

South Hadley Electrical Light Department

Site Feasibility Study



May 20, 2014

SHELD Site Feasibility Study

Introduction

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Existing SHELD Main Street Facility

This Study was prepared to compare and contrast the relative features of three prospective locations for a new proposed South Hadley Electric Light Department (SHELD) Operations and Service Center.

The basis for consideration of appropriateness of each location or site is the previous Spatial Needs Assessment developed to determine the probable program requirements of a new SHELD Facility. Overall the prospective SHELD Facility will consist of approximately 9,800 sf of Administration and Operations area, a 10,700 sf 10-Bay Garage and an approximate 6,300 sf Inventory Warehouse / Storage Facility. The prospective SHELD site features consist of an approximate 50,000 sf equipment yard, 7,000 sf of covered / canopy storage, fuel dispensing / fuel storage and parking for approximately 40-50 employees and visitors.

The three (3) prospective locations or properties are 27 Gaylord Street, formerly the IntelliCoat Administration Building; 28 Gaylord Street, most recent IntelliCoat's production and storage facility; and existing SHELD owned property on Old Lyman Road.

The following Study provides the Positive (Pro's) and Negative (Con's) to locating SHELD's Operation and Service Center and it's respective Space Needs / Program on each of the selected sites. All perceived site and / or building features were considered in this evaluation although additional comments and opinions are welcome.



27 Gaylord Street Complex

1. A Property Description:

27 Gaylord Street consists of several old mills and buildings of the former James River Graphics and IntelliCoat. Specifically this Study reviewed the former Administration Building which consists of 3 floors of approximately 19,000 sf per floor. A older former Mill Building (Mill #3) adjoins the facility to the East and is schedule to be removed. The available site area for SHELD's storage and equipment yard after removal of Mill #3 would be approximately 0.8 acre.

The Administration Building is a steel frame and concrete structure with precast concrete exterior wall panels built circa 1968. Building has accessible on-grade access at First and Second Floor.

1.B Positive features (Pro's) for SHELD adaptive reuse of 27 Gaylord:

1. Property within general description of South Hadley "Falls" neighborhood.
2. Portion of property is for lease.
3. Reasonable access to Route 202.
4. Industrial zoned property.
5. Facility and property sufficient for SHELD space needs.
6. Proximate to public transportation (Lamb Street / PVTa).

1.C Negative features (Con's) for SHELD adaptive reuse of 27 Gaylord:

1. Property is not sub-dividable for sale only lease which is disadvantageous for SHELD.
2. Property would need to be acquired at undefined cost.
3. Property location is at farthest edge of "Falls" neighborhood.
4. Property's lower grade falls within FEMA 100 and 500 year flood zones.
5. New FEMA / FIRM flood zone maps to be issued with possibly larger flood zones.
6. SHELD is a Critical-Use facility and is not appropriate in a flood zone.
7. All electrical and mechanical services would have to be relocated from current First Floor to above Base Flood Elevation (BFE).
8. Addition construction requirements for Critical-Use facilities include:
 - a. Higher structural and lateral load resistance; structural modifications to existing structure may be needed.
9. Lower grade level floor has insufficient clear height for SHELD Garage facility.
10. An adjacent Garage addition is not feasible due to flood zone.
 - a. A new Garage's addition floor cannot be raised above BFE because compensatory storage is not available for required new fill.
11. Insufficient exterior storage and equipment yard area.
12. Existing oversized facility / building would need to be sub-divided for SHELD use.
13. Property location in heavy industrial area not conducive to Customer / Visitor and Public access.
14. SHELD purchase of property removes the property from Tax Roll.
15. On-site Material Storage Yard would be within flood zone.
16. Majority of parking is not adjacent to building / entrances.
17. SHELD use of site may not improve walkability of the downtown "Falls" District.
18. Possible latent hazardous materials below grade.

Based on the above stated property features, deficiencies and constraints this proposed property's reuse for the new SHELD Operations and Service Center does not appear to be reasonably feasible.



28 Gaylord Street Facility

2.A Property Description:

28 Gaylord Street consists of an older Mill Building and a newer Production / Warehouse Facility formerly operated by IntelliCoat. The entire facility is approximately 134,600 sf. The existing building area most feasible for SHELD's adaptive reuse is at the East end of the 1989 Warehouse structure. This existing partitioned area consists of approximately 8,500 sf of office space and 22,800 sf of high bay storage. The Eastern lot area would permit an approximate 1.3 acre Storage and Equipment Yard.

The Production / Warehouse structure is a high bay pre-engineered metal framed building with a minimum ceiling height of 34 feet. Exterior walls consist of 3 inch insulated metal panels with exterior split-face concrete block to 8 feet above grade. Floor slab construction is 8 inch reinforced concrete.

2.B Positive features (Pro's) for SHELD adaptive reuse of 28 Gaylord:

1. Property within general description of South Hadley "Falls" neighborhood.
2. Portion of property is for lease or sale.
3. Reasonable access to Rout 202.
4. Industrial zoned property.
5. Facility and property large enough for SHELD space needs.
6. Property not located on existing FEMA / FIRM 100 or 50 year flood zone map.
7. Adequate existing parking for Staff and Customers / Visitors.
8. Proximate to public transportation (Lamb Street / PVTa).

2.C Negative features (Con's) for SHELD adaptive reuse of 28 Gaylord:

1. Property would need to be purchased / acquired at undefined additional cost.
2. Property location is at farthest edge of "Falls" neighborhood.
3. Oversized facility / building would need to be sub-divided for SHELD use.
 - a. SHELD purchase of sub-divided property would require firewall separation of structure.
 - b. Additional redundant structural system would be required on both sides of firewall.
4. Property location in a heavy industrial area is not conducive to Customer / Visitor and Public access.
5. New FEMA / FIRM flood zone maps to be issued with possible larger flood zones.
6. SHELD is a Critical-Use facility and is not appropriate in a flood zone.
7. Addition construction requirements for Critical-Use facilities include:
 - a. Higher structural and lateral load resistance; structural modifications to existing structure may be required.
 - b. Mechanical and electrical critical systems must be some distance above BFE.
 - c. Geotechnical conditions need to be verified if suitable for Critical-Use facility.
8. SHELD purchase of property removes property from Tax Roll.
9. Overall facility and property are highly marketable to other industrial and commercial use.
10. Site had poor on grade access into building to garage SHELD truck fleet.
11. Flat interior slab has no slope or floor drains for required Garage use.
12. Extensive exterior envelope work required for improved office function and appearance.
13. On-site Material Storage Yard would be in highly visible location.
14. Overall moderate renovation costs would be anticipated for proposed change of use.
15. Security concerns with other prospective building Tenant (Patriot Care).
16. SHELD use of site may not improve walkability of the downtown "Falls" District.

Based on the above stated property features, deficiencies and constraints this proposed property's reuse for a new SHELD Operations and Service Center does not appear to be in SHELD's rate payer's best interest.



SHELD Owned Old Lyman Street Property

3.A Property Description:

The SHELD Owned property on Old Lyman Road consists of a 7.5 acre lot on the East side of Old Lyman. The property is contiguous with another SHELD owned property on Lyman Terrace of approximately 1.8 acres. The property is wooded with reasonably sloped topography. The property is bounded by Residential property to the North, East and South, and Business properties to the West. The Southern property line is contiguous with a WMECO high power line and right of way.

3.B Positive features (Pro's) for Siting SHELD Facility on Old Lyman Road:

1. Property is already owned by SHELD, no acquisition cost required.
2. Property is not located in or adjacent to FEMA flood zones.
3. Property is demonstrably suitable for current and future SHELD space needs.
4. Storage and equipment yard in excess of 1.3 acres.
5. Property is adjacent to Route 33 Business zone and proximate to an Industrial zone.
6. Property is conducive to Customer / Visitor and Public access.
7. New construction allows custom facility and site design to maximize building and operations efficiency.
8. New construction would have longer service life.
9. Existing SHELD Main Street property can be returned to Town for Town disposition or redevelopment.

3.C Negative features (Con's) for Siting SHELD Facility on Old Lyman Road:

1. Adjacent Residential properties will require substantive landscape buffers.
2. New development will require storm water management and detention.
3. Property is not proximate to public transportation.
4. New construction cost estimated is \$8M.
5. Property is not located within South Hadley "Falls" neighborhood.

Based on the above stated property features, deficiencies and constraints this proposed property's use for a new SHELD Operations and Service Center is reasonably feasible.