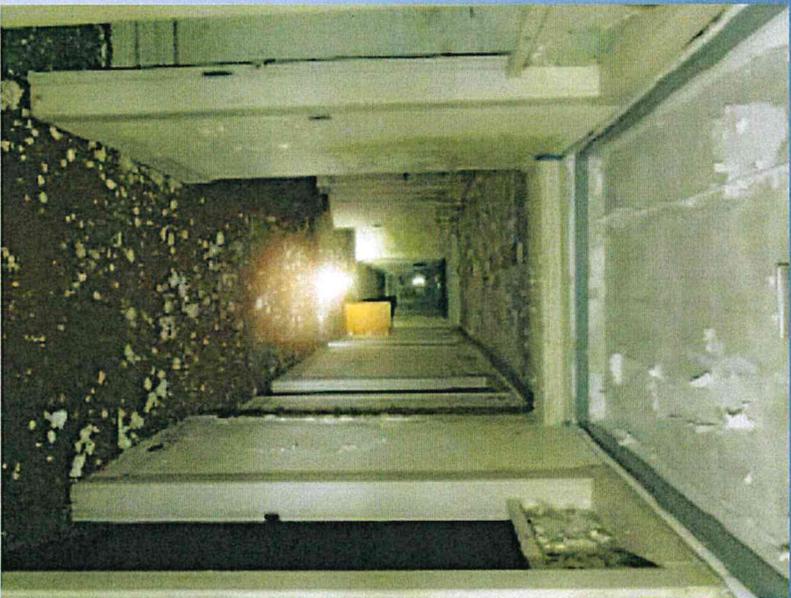
The Reactory: Site Location



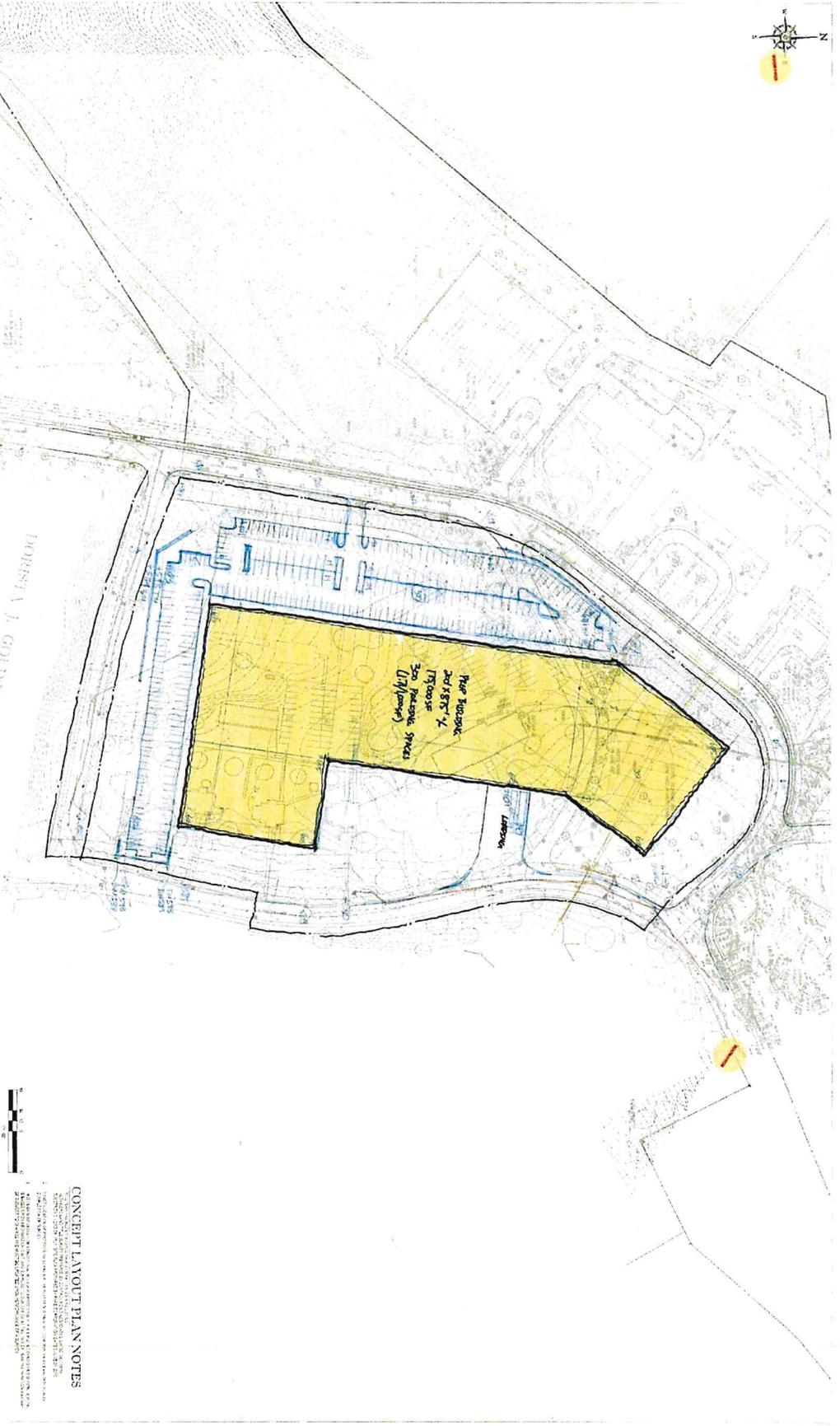
The Reactory: Hale Building Existing Conditions



The Reactory: Hale Building Existing Conditions



The Reactory: Conceptual Site Plan



NINE GARDEN PARK, INC.

WORCESTER BIOMANUFACTURING CAMPUS

BELMONT STREET WORCESTER, MA

CONCEPT

SCALE 1" = 50'
DATE 10/16/2019
PROJECT # W191181



CONCEPT LAYOUT PLAN NOTES

1. THIS CONCEPT LAYOUT PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF M.J. MIRVA AND SHOULD NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF M.J. MIRVA.

M.J. MIRVA

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WWW.MJMIRVA.COM

BOHLER
ENGINEERING

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CITY OF WORCESTER, MASSACHUSETTS

Edward M. Augustus, Jr.
City Manager



John H. Valade, MAA
Acting City Assessor

**Administration and Finance
Division of Assessing**

Certified Abutters List

A list of 'parties in interest' shall be attached to the application form and shall include the names and addresses. All such names and addresses shall be obtained from the most recent applicable tax list maintained by the City's Assessing Department. The Assessing Department certifies the list of names and addresses.

Total Count: 17 X Abutters

Owner: New Garden Park, Inc.
Owner Mailing: 89 Shrewsbury Street, Suite 300
Worcester, MA 01604

Petitioner (if other than owner): Julie Holstrom
Petitioner Mailing Address: _____

Petitioner Phone: 508-755-5734

Parcel Address: 305 Belmont Street

Assessor's Map-Block-Lot(s): 57-004-B1-01

Variance: _____ Special Permit: _____ Planning: _____ Definitive Plan: _____
Liquor; _____ ConComm: _____ Hist: X Other (Specify): _____

16-023-00009	GARLICK ELIZABETH	270-A BELMONT ST	WORCESTER MA 01604
16-023-00018	KHAN SYED IKRAM AHMED	0031 PRENTICE ST	WORCESTER MA 01604
16-023-00026	MARZILLI LUCY M	0005 CARDINAL ROAD	WORCESTER MA 01602
16-023-00035	CHAMPIGNY MICHELLE TRUSTEE +	72 EIGHT LOTS RD	SUTTON MA 01590
16-023-278-A	CHAO WENCHUN + BO LIU	0444 WALNUT ST	SHREWSBURY MA 01545
16-023-278-B	WATSON JASON	0278 BELMONT ST	WORCESTER MA 01605
16-023-278-C	RUKSNAITIS JONATHAN J	0278 BELMONT ST	WORCESTER MA 01608
16-023-278-D	CHAO WENCHUN + BO LIU	444 WALNUT STREET	SHREWSBURY MA 01545
16-023-33+34	CAPRIOLI GLORIA F	0030 PRENTICE ST	WORCESTER MA 01604
16-025-18-20	VU SU THE	0017 DANIELS ST	WORCESTER MA 01604
16-025-21+22	SZKLARZ DANIEL F + CARMELA	PO BOX 322	WORCESTER MA 01613
16-026-0000A	WCM ENTERPRISES LLC	PO BOX 4085	SHREWSBURY MA 01545
57-004-0000B	COMM OF MASS MENTAL HEALTH	OLD LANCASTER RD - PO BOX 7	LANCASTER MA 01523
57-004-B1-01	NEW GARDEN PARK INC	0305 BELMONT ST	WORCESTER MA 01604
57-004-B1-02	NEW GARDEN PARK INC	0305 BELMONT ST	WORCESTER MA 01604

57-004-B1-04 NEW GARDEN PARK INC

0305 BELMONT ST

WORCESTER MA 01604

57-04A-00004 WORCESTER TC LLC

103 STEPHEN MATHER RD

DARIEN CT 06820

This is to certify that the above is a list of abutters to Assessor's Map-Block-Lot(s) 57-004-B1-01 as cited above.

Certified by:

John H. Valade

Signature

02/03/2020

Date

Pl - Belmont - Lucan

NR 315/80
MRADs

FORM A - AREA SURVEY

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, State House, Boston

Form numbers in this area	Area no. 92-A-1 AC i ce
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↓ MAIN BUILDING, S + E ELEVATIONS



Area straddles maps 80, 81, 92, 93 & 105

1. Town Worcester
 Name of area (if any) former Worcester State Lunatic Hospital & Grounds - National Register District now Worcester State Hospital

General date or period 1876-1929

Area uniform (explain):
 Style? no (major bldgs. are Victorian Gothic)
 Condition? yes (good)
 Type of ownership? yes (Comm. of Mass.)

Use? no (residential, outpatient, vacant)

Area involved. Indicate any historic forms B thru F, using corresponding numbers, if any) and indicate north. Form B.

DO NOT WRITE IN THIS SPACE USGS Quadrant _____ MHC Photo no. _____
--

6. Recorded by S. Lee & B.R. Pfeiffer
 Organization Worc. Heritage Pres. Soc.
 Date February 1978

(over)

UTM:
 A 19/270985/4684320
 B 19/271740/4685055
 C 19/ 2325/4684760
 D 19/211780/4683630
 E 19/270975/4683635

7. Historical data. Explain the historical/architectural importance of this area.

The Worcester State Lunatic Hospital occupies the southeastern slope of Millstone Hill, 255' above Lake Quinigamond. The area included in this nomination includes most of the farm and woodland which was purchased for the hospital's site in the mid 1870's, as well as additional parcels which were purchased to protect the site's rural qualities. Boundaries were selected to include landscaped grounds and fields which preserve much of the property's nineteenth-century appearance. The nominated area is bounded on the west by the Belmont Home and by Green Hill Park, on the south by Belmont Street, on the east by Plantation Street and on the north by Notre Dame de Namur, Home for Aged Sisters. Property contained within this nomination is shown as lots A & B on page 4 of Worcester Assessors' Book 57. Buildings in the district are:

1. Main Hospital Building, built 1874-1877 (Weston & Rand, arch'ts); enlarged 1887 (Rand & Taylor, arch'ts), kitchen enlarged 1898 (Fuller, Delano & Frost, arch'ts). The Main Building is a Victorian Gothic style structure, built of gneiss rubble and trimmed with rock-faced granite and red brick. The structure's complex plan was originally symmetrical; although additions to the building's rear (northwest) have altered the plan slightly, the building's facade (southeast) retains its symmetry. More than 1,000 feet long, the facade has a $4\frac{1}{2}$ story central section (Administration Building) from which rises a high clock tower. This clock tower is trimmed with pointed arches, trefoils, polished columns and cast-iron cresting, and is a local landmark, visible for miles. Other features of the Administration Building are a center-entry flanked by four-story bay windows, a porte-cochere set on polished granite columns and brick window trim. Except for a minor brick addition above the porte-cochere, the building is unaltered.

Wings which flank the Administration Building are $3\frac{1}{2}$ stories high and recede in three stages. Bearing the same design motifs as the Administration Building, these wings have projecting bays centered at each stage. These bays rise to high hip roofs and ventilator turrets which form an important element in the structure's skyline. Centered on the first three stories of the bays are brick bay windows. In 1887, pavilions of the wings' original design were extended and
cont'd.

8. Bibliography and/or references such as local histories, deeds, assessor's records, early maps, etc.

Worcester Historical Society. Organization file.
city atlases & directories.

American Architect and Building News, Vol. I, April 29, 1876, p. 141
(plans and facade rendering).

Engineering Record, Vol. XL, 7/8/1899, p. 139 and Builders' Weekly
Vol. I, no. 24, 3/12/1898, p. 4 (building notices - additions to
the kitchen and laundry, designed by Fuller, Delano & Frost).

Engineering Record, Vol. LIV, 7/21/1906, p. 54 (attendants' bldg.).

Crane, Ellery Bicknell, History of Worcester County. Vol. I, pp. 380-1.

American Arch't & Bldg. News, Vol 22, 9/24/1887, p. xii. (additions
to the State Lunatic Hospital - Arch't: Rand & Taylor of Boston
bldr: J.M. Buzzell, cost: \$30,000 .

INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Worcester	Form No: 92-A-1
Property Name: Worcester State Hospital	

AC

1.

Indicate each item on inventory form which is being continued below.

7.

nearly free-standing circular pavilions were added to two outer pavilions (see shaded area on map). Perhaps at the same time, additions were made to the rear of the building (see map). Designed by George Dutton Rand of Rand & Taylor, these additions were built in the same style as the original structure and complement its design. The addition of sun porches to some of the facade's pavilions (ca. 1930) and the removal of small portions of the roof from the outermost wings are the only alterations to the wings' facades.

✓ 2. Old Laundry Building, built 1874-1877, (Weston & Rand, arch'ts), extended 1898 (Fuller, Delano & Frost, arch'ts). Connected to the Main Hospital Building by a corridor, the Old Laundry Building is a one and one-half story gneiss and granite structure with brick trimmings. The building is designed in the same manner as the Main Hospital Building, having pointed arches, a steeply pitched slate roof and tower. It is likely that the eastern half of the present structure was built in 1898-1899.

✓ 3. Old Boiler Room, built 1874-1877 (Weston & Rand, arch'ts), top floor added - early 20th century. Connected to the Old Laundry Building, the Old Boiler Room is a two-story brick structure, the first story of which rises from a rock-faced granite plinth to a brick cornice; windows of the base are evenly spaced and set in arched surrounds. The building's second story is of brick, with metal-frame windows, flat roof and a circular-plan smokestack.

✓ 4. Stable? built 1874-1877?, minor additions, early twentieth century. Having the appearance of a stable or carriage house, this structure is not mentioned in original descriptions of the hospital, nor is it noted clearly on atlases. However, stylistic details suggest that it was built at the same time as the hospital or shortly thereafter. The stable is a one-and-one-half story brick building, set on a base of rock-faced granite, laid in a broken course, and enclosed by a slate-covered hip roof. The building is decorated with black-brick banding and has arched window heads. A minor addition has been made to the building's southeast corner, in the same style as the rest of the structure.

✓ 5. Nurses' Home, ca. 1900-1906 (?). Built southwest of the Main Hospital Building, the Nurses' Home is 3½ stories high, built of gneiss rubble and trimmed with red brick. The building has a symmetrical facade with a shallow central pavilion and evenly spaced windows. The structure is enclosed by a slate-covered hip roof with dormers. It is possible that this building was completed prior to 1900; however, 19th-century city atlases do not include accurate surveys of the hospital property, making identification of outbuildings uncertain.

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

2.

Community: Worcester	Form No: 92-A-1
Property Name: Worcester State Hospital	

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Indicate each item on inventory form which is being continued below.

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6. Attendants' Home, built 1906. The Attendants' Home is located east of the Main Hospital Building and is identical to the Nurses' Home, except a brick banding beneath its cornice, a detail not used on the Nurses' Home.

7. Farm House, 365 Plantation Street, built prior to 1896. Marked "Farm House" on twentieth-century atlases, this building is a two and one-half story brick building with an "L" shaped floor plan. The building has a slate-covered hip roof with dormers and ventilator/cupolas. Decoration of the building is limited to its dormers, cornice and a porch along its east wall. It is likely that the building was designed to house farmworkers who were hired to assist in the farming carried out on the hospital property. Between 1896 and 1911 a wing was built on the west side of the original structure.

8. 21, 22, 23 & 24 Hospital Avenue, built 1920's (?). Built for doctors and staff housing, these four houses are of essentially the same plan and design, with variations limited to the second story and roof type. All are built of brick and have rectangular floor plans with center entries (east) and sun porches (south). 21 and 22 are identical to each other and have shingled second stories, low-pitched roofs and Tuscan entry porches. 23 has a brick entry porch, high gambrel roof and shed dormers. 24 has a second story of brick, hip roof with central dormer and brick entry porch. It is likely that all of the four structures were built as single-family houses by the hospital.

9. S.B. Watson Cottage, 297 Belmont Street, built 1851. Originally a one and one-half story, side-hall plan, Greek Revival style cottage, 297 Belmont Street was occupied by S.B. Watson, a farmer, in 1851. Purchased by the state in the 1870's, the house has undergone extensive alterations, presumably to provide housing for part of the hospital staff. Presently, the building has a symmetrical facade (east) on which a center entry is flanked by bay windows. The facade is framed by pilasters and an entablature/cornice. (The original facade was on the structure's south wall and resembled 269 Belmont Street - see below). At the northwest corner of the original 1½ story house is a two-story, gable-roofed addition.

10. Henry Prentice Cottage, 269 Belmont Street, built ca. 1845-51. The Prentice Cottage is an excellent local example of Greek Revival style architecture. First occupied by Henry Prentice, a farmer, the cottage and its farm were acquired by the state in the 1870's. Remaining in nearly original condition, the cottage is a one-and-one-half story frame structure with a side hall floor plan. The house's gabled facade is trimmed with pilasters and low pediments

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

Community: Worcester	Form No: 92-A-1
Property Name: Worcester State Hospital	

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Indicate each item on inventory form which is being continued below.

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10 ctd. over the windows. The entry is framed by panelled stiles which support corner blocks containing fretwork, above which is a moulded cap. To the rear of the house is a 1½ story stable, sheathed in broad-and-bottom siding.

Non - contributing buildings

11. Youth Guidance Center, built 1970: a one-story concrete block and brick structure with a flat roof; exterior walls are covered with brick, metal panels and plate glass.

12. Bryan Building, built 1955: a concrete and steel frame building consisting of an eight-story rectangular-plan structure with two four-story wings extending from its south wall (facade); symmetrical in plan and elevation, this structure is faced with red brick and has windows arranged in groups; the building's exterior is without decoration; at the structures southeast corner an elevated walkway provides access to the nearby Main Hospital Building/

13. Service Building, built 1956: a three-story concrete-block structure faced with red brick; the building has a rectangular plan and flat roof; on the building's south wall is a loading bay and platform.

14. New Laundry Building, built 1962: a one-story building of concrete-block construction; faced with red brick; the structure has a rectangular floor plan with one story in the front (south) and two stories at its rear (north) due to a change of ground level; the building is enclosed by a flat roof and has metal-framed windows.

15. Garage 1930's, extended 1960's: a one story- concrete block garage with flat roof.

Significance:

The Worcester State Hospital is located on a tract of more than 200 acres approximately one mile from the center of the city. In constant use as a regional mental hospital since 1877, the property contains buildings related to several phases of its development. The hospital's most imposing building is the Main Hospital Building (1), which is unmatched in Central Massachusetts for the size and complexity of its Victorian Gothic design. More than 1000 feet long, this structure stands high on a hillside with its turrets (for ventilation) and high clock tower visible for several miles distant. This main building was designed initially to

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
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Community: Worcester	Form No: 92-A-1
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4.

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house the hospital's staff and 400 patients, a number which was increased twice during construction until the plan was adapted to 600 patients and building costs exceeded \$1,000,000. At the time of its completion, the hospital's interior was divided into self-contained wards, each of which had a parlor, gallery, dining room, reading room and attendant's room. In addition, the hospital was equipped with a number of private suites; at the rear of the hospital's central administration building was a separate structure containing a chapel/meeting hall (Sargent Hall) and matron quarters. To the rear of the hospital and connected only by enclosed passages were the Laundry Room (2), Boiler House (3), and carpenter shop(4?).

Once opened, the hospital underwent a rapid increase in the number of patients, requiring additions in 1887 and the re-arrangement of wards. As the hospital population increased, separate living quarters were added for the staff which managed the hospital farm(7), part of which was reportedly worked by patients as therapy. Subsequently separate housing was built for attendants (6) nurses (5), and, finally, separate houses were built for resident doctors and staff(8). By 1927, the hospital had achieved a capacity of 2,086 patients, although it had 2224 patients at that time, in addition to several hundred non-resident patients. Since that time, Worcester State Hospital has remained a regional center for mental health treatment, with subsequent new buildings to adapt the property to changing methods of treatment (11 & 12). At present, much of the Main Hospital Building, the Attendant's Home and the Farm House are vacant as a result of the active "de-institutionalization" of many of the hospital's former resident patients.

The land on which the hospital stands is part of a 275-acre tract which was purchased by the Commonwealth from individual owners during the 1870's. Of the buildings which previously stood here, only the Henry Prentice Cottage (10), an excellent and well-preserved Greek Revival style cottage, and the S.B. Watson Cottage (9), now altered, remain as farmhouses pre-dating the hospital. Despite the addition of new buildings and paths, much of the property's nineteenth-century landscape plan remains in the main tree-lined drive (Hospital Avenue), stone gates at Belmont Street, stone wall along Belmont and partially along Plantation Street, cobble-stone wall and stairways north of the Nurses' Home, and in a later driveway (ca. 1895) to the Farm House. Originally, the hospital property extended on the east side of Plantation Street to Lake Quinsigamond; as this area has been built over by other departments of the state in the mid twentieth century, it has not been included in this nomination.

Worcester's largest Victorian institution, Worcester State Hospital (originally known as the State Lunatic Hospital) is the successor to an earlier hospital of 1832-1833 which stood on Summer Street, nearer to Worcester's business district. This earlier hospital, one of the first public mental hospitals

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INVENTORY FORM CONTINUATION SHEET

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5.

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in the country, was located in Worcester after the town offered to purchase a twelve-acre site and to donate it to the state. Opened in 1833 and enlarged at various times, the first hospital had become severely overcrowded and had outgrown its site by the 1870's. Planning for the present hospital was carried out by a board of trustees, made up in part of prominent Worcester citizens, including Henry Chapin (Worcester's second mayor), Thomas Hovey Gage (aphysician), General William S. Lincoln, and John D. Washburn (a United States ambassador to Switzerland). Reflecting local involvement in and donations to the hospital, many of the halls within the Main Hospital Building bear the names of the city's prominent families, such as Salisbury, Washburn, Lincoln, and Sargent (named for Joseph Sargent, a Worcester physician).

Its high architectural quality, well-preserved site and importance as a regional mental hospital make the Worcester State Hospital a property of exceptional historical significance.

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INVENTORY FORM CONTINUATION SHEET

MASSACHUSETTS HISTORICAL COMMISSION
Office of the Secretary, Boston

6.

Community: Worcester	Form No: 92-A-1
Property Name: Worcester State Hospital	

AC

Indicate each item on inventory form which is being continued below.

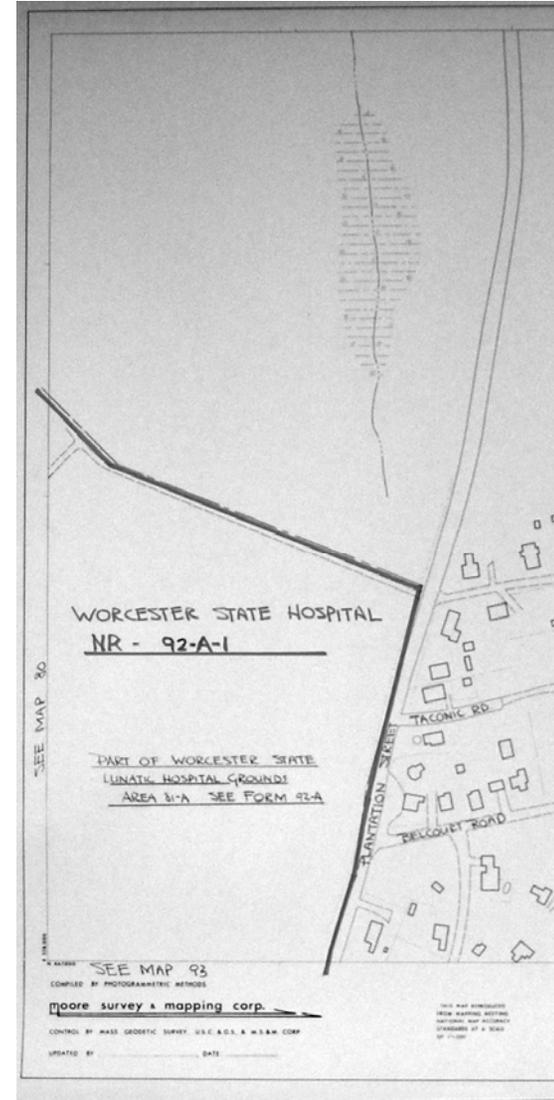
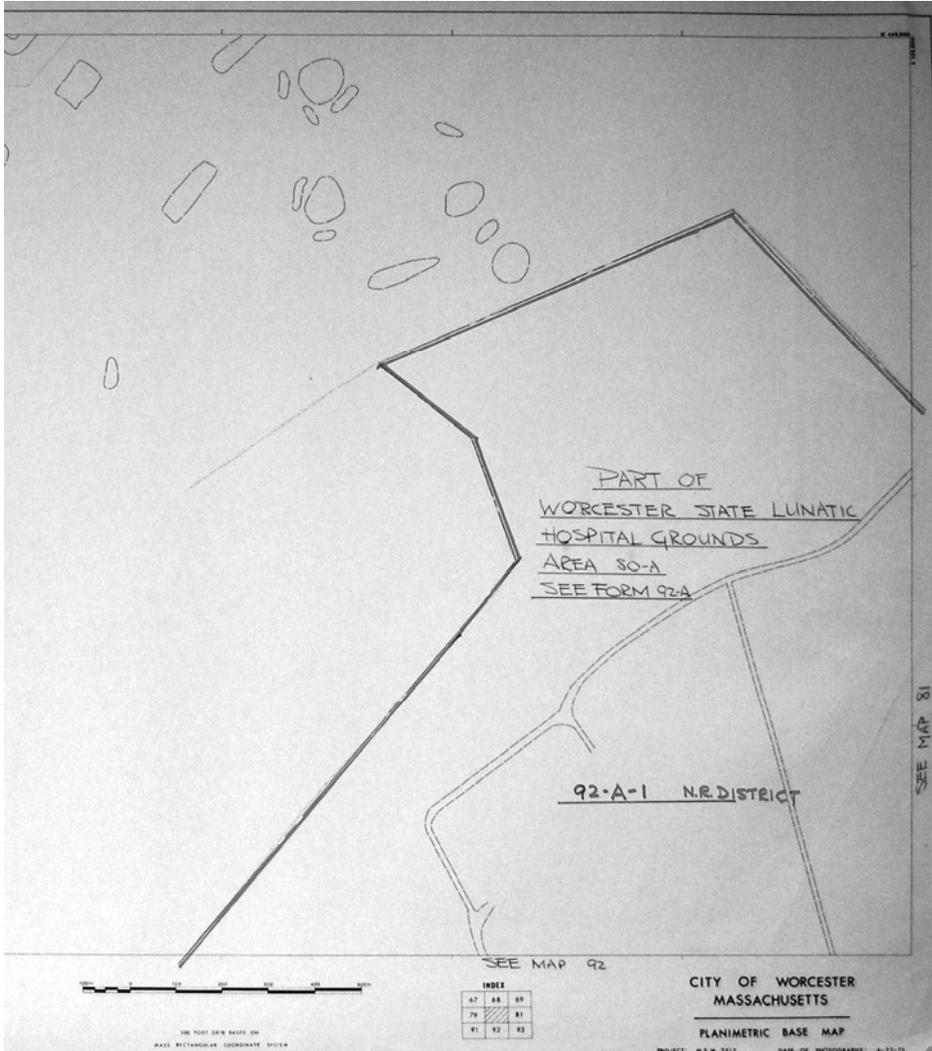
7.

Property List

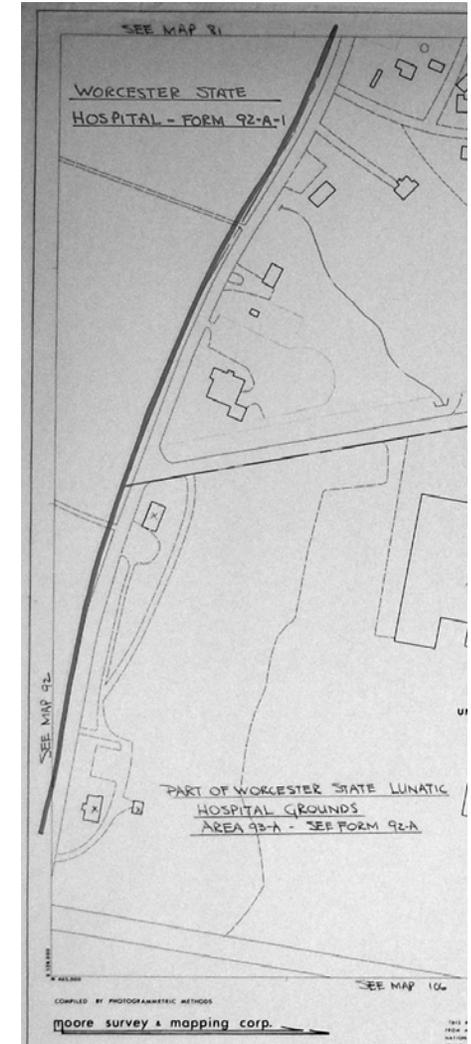
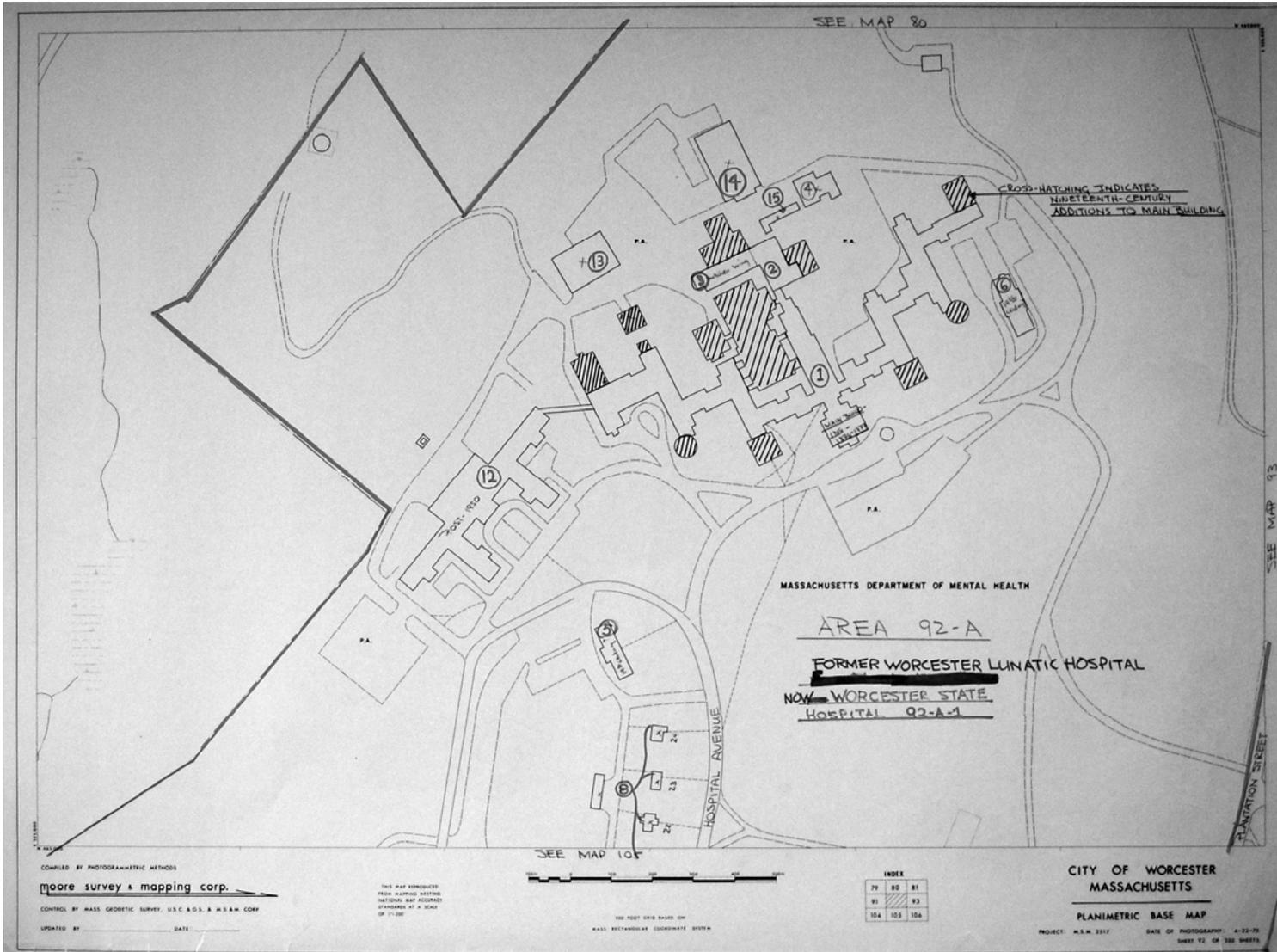
<u>Property</u>	<u>Assessor's Data</u>	<u>Present Owner</u>
Belmont Street	Book 57, p. 4 Lot B--144.64 acres	Commonwealth of Mass. Worcester State Hospital Worcester, Mass.
	Book 57, p. 4 Lot A--75.86 acres	Commonwealth of Mass. University of Mass.i Amherst, Mass.

Staple to Inventory form at bottom

Worcester Multiple Property Submission Assessor's Map Excerpt



Worcester Multiple Property Submission Assessor's Map Excerpt



Worcester Multiple Property Submission Assessor's Map Excerpt





MAIN BUILDING, CLOCK TOWER, S. ELEV.



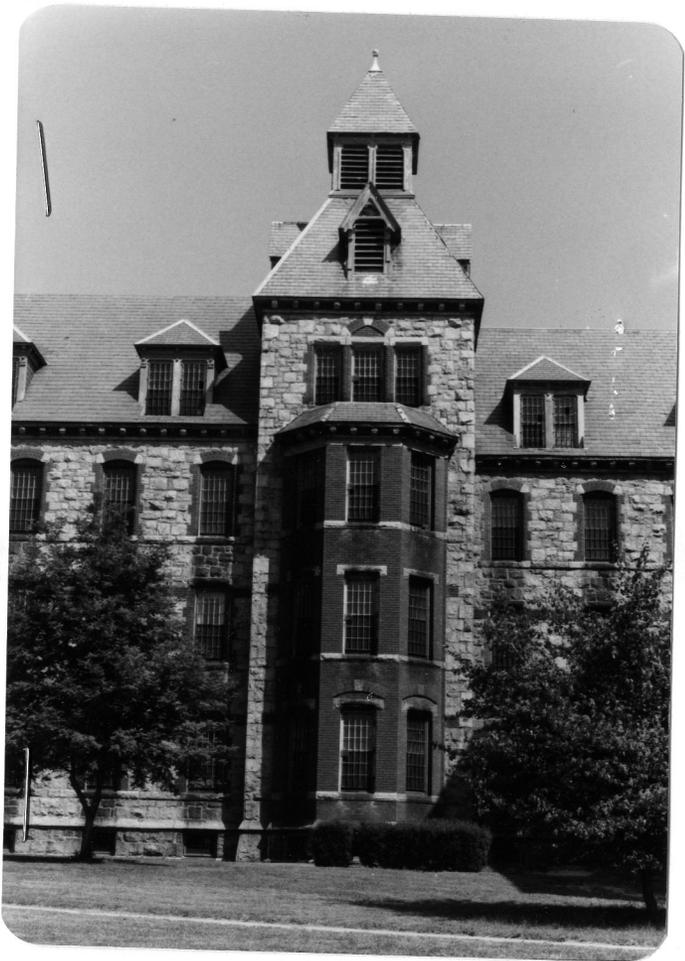
WORC. STATE HOSPITAL, MAIN BUILDING ca. 1890
SOUTH ELEVATION



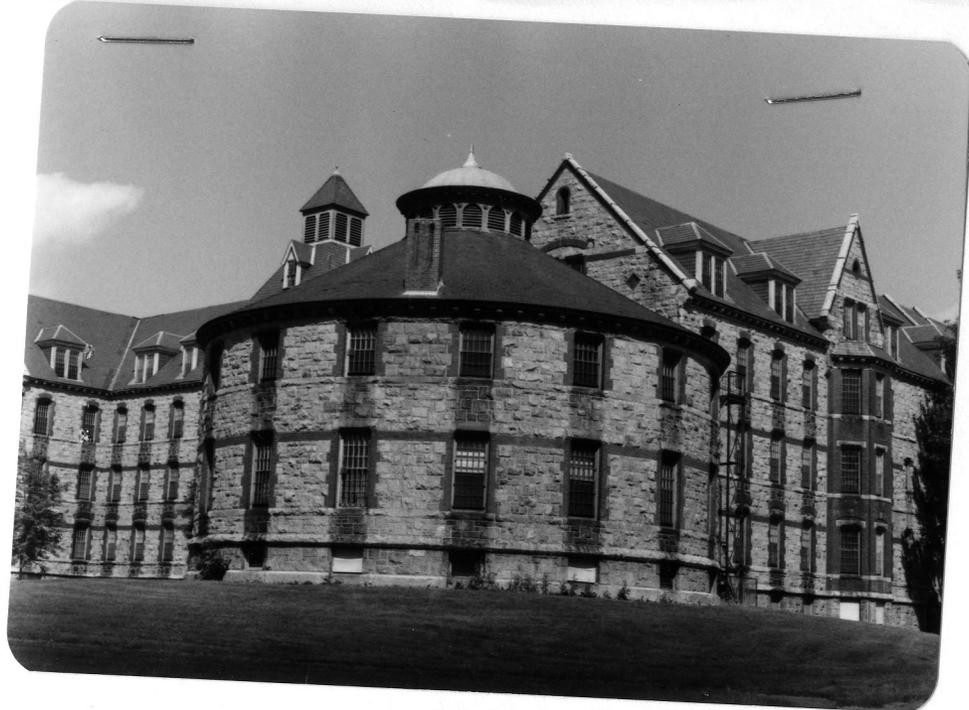
WEST WING OF MAIN HOSPITAL, S. ELEV.



REAR MAIN HOSPITAL BUILDING, E ELEV.



DETAIL - MAIN BUILDING,
SOUTH ELEV.



PAVILION - MAIN BUILDING - S + E ELEV.



ATTENDANTS' HOME - W ELEV.



STABLE, S ELEV.



OLD LAUNDRY BUILDING, S. ELEV.



NURSES' HOME, E. ELEV.



365 PLANTATION ST., E. ELEV. (1978)



297 BELMONT ST., S E ELEVATIONS



BELMONT ST. ENTRY GATES, S. ELEV.



269 BELMONT ST., S ELEV



22 HOSPITAL AVE, E. ELEV.



NEW LAUNDRY BUILDING, S+E ELEV.



YOUTH GUIDANCE CENTER, E. ELEV.



SERVICE BUILDING, S+E ELEV.



BRYAN BUILDING, S+W ELEV.

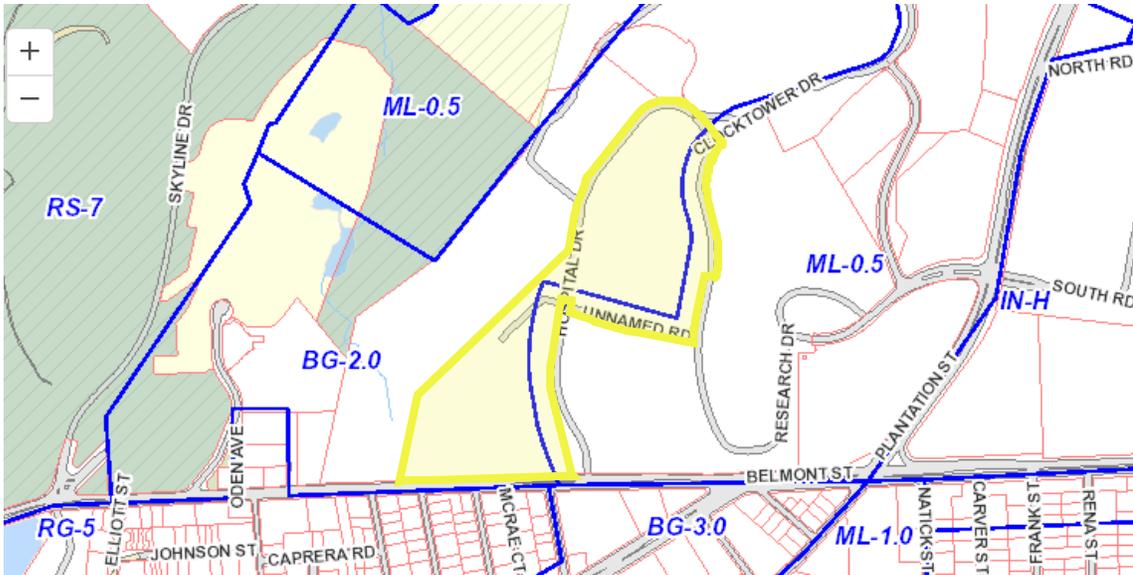
ie tax date or "assessment valuation date" is the January 1st preceding the fiscal year. For this reassessment, January 1, 2019 is the assessment date. This means the values should represent the market value of the property based upon a theoretical sale on January 1, 2019.

3-B1-01

Belmont St

Map Owner
ARDEN PARK INC

Map & Information



VISION Property Card

Worcester Map Viewer

Tax Payment History

Real Estate Tax/CML

Permit History

Winter Parking Ban

Worcester Map Viewer gives the public access to the City's GIS and Assessing Department information on a selected property.
Payment History is available for the past three (3) calendar years.
Certificate of Municipal Lien (CML) tells how much tax is owed on a property.



The Commonwealth of Massachusetts
William Francis Galvin, Secretary of the Commonwealth
Massachusetts Historical Commission



April 14, 2020

Julie Holstrom
Senior Project Manager
Worcester Business Development Corporation
89 Shrewsbury Street, Suite 300
Worcester, MA 01604

RE: Demolition of the Hale Building, Worcester Business Development Corporation, Worcester State Hospital, Worcester, MA; RC.61501

Thank you for submitting a Project Notification Form (PNF) for the project referenced above, which was received at this office on March 16, 2020. The staff of the Massachusetts Historical Commission (MHC) have reviewed the information submitted and have the following comments.

The proposed project consists of the demolition of the Worcester State Hospital – Nurses' Building, also known as the Hale Building.

The MHC is reviewing the proposed project under Stipulation 1 of the Memorandum of Agreement among the Massachusetts Division of Capital Asset Management and Maintenance, the Worcester Business Development Corporation, and the Massachusetts Historical Commission regarding the Worcester State Hospital. The MHC is also review the proposed project under Stipulation 3 of the Memorandum of Agreement between the Worcester Business Development Corporation and The Massachusetts Historical Commission regarding the Demolition of Four Cottages at the Worcester State Hospital.

Review of the MHC's *Inventory of Historic and Archaeological Assets of the Commonwealth* indicates that the Worcester State Hospital – Nurses' Building, also known as the Hale Building, (WOR.262) is listed in the State Register of Historic Places as contributing elements of the Worcester State Hospital (WOR.AC).

The MHC requests that the proponent forward a copy of the Project Notification Form and associated information to the Worcester Historical Commission and Preservation Worcester. Copies of any comments received from the Worcester Historical Commission and Preservation Worcester should be submitted to MHC.

These comments are offered to assist in compliance with M.G.L. Chapter 9, sections 26-27C (950 CMR 71.00) and MEPA (301 CMR 11.03(10)). Please do not hesitate to contact me if you have any questions.

Sincerely,

Elizabeth Sherva
Director of Architectural Review
Massachusetts Historical Commission

xc: Worcester Historical Commission
Deborah Packard, Preservation Worcester



NEW GARDEN PARK, INC.

March 12, 2020

Ms. Brona Simon, Executive Director
Massachusetts Historical Commission
220 Morrissey Boulevard
Boston, MA 02125

RE: PNF Filing – Worcester State Hospital
Hale Building

Dear Ms. Simon:

Enclose please find the following Project Notification Form (PNF) documents submitted to the Massachusetts Historical Commission for the proposed demolition of the Hale Building, also known as the Nurses' Home, located on a portion of the former Worcester State Hospital campus in Worcester, MA:

- Project Notification Form;
- USGS Map;
- Executed Memorandum of Agreement between DCAMM, the WBDC, and MHC re: conveyance of a portion of the Worcester State Hospital campus;
- Executed Memorandum of Agreement between the WBDC and MHC re: the demolition of the four cottages at the Worcester State Hospital;
- Proposed Campus Master Plan;

We look forward to MHC's expeditious review of this PNF. Should you require any additional information, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Julie A. Holstrom". The signature is fluid and cursive, with the first name being the most prominent.

Julie A. Holstrom
Senior Project Manager

APPENDIX A

MASSACHUSETTS HISTORICAL COMMISSION

220 MORRISSEY BOULEVARD

BOSTON, MASS. 02125

617-727-8470, FAX: 617-727-5128

PROJECT NOTIFICATION FORM

Project Name: Nurses' Home, also known as Hale Building - Worcester State Hospital

Location / Address: Hospital Drive

City / Town: Worcester

Project Proponent

Name: Worcester Business Development Corporation

Address: 89 Shrewsbury Street, Suite 300

City/Town/Zip/Telephone: Worcester, MA 01604 508-755-5734

Agency license or funding for the project (list all licenses, permits, approvals, grants or other entitlements being sought from state and federal agencies).

Agency Name

Type of License or funding (specify)

Project Description (narrative):

The Worcester Business Development Corporation (WBDC) and its partners in the Economic Development Coordinating Council (EDCC) worked closely with the Baker Administration on the "Open for Business" initiative, seeking to establish a bio-manufacturing zone on an underutilized portion of the former Worcester State Hospital complex. In September, 2016, the WBDC was designated as the developer of a ~46-acre portion of the former Worcester State Hospital campus. Upon being designated as the developer, the WBDC worked closely with the Commonwealth's Division of Capital Asset Management and Maintenance (DCAMM) to execute a Land Disposition Agreement and finalize the land disposition. As part of the land disposition and redevelopment plan, the WBDC established a conceptual Master Plan for the campus which outlined seven potential development parcels that would be prepared to create pad-ready development sites within the new Biomanufacturing Zone

The biotechnology industry has played a critical role in the City of Worcester since the late 1980s with the establishment of one of the first biotechnology parks in the country, the Massachusetts Biotechnology Research Park. Known today as the UMass Medicine Science Park, this Park provides over 1 million square

feet of first-class office and research space on a sprawling 105-acre campus. As the bio-manufacturing industry continues to evolve and expand, the City of Worcester is primed to become the focus for companies seeking to relocate or expand their operations in the Commonwealth. Through the acquisition and redevelopment of the 46-acre site of former Worcester State Hospital property, the WBDC believes that it will be able to attract bio-manufacturers, create jobs, promote biomedical initiatives, and generate new revenue for the Worcester region and the Commonwealth.

To prepare the site for redevelopment, the WBDC has completed the environmental remediation and demolition of a number of the remaining properties, including the former cottages (21-24 Hospital Drive), the farmhouse (297 Belmont Street), the former Community Healthlink property (257 Belmont Street), the Brudnick Neuropsychiatric Research Institute (BNRI) facility, and the Bryan Building. Today, there is one remaining structure on the ~46 acre campus – the Hale building, also known as the Nurses Home.

As part of the proposed redevelopment, the WBDC was a party to a Memorandum of Agreement (MOA) between DCAMM and the Massachusetts Historical Commission (MHC). This MOA was executed in 2017 and outlined that the WBDC will “make best efforts to retro-fit and/or re-purpose the Hale Building for re-use.” Since acquiring the ~46 acres, the WBDC has conducted a number of due diligence efforts, including consultation with a historic preservation firm, an architectural firm, and a structural engineering firm on the feasibility of redevelopment and re-use of the Hale Building. In addition to these consultations, the WBDC has toured various potential end users, including both commercial and housing developers through the facility. Given the structural considerations, as well as the code upgrades necessary for the structure, it has been determined that the cost and considerations for redevelopment of the Hale Building are not feasible. Further, as stated in the 2012 MOA between DCAMM and MHC, the Worcester State Hospital campus “does not retain sufficient architectural integrity, and the surviving buildings...do not qualify as certified historic structures for the purposes of the Tax Reform Act of 1986, and therefore, do not qualify for historic rehabilitation tax credits.” This ruling further complicates the potential redevelopment of this structure.

Does the project include demolition? If so, specify nature of demolition and describe the building(s) which are proposed for demolition.

Yes, this project does outline the demolition of the Hale Building – also known as the Nurses Building on the Worcester State Hospital campus.

The Hale Building was building was constructed between 1902 and 1903. The three and half story building is approximately 26,239 square feet (sf) and is constructed of stone with brick trim and a slate roof with dormers. The building has been vacant for over a decade and all utilities have been cut to the building. But for the utilities being disconnected, the interior and exterior of the building is intact as a free-standing structure.

Upon the WBDC’s review of the architectural and structural needs for the building, the potential for re-use, relocation, or repurposing of this building poses a significant impediment to the future redevelopment of the site for the proposed bio-manufacturing uses. Further, the WBDC conducted a hazardous materials survey of the building. Similar to other structures of this age and type of construction, the building does

have varying levels of asbestos containing material (ACM) and lead paint throughout the building. Prior to any activity within the building, the structure will require abatement of all hazardous materials. Upon completion of the proposed building demolition, some site work will be done to prepare the site to create pad-ready development sites for the new Biomanufacturing zone.

Does the project include rehabilitation of any existing buildings? If so, specify nature of rehabilitation and describe the building(s) which are proposed for rehabilitation.

To date, this project does not include any rehabilitation of any existing buildings within the ~46 acre site.

Does the project include new construction? If so, describe (attach plans and elevations if necessary).

The site of the Hale Building is located within a ~46 acre area that has been master planned for creating a new Biomanufacturing zone to nurture the emerging and expanding biomanufacturing industry within the Commonwealth. The first phase of this new Biomanufacturing zone will realize the construction of a new, ~100,000 square foot (sf) bio-manufacturing facility located along Belmont Street at the former Community Healthlink (CHL) site. This facility will be owned and operated by WuXi, a Chinese bio-manufacturing company. Attached with this PNF is a copy of the proposed site plan for WuXi as well as a draft of the overall proposed new campus development, incorporating the Hale Building site.

The next phase of this bio-manufacturing park will allow for future development potential of up to ~500,000 sf of bio-manufacturing uses. To date, the WBDC has received significant interest from a number of potential companies and developers seeking to build new facilities within the proposed area, including the Hale Building. Due to the nature of the proposed end-users, many bio-manufacturing companies require larger ground-level floorplates to allow for seamless transitions within their manufacturing processes.

To the best of your knowledge, are any historic or archaeological properties known to exist within the project's area of potential impact? If so, specify.

The Hale Building is included as part of the former Worcester State Hospital campus. The Worcester State Hospital campus was listed on the National Register of Historic Places in 1980. The listing within the National Register and the Massachusetts Cultural Resource Information System (MACRIS) remains in effect. In 2007, a MOA was executed between DCAMM and DMH for the purposes of the construction of a new inpatient psychiatric hospital. This MOA proposed that DCAMM would demolish the Quimby, Salisbury, Gage and Lincoln Buildings, the Lowell Building, the Old Laundry, Shops, Kitchen, Garage, Dining, Power Plant, Morgue and Maintenance Buildings, and several non-contributing buildings, including the New Laundry and Storeroom Building, to allow for the new construction. This MOA was amended in 2008 to reflect the structural issues that were encountered at the Administration Building and its clock tower, rendering the buildings structurally unsound and financially unfeasible to maintain, allowing for the demolition of the Administration Building, with appropriate mitigation measures in place. In 2010, the National Park Service (NPS) determined that the Worcester State Hospital campus had no longer retained sufficient integrity for listing as a district.

What is the total acreage of the project area?

Woodland _____ acres
Wetland _____ acres
Open space _____ acres
Developed _____ acres
Total Project Acreage 46+/-acres

What is the acreage of the proposed new construction? Approximately 46 acres

What is the present land use of the project area?

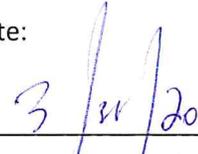
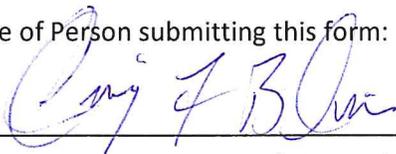
The 46 acre site was previously part of the former Worcester State Hospital complex. To date, the Hale Building is the only remaining structure within the ~46 acre site – all other structures, including the four cottages, a greenhouse, a storage/maintenance garage, the Community Healthlink building, a vacant cottage, the Bryan Building, and the BNRI building have been demolished.

Please attach a copy of the section of the USGS quadrangle map which clearly marks the project location.

This Project Notification Form has been submitted to the MHC in compliance with 950 CMR 71.00.

Signature of Person submitting this form:

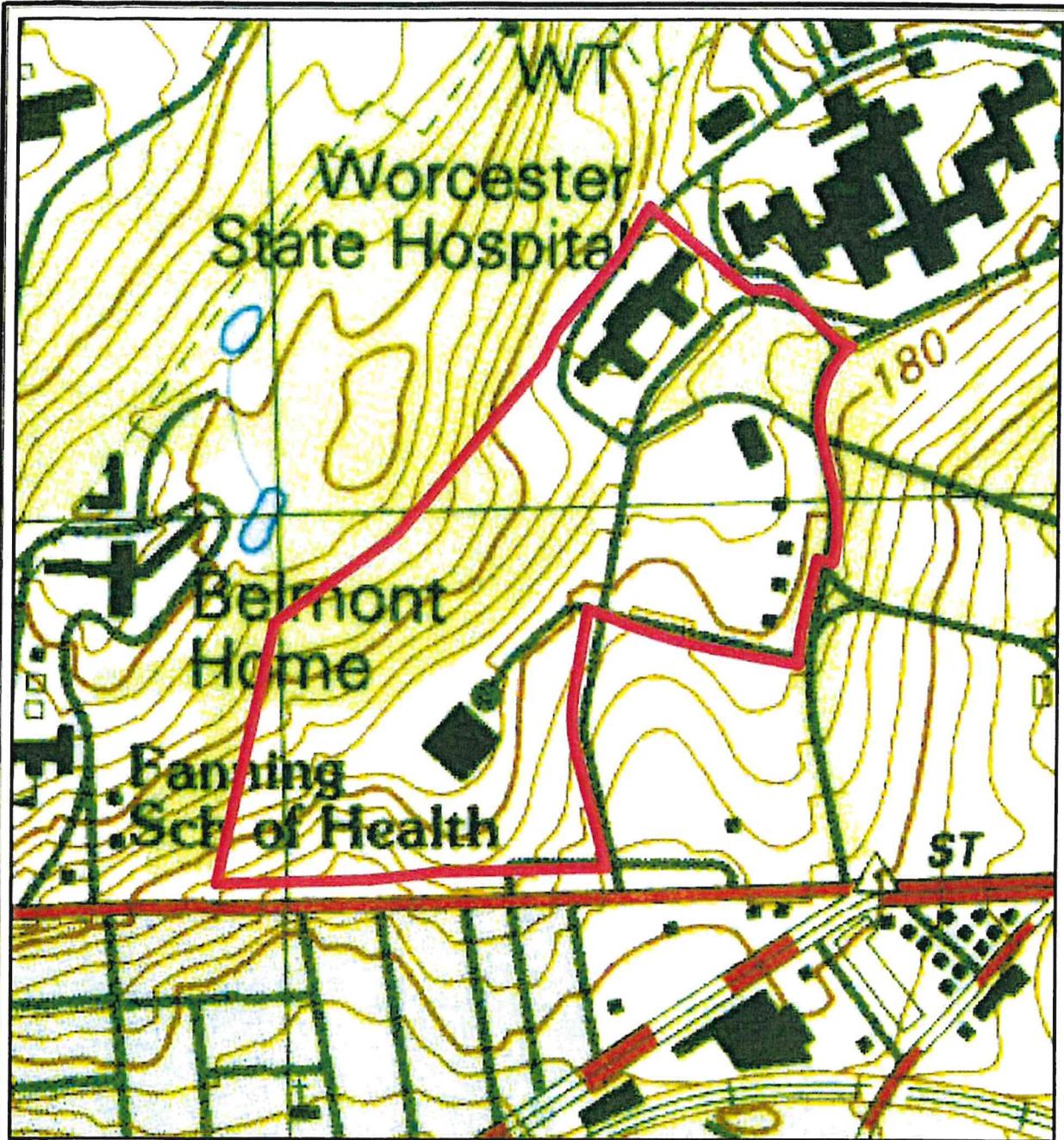
Date:



Name: Craig L. Blais, President & CEO, Worcester Business Development Corporation
Address: 89 Shrewsbury Street, Suite 300
City/Town/Zip: Worcester, MA 01604
Telephone: (508)755-5734

REGULATORY AUTHORITY

950 CMR 71.00: M.G.L. c. 9, §§ 26-27C as amended by St. 1988, c. 254.



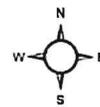
NOVER-ARMSTRONG ASSOCIATES, INC.



Figure 1 -
USGS Topographic Map
Worchester State Hospital
Belmont Street

Legend

 NGP Biomanufacturing Campus



0 450 900 Feet

1 inch = 410 feet

Data Source: MassGIS USGS Topographic Maps (2009)

**MEMORANDUM OF AGREEMENT
AMONG
THE MASSACHUSETTS DIVISION OF CAPITAL ASSET MANAGEMENT AND MAINTENANCE,
THE WORCESTER BUSINESS DEVELOPMENT CORPORATION, AND
THE MASSACHUSETTS HISTORICAL COMMISSION
REGARDING
THE WORCESTER STATE HOSPITAL**

WHEREAS, the Commonwealth of Massachusetts, acting by and through its Division of Capital Asset Management and Maintenance (“DCAMM”), was authorized to convey certain parcels of land containing approximately 44 acres located at the former Worcester State Hospital in Worcester, Massachusetts (Disposition Parcels) to the Worcester Business Development Corporation (WBDC) pursuant to Chapter 367 of the Acts of 2016; and

WHEREAS, the Disposition Parcels are on a portion of the campus of the former Worcester State Hospital which was listed on the National Register of Historic Places in 1980; and

Whereas, the Disposition Parcels contain the Hale Building (MHC #WOR.262) and four houses identified as 21 -24 Hospital Avenue (MHC #s WOR.265 – 268) (Cottages), all of which are identified as contributing structures in the National Register nomination; and

WHEREAS, DCAMM and the Department of Mental Health (DMH) entered into a Memorandum of Agreement with the Massachusetts Historical Commission (MHC) in 2012 (2012 MOA) which stipulated that best efforts be made to secure and stabilize the Hale Building and further stipulated that any future plans for the building be subject to filing a Project Notification Form with MHC and consultation with the Worcester Historical Commission and Preservation Worcester; and

WHEREAS, DCAMM desires to transfer DCAMM’s obligations concerning the Hale Building under the 2012 MOA to WBDC as part of the conveyance of the Disposition Parcels; and

WHEREAS, MHC has determined that the proposed transfer of the Disposition Parcels out of State ownership to WBDC without a historic covenant on the deed constitutes an adverse effect on a State Register property pursuant to M.G.L. Chapter 9, Sections 26-27C and 950 CMR 71.00 et seq., and that consultation in accordance with said regulations is required; and

WHEREAS, DCAMM, WBDC and MHC have consulted regarding the potential adverse effects of the transfer and the proposed redevelopment of the Hale Building and

the Cottages and MHC has determined to accept the adverse effect of the transfer and the proposed redevelopment plans, in consideration of the mitigation described herein; and

WHEREAS, the Worcester Historical Commission and Preservation Worcester have been invited to participate in the consultation process and to concur with this MOA under 950 CMR 71.02(2)(b);

NOW, THEREFORE, DCAMM, WBDC and MHC agree that the transfer of the Disposition Parcels shall be undertaken and implemented in accordance with the following stipulations to mitigate the adverse effect on State Register Property in accordance with M.G.L. Chapter 9, Section 26-27C and 950 CMR 71.00 et seq.

STIPULATIONS

DCAMM and WBDC shall ensure that the following mitigation measures are carried out in coordination with MHC.

1. Hale Building

The Hale Building is currently vacant and there are no current plans for its reuse. The building has been previously secured. Upon conveyance of the Disposition Parcels by DCAMM to WBDC, WBDC will make best efforts to secure any openings in the Hale Building. WBDC will take affirmative steps when necessary to attempt to minimize any further deterioration of the Hale Building.

2. 21-24 Hospital Drive

The Cottages are vacant and in varying states of disrepair, with the exception of 24 Hospital Drive that is currently utilized as the security office for the security for that is employed by DCAMM to oversee the security and property management of the other State-owned assets within the campus of the former Worcester State Hospital. Upon execution of the Land Disposition Agreement between DCAMM and the WBDC for the Disposition Parcels, the WBDC will make best efforts to properly document the Cottages prior to any proposed demolition.

3. Future Consultation

When and if plans are developed for the Hale Building and the Cottages, WBDC will file a Project Notification Form with MHC in accordance with 950 CMR 71.00 and will consult with the Worcester Historical Commission and Preservation Worcester. Other structures and land included as part of the Disposition Parcels, including but not limited to the property known as Community Health Link (CHL), that has not been identified as contributing to the National Register of Historic Places nomination will not be subject to any additional filings with MHC or the

Worcester Historic Commission.

Effect of Agreement

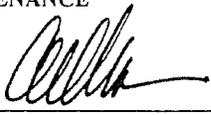
Execution of this Memorandum of Agreement by the signatories listed below and the implementation of its terms by DCAMM and WBDC shall be full and sufficient evidence that DCAMM and WBDC have consulted with MHC, the Worcester Historical Commission and Preservation Worcester and satisfied the requirements of M.G.L. Chapter 9, Section 26-27C, as amended by Chapter 254 of the Acts of 1988 and implementing regulations at 950 CMR 71.00.

Counterpart Execution

This Agreement may be executed in any number of counterparts, each of which will be deemed an original for all purposes.

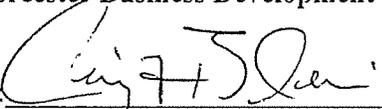
Commonwealth of Massachusetts
DIVISION OF CAPITAL ASSET MANAGEMENT AND
MAINTENANCE

Dated: 5/3/17

By: 
Carol Gladstone, Commissioner

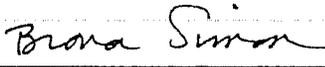
Worcester-Business Development Corporation

Dated: 4/7/17

By: 
CRAIG BLAIS, PRESIDENT

MASSACHUSETTS HISTORICAL COMMISSION

Dated: 5/16/17

By: 
Brona Simon, Executive Director

CONCURRING PARTIES:

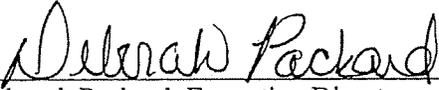
WORCESTER HISTORICAL COMMISSION

Dated: 4/20/17

By: 

PRESERVATION WORCESTER

Dated: 4-11-17

By: 
Deborah Packard, Executive Director

**MEMORANDUM OF AGREEMENT
BETWEEN
THE WORCESTER BUSINESS DEVELOPMENT CORPORATION AND
THE MASSACHUSETTS HISTORICAL COMMISSION
REGARDING THE DEMOLITION OF FOUR COTTAGES AT
THE WORCESTER STATE HOSPITAL**

WHEREAS, the Worcester Business Development Corporation proposes to demolish four former staff housing cottages located at 21-24 Hospital Drive, and construct a 100,000 square foot bio-manufacturing facility on the grounds of the Worcester State Hospital; and

WHEREAS, the MHC is reviewing the proposed project under Stipulation 3 of the Memorandum of Agreement among the Massachusetts Division of Capital Asset Management and Maintenance, the Worcester Business Development Corporation, and the Massachusetts Historical Commission regarding the Worcester State Hospital; and

WHEREAS, the Inventory of Historic and Archaeological Assets of the Commonwealth indicates that 21 Hospital Drive (WOR.265), 22 Hospital Drive (WOR.266), 23 Hospital Drive (WOR.267), and 24 Hospital Drive (WOR.268), are listed in the State Register of Historic Places as contributing elements of the Worcester State Hospital (WOR.AC); and

WHEREAS, the Worcester Business Development Corporation (WBDC) has consulted with the Massachusetts Historical Commission (MHC) pursuant to the provisions of 950 CMR 71.00, regulations implementing Massachusetts General Laws, Chapter 9 Sections 26-27C, as amended by Chapter 254 of the Acts of 1988; and

WHEREAS, the Massachusetts Historical Commission (MHC) has determined that the proposed demolition and construction will have an "adverse effect" on the Worcester State Hospital pursuant to 950 CMR 71.05(a); and

WHEREAS, no prudent or feasible alternatives to demolition of the four former staff housing cottages located at 21-24 Hospital Drive that would otherwise avoid or minimize the adverse effect of the project; and

WHEREAS, the Worcester Historical Commission and Preservation Worcester have participated in this consultation and have been invited to concur with this Memorandum of Agreement; and

NOW THEREFORE, the MHC together with the WBDC agree that the WBDC shall implement the project in accordance with the following stipulations to mitigate the effects of the project on the Worcester State Hospital.

[The balance of this page has been intentionally left blank.]

STIPULATIONS

The WBDC shall ensure that the following measures are carried out and shall provide proof of compliance with such measures to the MHC.

1. DEMOLITION NOTIFICATION

The WBDC shall notify the MHC of the date of demolition of each of the buildings so that the MHC can keep the status and condition of the property's information in MHC's Inventory of Historic and Archaeological Assets of the Commonwealth up to date and accurate.

2. PHOTOGRAPHIC DOCUMENTATION

Prior to any construction or demolition activity associated with the project, the WBDC shall ensure that archival photographic documentation of the existing buildings in context with the adjacent landscapes is undertaken. The photographic documentation shall consist of digital photographs captured and printed according to the MHC's Photographic Documentation Technical Requirements for Digital Images. One copy shall be submitted to the Worcester Historical Commission. One copy shall be submitted to Preservation Worcester.

3. SITE DEVELOPMENT

- a. The WBDC shall make best efforts to retro-fit and/or re-purpose the Hale Building for re-use.
- b. The WBDC shall make best efforts to design the layout of parking lots, drives, and building placement to be done in a manner that is supportive of the future adaptive re-use of the Hale Building.

4. DISPUTE RESOLUTION

If any of the signatories shall disagree during implementation of this MOA, the parties shall consult to resolve the dispute.

[The balance of this page has been intentionally left blank.]

Execution of and acceptance of this Memorandum of Agreement shall constitute completion of consultation process under 950 CMR 71.07. The proponent's compliance with the stipulations in the Memorandum of Agreement to the satisfaction of the MHC shall constitute the proponent's full compliance with the requirements of M.G.L. Chapter 9, Sections 26-27C and 950 CMR 71.00.

MASSACHUSETTS HISTORICAL COMMISSION

By: Brona Simon Date: 7/17/17

Name: Brona Simon
Title: Executive Director

WORCESTER BUSINESS DEVELOPMENT CORPORATION

By: Craig L. Blais Date: _____

Name: Craig L. Blais
Title: President & CEO

Concurring Parties:

WORCESTER HISTORICAL COMMISSION

By: Andrew Shveda Date: 6.22.17

Name: Andrew Shveda
Title: Chair

PRESERVATION WORCESTER

By: Deborah Packard Date: 6-19-17

Name: Deborah Packard
Title: Executive Director



DEVELOPMENT SCHEDULE			
NO.	DESCRIPTION	DATE	STATUS
1	Site Plan	1/15/11	Approved
2	Site Plan	2/15/11	Approved
3	Site Plan	3/15/11	Approved
4	Site Plan	4/15/11	Approved
5	Site Plan	5/15/11	Approved
6	Site Plan	6/15/11	Approved
7	Site Plan	7/15/11	Approved
8	Site Plan	8/15/11	Approved
9	Site Plan	9/15/11	Approved
10	Site Plan	10/15/11	Approved
11	Site Plan	11/15/11	Approved
12	Site Plan	12/15/11	Approved



WORCESTER BIOMANUFACTURING CAMPUS
 BELMONT STREET, WORCESTER, MA

CONCEPT PLAN A



M.J. MRVA
 REGISTERED LANDSCAPE ARCHITECT
 2011 LICENSE NO. 1117
 1000 WASHINGTON STREET, SUITE 200
 WORCESTER, MA 01608
 TEL: 508.853.1111





April 10, 2020

Mr. Randolph Bloom, Chairperson
Worcester Historic Commission
City Hall, Room 404
455 Main Street
Worcester, MA 01608

Re: Hale Building – Worcester State Hospital

Dear Chairman Bloom:

I write to you as a follow-up to the April 2, 2020 Worcester Historic Commission hearing on the Demolition Delay Waiver application for the Hale Building, located on the former Worcester State Hospital campus. Per the comments from Commission members, the Worcester Business Development Corporation (WBDC) would like to provide the requested information on the Hale Building, specifically as it relates to the structural integrity of the facility, as well as the Code review that was conducted for the building.

As discussed during the hearing, the WBDC had previously circulated a Request for Proposals (RFP) for the redevelopment of the Hale Building. This RFP was issued on February 3, 2020 with proposals due on March 20, 2020. This RFP was shared with our consultants, as well as a list of forty-two (42) developers that were referred to the WBDC from Preservation Worcester. Of those that received the RFP, the WBDC did not receive any requests for additional information and the RFP did not result in any redevelopment proposals. See the attached list of developers who received the RFP.

At the urging of the Commission, the WBDC is willing to re-circulate the Hale Building RFP for consideration. The WBDC respectfully requests the Commission's assistance in identifying any other potential developers that the WBDC may contact to discuss potential historical redevelopment options for the Hale Building. Please forward any additional names to receive the RFP by April 24th so we can circulate immediately.

Thank you for your consideration of this request, the WBDC looks forward to working with you and the members of the Commission to identify other potential developers for this building. Should you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Craig L. Blais". The signature is fluid and cursive, written over a light blue horizontal line.

Craig L. Blais
President & CEO

RFP - Hale Building

Contact	Company	Address	Phone	Email
Peter Bonzani Jr.	Hillard Mills LLC	642 Hillard Street, Suite 2101 Manchester, CT 06042	(860) 432-4336	info@hillardmills.com
Peter Kovago	NAI Glickman Kovago & Jacobs	1 Mercantile Street, Suite 510 Worcester, MA 01608	(508) 753-9100	pkovago@glickmankovago.com
Jim Chacharone	Chacharone Properties	1 West Boylston Street, Suite LL05 Worcester, MA 01605	(508) 853-5066	jim@chacharone.com
Rob Branca/Matt Doyle	Branded Management	60 Stiles Road Boylston, MA 01505		robertbranca@hotmail.com
David King	David L. King Architects, Inc.	36 Bromfield Street Boston, MA 02108	(617) 542-7420	DK@davidkingarchitects.co
Mike O'Brien	Winn Development	One Washington Mall, Suite 500 Boston, MA 02108	(617) 742-4500	residential@winnco.com
Jim Alexander	Finegold Alexander Architects	77 North Washington Street, #700 Boston, MA 02114	(617) 227-9272	jga@faainc.com
Ted Carman	Concord Square Development	236 Huntington Avenue, Suite 402 Boston, MA 02115	(617) 482-1997	info@concordsqdev.com
Albert Rex	MacRostie Historic Advisors	1400 16th Street NW, Suite 420 Washington, DC 20036	(617) 531-7161	arex@mac-ha.com
Doug Kelleher	Epsilon Associates	3 Mill & Main Place Maynard, MA 01754	(978) 897-7100	dkelleher@epsilonassociates.com
Beverly Gallo	Byer Gallo Associates	47 Draper Avenue Arlington, MA 02474	(617) 901-1986	bev@byergallolllc.com
Sean McDonnell	Architectural Heritage Foundation	45 School Street Boston, MA 02108	(617) 523-7210	smcdonnell@ahfboston.com
Deborah Favreau	MHIC			favreau@mhic.com
Mark Hess	HallKeen Management	184 Dudley Street #102 Boston, MA 02119	(617) 541-3900	
Roger Tackeff	Renaissance Properties	321 Columbus Ave #7 Boston, MA 02116	(617) 536-2700	
Bruce Daniel	Bennett Development	80 Loring Road Weston, MA 02493		
John Wathne	Structures North	60 Washington Street #401 Salem, MA 01970	(978) 745-6817	
Dennis Kanin	New Boston Ventures	540 Tremont Street Boston, MA 02116	(617) 542-3500	
Jon Chorlian	Private Developer		(603) 731-0629	jchorlian@yahoo.com
Arnold Chace Jr.	Cornish Associates	46 Aborn Street 4th Floor Providence, RI 02903	(401) 421-0254	
Ron Marsella	Masella Development Corp.	56 Exchange Terrace Providence, RI 02903	(401) 421-1910	
Evan Granoff		40 Westminster Street Suite 222 Providence, RI 02903	(401) 273-9700	evan@evangranoff.com
Colin Kane	Perigrene Real Estate Advisory	20 Newman Avenue Suite 1005 Rumford, RI 02916	(401) 270-0600	ckane@peregrinegrp.com
Richard Baccari II	Royal Oaks Realty			
Kristopher Shaw	Prominen Management Group	800 Wilcrest Drive Suite 206 Houston, TX 77042	(281) 501-8705	
Bart Mitchell	Mitchell Properties LLC	50 Summer Street Boston, MA 02110	(617) 542-6500	info@mitchprop.com
Chris Starr	Starr Development Partners	5 Brighton Street Belmont, MA 02748	(617) 484-8686	
	Signature Development Buffalo	391 Washington Street #1 Buffalo, NY 14203	(716) 842-1938	
Michael Ghielmetti	Signature Development Group	2335 Broadway Suite 200 Oakland, CA 94612	(510) 251-9270	info@signaturedevelopment.com
Matthew Mittelstadt	EA Fish Development	60 William Street Suiet 220 Wellesley, MA 02481	(781) 380-1600	mmittelstadt@eafish.com
	Clinton Brown Company Architecture	617 Main Street Buffalo, NY 14203	(716) 852-2020	
William Paladino	Ellicott Development	295 Main Street Suite 210 Buffalo, NY 14203	(716) 854-0060	
Paul Ciminelli	Ciminelli Real Estate Corporation	50 Fountain Plaza Suite 500 Buffalo, NY 14202	(716) 631-8000	ciminellinewyork@ciminelli.com

RFP - Hale Building

Leslie Zemsky
Lloyd Geisinger
Randy Persaud

Jon Rudzinski
Joseph Mullins
James Wakim
Joseph Vallone
Eric Chinburg
Brian Wishneff

Larkin Development Group
Thorndike Development
Stackstone Group
Heritage Companies
Rees-Larkin Development
The Mullins Company
The Simon Konover Company
The Architecture + Development Studio
Chinburg Properties
Brian Wishneff & Associates

726 Exchange Street Suite 825 Buffalo, NY 14210
8 Pleasant Street Suite A-2 South Natick, MA 01760

70 Quincy Avenue Quincy, MA 02169

50 Braintree Hill Park Suite 105 Braintree, MA 02184
342 North Main Street Suite 200 West Hartford, CT 06117
21 Charles Street Suite 207 Westport, CT 06880
3 Penstock Way Newmarket, NH 03857
30 West Franklin Road Suite 503 Roanoke, VA 24011

(716) 346-8055 lesliez@larkinsquare.com
(508) 650-0650 info@thorndikedevlopment.com
(646) 389-1869 team@stackstonegroup.com
(617) 221-1030 inquiries@heritagecos.com
(617) 838-9388
(781) 849-3388 joe@jrmco.net
(860) 570-2000
(203) 227-5177 vallone@studioa-d.com
(603) 868-5995 echinburg@chinburg.com
(540) 981-1317 brian@wishneff.com

RFP - Hale Building

Website

www.hillardmills.com

www.glickmankovago.com

www.chacharone.com

www.davidkingarchitects.co

www.winnco.com

www.faainc.com

www.concordsgdev.com

www.macrostiehistoric.com

www.epsilonassociates.com

www.byergallollc.com

www.ahfboston.com

www.hallkeen.com

www.structures-north.com

www.newbostonventures.com

www.cornishlp.com

www.marselladevelopment.com

www.evanganoff.com

www.perigrenegrp.com

www.signaturedevelopment.com

www.eafish.com

www.ellicottdevelopment.com

www.ciminelli.com

Notes

Made offer to purchase Notre Dame des Canadiens

Developer of Residences at St. Augustine's on Dorchester Street, Boston
Engineer for WSH clocktower reconstruction

Developer of "The Arcade"

Conversion of Lippit Mill in RI

Historic preservation & adaptive reuse, willingness to take on large ventures

From Buffalo but owns property in MA

RFP - Hale Building

www.larkindg.com

www.thorndikedevlopment.com

www.stackstonegroup.com

www.heritagecos.com

Did adaptive reuse of Duck Mill building in Lowell

Extensive work in Norwich CT with abandoned historic buildings

www.simonkonover.com

www.studioa-d.com

www.chinburg.com

www.wishneff.com

Sent Dropbox invitation



Gregory J. O'Connor Associates, Inc.

ARCHITECTS

ARCHITECTURAL CODE REVIEW

Hale Building

Worcester State Hospital Site

5/2/2019

Project Description

Convert former Worcester State Hospital Nurses Dormitory space to Office or Lab space

Codes

2015 International Building Code
2015 International Existing Building Code
2015 International Energy Conservation Code
Massachusetts Code Amendments
521 CMR Architectural Access Board

Building Data

Historic Building on MACRIS List (possibly national status also)

Zone BG-2.0 office or lab allowed

Areas: Basement = 5,488 +/- S.F.
1st Floor = 5,488 +/- S.F.
2nd Floor = 5,488 +/- S.F.
3rd Floor = 5,488 +/- S.F.
Habitable Attic = 4,287 +/- S.F.

Height: 53'-8" +/- to ridge of roof

Building to be fully sprinkled per NFPA 13 & 2015 IBC 903.3.1.1

Original Use Group

All levels - Dormitory R-2 (nurses housing)

Proposed Use Groups

All levels – Group B office or laboratory

Construction Type: III B

Wood framed roof
Wood and Steel framed floors
Exterior Masonry Walls

2015 International Existing Building Code

Work Area Method

Level 3 exceeds 50% building area
Existing Use Group R-2 Dormitory
Proposed Use Group B office or Lab

803.5 Guards required at all locations where a floor is open to a floor below if more than 30" high (This would include stairs)

Stair guard and rail upgrades would be required

905 Egress

Artificial lighting & exit signs required

903.1 Stairs that are part of means of egress must be enclosed per 803.2.1

803.2.1 Exception 5.2 - Group B buildings protected throughout with automatic fire protection not required to comply with 803.2.1

Change of Occupancy

Table 1604.5 IBC risk category unchanged

Table 1012.4 Means of Egress hazard: 3 to 4 (down 1) changed to lesser hazard
1012.4.2 Egress to comply with 905

Table 1012.5 Heights & Areas: 2 to 4 (down 2) changed to lesser hazard.
1012.5.2 when changed to a lesser hazard existing building height and area acceptable

Table 1012.6 Exposure of Exterior Walls: hazard unchanged.
Existing exterior walls and openings acceptable

1009 Mechanical Systems

Plumbing, HVAC, power, Fire Alarm to be updated per current code

1011 Light and Ventilation

To comply with IBC for new occupancy

Chapter 12 Historic Buildings *The following are at the discretion of the building department*

1205.6 Means of Egress - Code official authorized to accept existing door openings and corridor and stairway widths less than those that would be acceptable for nonhistoric buildings under these provisions shall be approved, provided that, in the opinion of the code official there is sufficient width and height for a person to pass through the opening or traverse the exit and that the capacity of the exit system is adequate for the occupant load, or where other operational controls limit occupancy are approved by the code official.

1206 Structural - Code official authorized to accept existing floor loads w/ operational controls. Code commentary allows posting of live load limits as an acceptable operational control.

2015 International Energy Conservation Code

- Section C503.2 Existing space not air conditioned compliance with this section required
- Section C505 Change of occupancy that increases the demand for fossil fuel or electric energy must comply with this code.
- Wall and roof insulation to be brought into compliance with this energy code.
- Window and door replacements to comply with current energy code.

521 CMR Architectural Access Board *Accessibility*

- Change of use and cost of work - entire project to comply with current regulations
- **Chapter 3**
 - **3.3.1 & 3.3.2** Cost of Work Requires entire project to comply w/ 521 CMR.
- **Chapter 20**
 - **20.11 Egress.** Accessible routes serving an accessible space shall serve as a means of egress or connect to an area of rescue assistance.
 - **20.12** Areas of rescue Assistance Exceptions: Not required in existing buildings undergoing remodeling or in sprinkled buildings.
- **Chapter 27**
 - 27.2 Uniform Treads & Risers Required
 - 27.3 Nosings required 1 1/2" maximum
 - 27.4 Handrails required both sides
 - 27.4.3 Include Handrail Extensions where they won't cause a Safety Hazard

2015 International Building Code applicable code for areas of new construction and upgrades required by 2015 IEBC

High Rise Building Definition (per MA Amendments)

A Building more than 70' above grade plan.

2015 IBC building height Definition – Distance from grade plane to average height of highest roof. Per the 2015 IBC Commentary Definition of Building Height Penthouses consisting of mechanical spaces & shafts (elevator & stair) are not included in building height since a Penthouse is defined as a structure above the roof of a building.

Building Height 53'-8" not a high rise.

Allowable building height & area (Sprinkled building, type III B construction)

Table 504.3 Height – Group B - 75'

Table 504.4 Stories - Group B: 4 stories

Table 506.2 Area - Group B: 57,000 S.F.

Table 1004.1.2 Occupant Loads

Business 100 S.F./Person
Basement – 3rd floors 55 per floor
(Attic) 4th floor 43 people

1005.3.1 Stair Capacity

Assume 28 per stair (2 egress stair min.)
.3” per person = $.3(28) = 8.4$ ” min.

1005.3.2 Other Egress Component Capacities

Assume 28 per stair door (2 egress stair min.)
.2” per person = $.2(28) = 5.6$ ” min. Doors & Corridors

1006.2.1 Egress Spaces with One Exit

Based on occupant load and common path of egress travel distance
Use Group B only 1 means egress required from spaces with an occupant load <50 in sprinkled buildings with 100’ max. common path of egress travel.

1006.3.1 Min. Number of Exits

The projected occupant load requires a minimum of 2 exits from each story.

1010.1.1 Min. Door Size Min. size to allow 32” clear with door open 90 degrees.

The same applies to a single leaf in a pair of doors.

Exception 3 doors into closet less than 10 S.F. no minimum

*Existing stair doors would require building dept. approval to remain

1010.1.3 Doors to swing in direction of egress when serving occupant load of ≥ 50

1011.2 Stair Width Exception 1

Stairway with an occupant load less than 50 - 36” minimum width

1014 Stair Handrails

Required each side of stair at between 34” & 38” high with extensions at ends

1015.3 Guards

Required at stairs – to be 42” min. high with <4” max. openings

Table 1017.2 Exit Access Travel Distance

Group B with sprinklers 300’

Table 1020.1 Group B Corridor fire rating with sprinklers – None required

Table 1020.2 Minimum corridor width – 44” or 36” with occupant load less than 50

1020.4 Exception 2 50’ dead end corridor allowed in with sprinklers

1023.2 Exit Enclosure 1 hour connecting less than 4 stories,
2 hours when connecting 4 or more stories

2406.4.3 Glazing & Windows

Exposed bottom edge greater than 18" above floor safety glazing not required in fixed or operable exterior windows.

3006.2 Elevator Hoistway

(1) Building sprinkled – hoistway opening protection not required

3006.3 Elevator Lobby

Enclosed elevator lobby not required since 3006.2 does not require hoistway opening protection

Additional Topics of Consideration

Site

- Site improvements including parking and drainage would need to be provided per current codes and zoning.
- Site plan approval from the city would be required.

Building Code Compliance

- New work would need to comply with current codes

Building Height

- Floor to floor heights range from 10' to 11'. This is less than the norm for new construction of office and lab buildings. These heights make it difficult to fit all the utilities. More so for a lab building.

Structural

- Even though it was not part of the scope of this code review. The structural items that have come up before on similar projects include: full seismic upgrades, tying of the tops of masonry walls to the framing, upgrades to floor framing for live loads, and upgrades to roof framing for snow loads. Your structural engineer can address these items.

Accessibility

- Change of use and cost of renovation require the entire project to be brought into compliance. This would include handicap parking with an accessible route to accessible public entrances, an elevator, accessible routes on floors and accessible bathrooms
- With the six foot elevation difference between grade and the first floor the creation of an intermediate entrance level with a double ended elevator in lieu of an exterior ramp may be a preferred solution.

Historical

- Any work on the exterior will require approval of the Worcester Historical Commission and Dept. of Interior if the property still has any listing on the national level.

HVAC

-At a minimum complete new systems would be required per current code for the use. If the building were used as lab space rather than office this could have a significant impact on the amount of infrastructure required for the HVAC system(s).

Plumbing

-New fixture types & quantities would be required to satisfy current code for the use. Lab space would likely require an acid waste system. It could also include process piping systems for assorted gases and air.

Sprinklers

-Due to scope of renovation & building size full compliance will be required in all areas.

Electrical

-Based on the proposed use all new electrical systems (power & lighting) would be required including a fire alarm system.

Utilities

-The decision to convert to an office or lab use could have a significant impact on the size of the utilities required by the building.

Hazardous Materials

-Hazardous materials testing of the existing facility is recommended if it hasn't already been completed.

JSE JOHNSON STRUCTURAL ENGINEERING, INC.
30 Faith Avenue, Auburn, MA 01501 (508) 832-3535 Fax (508) 832-3393

August 14, 2019

Worcester Business Development
89 Shrewsbury Street
Worcester, MA 01604
Attn: Julie Holstrom

Re: Hale Building
Structural Code Review

Dear Ms. Holstrom

As per your request, Johnson Structural Engineering (JSE) has performed a structural code review for the Hale Building located on the University of Massachusetts Medical School Campus in Worcester, Massachusetts. The purpose of the code review was to determine the structural implications of the proposed renovations and alterations. For the code review, the *2015 International Existing Building Code (IEBC)*, *2015 International Building Code (IBC)*, and the *9th Edition of the Massachusetts Amendments to the 2015 International Building Code (780 CMR)* were referenced. The following report summarizes the results of the structural review.

Existing Conditions

Tyler Kornacki of JSE performed a site visit on June 26, 2019 to partially field measure the existing building structure in order to calculate a majority of the existing structure's capacity. The following is a summary of the existing building structure:

- The roof framing is comprised of wood rafters that are spaced at approximately 16" on center (o.c.).
- The attic framing is comprised of wood joists (2x6 nominal) spaced at approximately 16" o.c. The joists span from the exterior masonry wall to the interior wood stud corridor wall.
- The fourth floor framing is comprised of wood joists (2x8 nominal with a 1" notch in the corridor) spaced at approximately 18" o.c. The joists span from the exterior masonry wall to the interior wood stud corridor wall.
- The third floor framing is comprised of wood joists (2x10 nominal) spaced at approximately 16" o.c. The joists span from the exterior masonry wall to the interior wood stud corridor wall.
- The second floor framing is comprised of wood joists (2x10 nominal) spaced at approximately 14" and 16" o.c. The joists span from the exterior masonry wall to the interior wood stud corridor wall.
- The first floor framing is comprised of wood joists spaced at approximately 16" o.c. The span direction of the wood joists varies. The joists are supported by the foundation walls and a combination of steel and wood beams. Note that the beams support the upper floor interior wood stud bearing walls.

- It is assumed that the lateral-reinforcing system of the existing building is comprised of the exterior masonry acting as shear walls since the interior wood stud walls are not continuous down into the basement level.

JSE performed a structural analysis on the existing roof and floor structure. The snow load and live load capacities of the existing roof and floor framing are summarized in Table 1, respectively:

Table 1: Results of Structural Review

Floor Level	Live/Snow Load Capacity	IBC Design Live/Snow Load Capacity Requirement*
Roof	13 psf	35 psf
Attic	5 psf	Not for Storage - 10 psf For Storage - 20 psf
Fourth Floor Rooms	Wing - 40 psf Center - 11 psf	Office Space - 50 psf + 20 psf Laboratory - 60 psf + 20 psf
Fourth Floor Corridors	Wing - 152 psf Center - 85 psf	Corridor - 80 psf
Third Floor Rooms	Wing - 91 psf Center - 35 psf	Office Space - 50 psf + 20 psf Laboratory - 60 psf + 20 psf
Third Floor Corridors	Wing - 242 psf Center - 151 psf	Corridor - 80 psf
Second Floor Rooms	Wing - 97 psf Center - 50 psf	Office Space - 50 psf + 20 psf Laboratory - 60 psf + 20 psf
Second Floor Corridors	Wing - 250 psf Center 155 psf	Corridor - 80 psf
First Floor Rooms**	Wing - 97 psf Center - 36 psf	Office Space - 50 psf + 20 psf Laboratory - 60 psf + 20 psf
First Floor Corridors (Joists Only)**	Wing - 250 psf Center - 54.6 psf	First Floor Corridor - 100 psf

*The design live load capacities are based on the building being renovated to office space, if the intended use changes the design loads must be adjusted accordingly.

**The existing first floor steel and wood beams require reinforcing.

Structural Code Review

The proposed renovations and alterations seek to renovate the existing building which was originally a dormitory building into an office and laboratory building. The scope of work includes the entire building. As a result, the proposed work must comply with IEBC Chapter 9 for Level 3 Alteration and Chapter 10 for change of occupancy.

Gravity System

Per IEBC Sections 907.3 and 1007.1, the existing floor framing will need to be reinforced to comply with the IBC design live loads for the new use (seen in Table 1). The reinforcing will likely include sistering the existing floor joists at each floor level and the addition of new columns and footings in the basement to reduce the span of the existing first floor steel and wood beams.

Lateral System

Due to the extent of the reinforcing required to the floor and roof structure, it appears at this point in time that more than 30 percent of the total floor and roof framing will be included in structural alterations. As a result, the lateral system of the existing building, which is assumed to be comprised of the existing exterior masonry walls as previously discussed, will need to comply with a reduced International Building Code, 2019 seismic force. Typical reinforcing will likely include wood stud shear walls on each floor level that align floor to floor and are supported by reinforced concrete footings at the basement level. Additionally, wall ties will be required to tie the existing exterior and interior masonry walls to the floor and roof diaphragms at each level. Wall ties will likely include steel clips spaced at 4'-0" o.c. lag bolted to the existing framing and anchored to the existing masonry walls with adhesive anchors.

Conclusion

- The work to be done on the existing building includes renovations, alterations, and change of use from dormitory to offices and laboratories which results in Level 3 Alterations and change of occupancy code requirements.
- The existing structure will need to be reinforced to comply with the gravity load requirements for the new use at each of the following locations:
 - Roof
 - Attic
 - All fourth floor rooms
 - Third floor rooms at the center (wider section) of the building
 - Second floor rooms at the center (wider section) of the building
 - First floor rooms at the center (wider section) of the building
 - First floor steel and wood support beams at all locations
- Based on the current scope of work lateral system reinforcing is required. This reinforcing will consist of shear walls or braced frames aligned floor to floor (locations and quantities to be determined). Additional footings will be required for the lateral system upgrade.

If you have any questions regarding this report, please do not hesitate to call.

Sincerely yours,



Robert A. Johnson, P.E.
President