



Bruce Evans <bevans.fincom@natickma.org>

Pending Article 23

John Ciccariello <johngreydolphin@gmail.com>

Tue, Sep 28, 2021 at 3:35 PM

To: bevans.fincom@natickma.org, Michael Hickey <mhickey@natickma.org>

Dear Bruce and Michael: Although I am no longer a resident of Natick, I was fortunate to work with the Interim Town Administrator Bob Rooney back in early May of 2021. Bob approached me about assisting the Town of Natick and evaluating five Natick Town Owned Buildings concerning their respective physical condition and potential estimated costs to repair, renovate, replace as well as possible leasing, selling or relocation of present existing town departments.

First let me make clear that Bob made it clear to me there would be no compensation for my time or services. My name was provided to him by individuals whom felt I had a wealth of experience and knowledge of the many Town Owned Buildings as well as my Professional Background as a Registered Architect and Builder in Massachusetts. As a former Selectmen and Finance Committee I had many opportunities to evaluate and discuss the merits of leasing or selling this property.

It is my understanding that the Eliot School is the topic of pending Warrant Article 23 concerning the potential sale of the property.

During my site visit and subsequent meeting with the Infrastructure Task Force, I presented my summary of the Eliot School, a copy of which is included in this email as well as the Town's Commercial Property Record Card.

I would like to share my thoughts and opinion concerning Article 23.

1. The site being only 2.8 acres is not adequate to house the construction of a new town owned facility such as a school, recreation center or public facility building.
2. The present zoning is an RSA District which limits the type of use without a zoning change..
3. It's present Use Group under the Massachusetts Building Code is Educational.
4. Any major renovation or change in use would trigger full compliance with the present Building Code at a substantial cost.
5. Any consideration of leasing the present facility would require a substantial financial investment by a new tenant or the Town as well as a long term lease agreement to offset the financial investment.
6. In evaluating the cost options I provided in my summary, it is my opinion given the overall condition of the building and site, the Town would be wise not to continue to pour dollars into a property which has no significant value or use by the Town itself.
7. My opinion is the Town should strongly consider the sale of the property moving forward. Any dollars the Town receives on the sale would most likely fall to the General Fund. for future discussions on best to use those funds.

Wishing you all well, I trust you will share this email with other Board and Finance Committee members.

Construction Management & Consulting Services

JOHN CICCARIELLO & Associates Inc.
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South Dennis, Ma. 02660-0246

5/12/21

Eliot School
5 Auburn St.
Natick Ma.

Evaluation Overview

Description: The main structure is two story with an attached one and half story gym. The main structure was built in 1938. Gym construction is unknown. The structure is presently vacant and was previously leased to the Montessori School. The structure is under the ownership of the Town of Natick.

Building Size. Approximately 12,494 square feet which includes the gym's 2701 square feet. There is another 1520 square feet of support area as well as exterior covered porch of 480 square feet. A small entry alcove connects the gym with the main building via a set of stairs. It should be noted that there is a large lower level space is under the gym stage which was not accessible during our visit.

Zoning District: RSA

Property: Total land is 2.84 acres which includes the parking area and open space along Rte. 16. Pavement is in good repair. There is a children's playground on the property. It appears the adjacent school is utilizing the town property for recreational activities.

Exterior: Brick veneer is in good repair.

Windows: The main window systems to the classrooms and gym are wood framed window wall systems which include oversized double hung winds and painted panels. The remaining windows throughout are either double hung, fixed arched or circular windows. Glass is all single glazed no insulated. Windows are in fair condition, exterior side is in need of painting. Note: Window caulking should be tested for asbestos and PCB's.

Exterior Doors: in need of temporary weatherstripping to prevent cold air from entering through the gaps in the pair of doors.

Roof: Slate roofing in good condition require some minor repairs. Access to roof was not available.

Interior Systems: Painted plaster walls and ceilings in good condition. Flooring is 12 x 12 vinyl tile and carpet set over what appears to be plywood sub-flooring. Flooring is in fair to good condition. Basement finishes vary and are in fair condition. Central toilet facilities on each floor (boys and girls) are tiled walls and flooring outdated.

Gym flooring is wood in fair condition in need of refinishing.

Fire Protection: Fire Alarm system is installed.
No Sprinkler System.

HVAC: Boiler System is in poor condition. Water was observed leaking from the boiler and there was standing water on the floor. System is steam with cast iron radiators throughout except the gym which appears to have a separate system unknown.

Boiler is a Burnham V911 1323 MBH installed in 2003. Fuel is oil.

Electrical: Service and systems are original, some improvements to electric panels have taken place. Light fixtures are outdated and not energy efficient.

Handicapped Accessibility: The main entry has a temporary metal framed handicap ramp. The remainder of the building is not handicapped accessible. No Elevator as well for the two story structure. There are various floor levels connected by stairs. Renovations would require compliance with Mass. Architectural Rules and Regulations per CMR 521. The gym is not handicapped accessible.

Overall View: The exterior building elements are in fair to good repair except for the window systems. The interior finishes are from fair to good condition with ceilings, walls and interior requiring painting upgrades. Major system upgrades would include a new boiler and heating system, window replacement, electrical upgrades, a sprinkler system and handicapped improvements throughout.

Short Term Improvements 5 Years.

- | | |
|-------------------------------|--------------|
| 1.New Boiler Replacement Only | \$150,000.00 |
| 2.Weatherstrip Exterior Doors | \$5000.00 |

Long Term 10-15 Years

1.Window Replacement \$175,000.00

2.New Boiler and Hot Water
Heating System

12,494 Square Feet x \$32.00/sf \$399,808.00

3.Sprinkler System

14014 Square Feet x \$12.00/sf \$168,168.00

4. Handicap Accessibility \$775,000.00

Major Renovations

15-20 Year Use

12494 Square Feet x \$425.00 \$5,309,950.00

Building Replacement School

12,494 Square Feet x \$600.00 \$7,496,400.00

Situs : 5 AUBURN ST

Map ID: 63-00000001

Class: Vacant - Selectman/City Council

Card: 1 of 1

Printed: November 16, 2020

CURRENT OWNER

NATICK INHAB OF THE TOWN
ELIOT SCHOOL
13 EAST CENTRAL ST
NATICK MA 01760

GENERAL INFORMATION

Living Units
Neighborhood 406
Alternate Id 50225
Vol / Pg 06165/00491
District
Zoning RSA
Class COMMERCIAL

63-00000001 11/27/2017

Property Notes

05022501.JPG

Land Information

| Type | Size | Influence Factors | Influence % | Value |
|--------------------------------------|-----------|-------------------|-------------|---------|
| Primary | AC 2.0000 | | | 800,230 |
| Undeveloped | AC 0.8400 | | | 63,000 |
| Total Acres: 2.84 Spot: Location: | | | | |

Assessment Information

| | Prior | Appraised | Cost | Income | Market |
|-------------------------|---------------|-----------|-----------|-----------|--------|
| Land | 863,200 | 863,200 | 863,200 | 863,200 | 0 |
| Building | 2,456,600 | 2,456,600 | 2,456,600 | 437,000 | 0 |
| Total | 3,319,800 | 3,319,800 | 3,319,800 | 1,300,200 | 0 |
| Manual Override Reason | | | | | |
| Base Date of Value | | | | | |
| Effective Date of Value | | | | | |
| Value Flag | COST APPROACH | | | | |
| Gross Building: | | | | | |

Entrance Information

| Date | ID | Entry Code | Source |
|----------|-----|------------|--------|
| 10/07/99 | 900 | Entry | Other |

Permit Information

| Date Issued | Number | Price | Purpose | % Complete |
|-------------|--------|--------|------------------|------------|
| 07/20/01 | 546 | 5,600 | BLDG Int Renov | 100 |
| 07/12/99 | 469 | 98,066 | BLDG Renovations | 100 |
| 11/24/98 | 775-98 | 2,245 | BLDG Shed | 100 |

Sales/Ownership History

| Transfer Date | Price | Type | Validity | Deed Reference | Deed Type | Grantee |
|---------------|-------|------|----------|----------------|-----------|---------|
| | | | | | | |

Inspection Witnessed By _____

Situs : 5 AUBURN ST

Parcel Id: 63-00000001

Class: Vacant - Selectman/City Council

Card: 1 of 1

Printed: November 16, 2020

Building Information

Year Built/Eff Year 1938 / 2010
Building # 1
Structure Type School
Identical Units 1
Total Units 1
Grade B
Covered Parking
Uncovered Parking
DBA ELIOT
MONTESSORI SCH

Building Other Features

| Line | Type | +/- | Meas1 | Meas2 | # Stops | Ident Units |
|------|-------------|-----|-------|-------|---------|-------------|
| 1 | Porch, Open | | 354 | 1 | | 1 |

Interior/Exterior Information

| Line | Level | From - To | Int Fin | Area | Perim | Use Type | Wall Height | Ext Walls | Construction | Partitions | Heating | Cooling | Plumbing | Physical | Functional |
|------|-------|-----------|---------|-------|-------|---------------------------|-------------|-------------|----------------|------------|----------|---------|----------|----------|------------|
| 1 | B1 | B1 | 100 | 2,160 | 163 | Daycare/School | 8 | Brick Venee | Fire Resistant | Normal | Hw/Steam | None | Normal | 5 | 3 |
| 2 | B1 | B1 | 100 | 1,520 | 206 | Support Area | 8 | Brick Venee | Fire Resistant | Normal | None | None | None | 3 | 3 |
| 3 | 01 | 01 | 100 | 3,953 | 321 | Daycare/School | 12 | Brick Venee | Fire Resistant | Normal | Hw/Steam | None | Normal | 3 | 3 |
| 4 | 01 | 01 | 100 | 2,701 | 194 | Tennis-Racquet Ball Court | 24 | Brick Venee | Fire Resistant | Normal | Hot Air | None | None | 4 | 3 |
| 5 | 02 | 02 | 100 | 3,680 | 264 | Daycare/School | 12 | Brick Venee | Fire Resistant | Normal | Hw/Steam | None | Normal | 3 | 3 |

Interior/Exterior Valuation Detail

| Line | Area | Use Type | % Good | % Complete | Use Value/RCNLD |
|------|-------|---------------------------|--------|------------|-----------------|
| 1 | 2,160 | Daycare/School | 97 | | 352,550 |
| 2 | 1,520 | Support Area | 90 | | 105,270 |
| 3 | 3,953 | Daycare/School | 90 | | 783,800 |
| 4 | 2,701 | Tennis-Racquet Ball Court | 95 | | 585,260 |
| 5 | 3,680 | Daycare/School | 90 | | 619,480 |

Outbuilding Data

| Line | Type | Yr Blt | Meas1 | Meas2 | Qty | Area | Grade | Phy | Fun | Value |
|------|----------|--------|-------|-------|-----|-------|-------|-----|-----|--------|
| 1 | Asph Pav | 1980 | 1 | 5,000 | 1 | 5,000 | C | 3 | 3 | 10,200 |

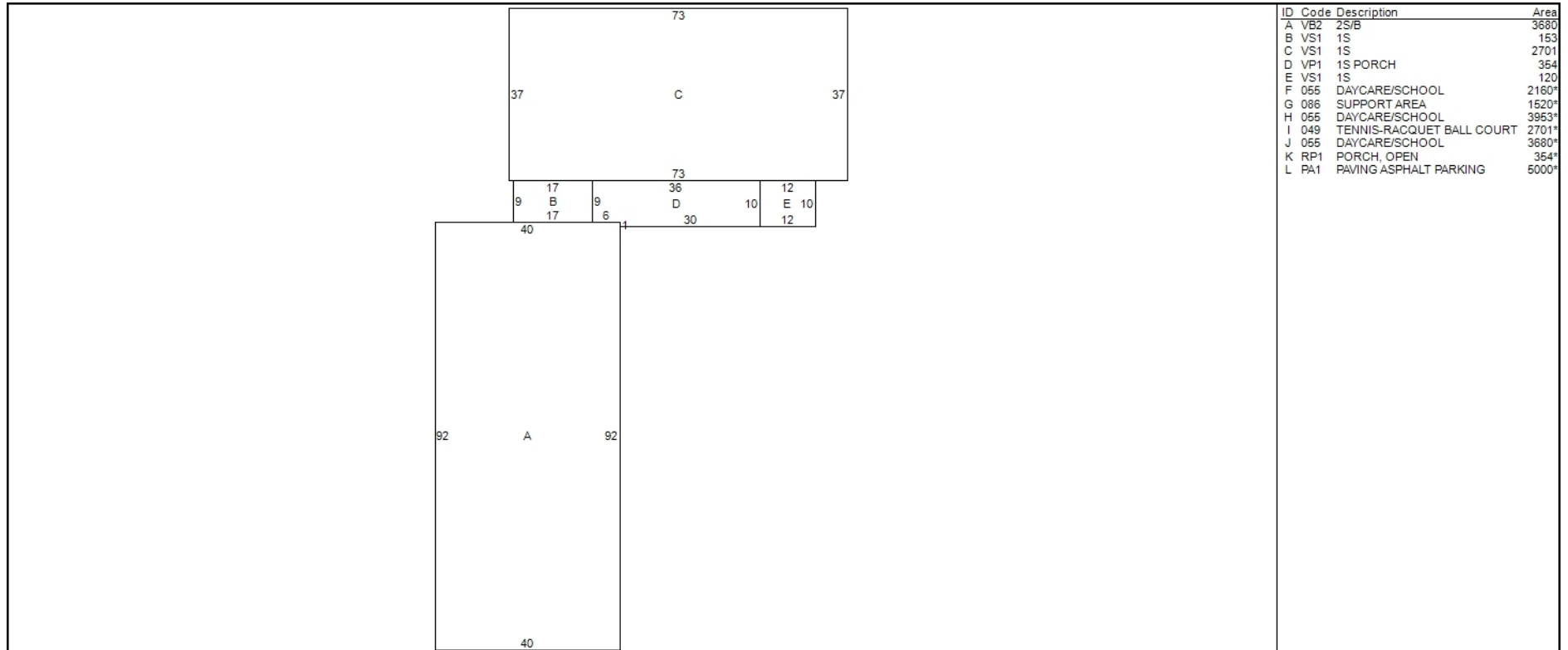
Situs : 5 AUBURN ST

Parcel Id: 63-00000001

Class: Vacant - Selectman/City Council

Card: 1 of 1

Printed: November 16, 2020



Additional Property Photos



63-00000001 11/27/2017



| | | | | |
|---------------------|------------------------|----------------------------------------|--------------|----------------------------|
| Situs : 5 AUBURN ST | Parcel Id: 63-00000001 | Class: Vacant - Selectman/City Council | Card: 1 of 1 | Printed: November 16, 2020 |
|---------------------|------------------------|----------------------------------------|--------------|----------------------------|

| Income Detail (Includes all Buildings on Parcel) | | | | | | | | | | | | | | | | | |
|--------------------------------------------------|----------|---------------------|-------|----------|-------------|-------------|------------------------|-----------|---------|-------------------|------------------------|-----------------|---------------|-------------|----------------|----------------|----------------------|
| Use Mod Grp | Inc Type | Model Description | Units | Net Area | Income Rate | Econ Adjust | Potential Gross Income | Vac Model | Vac Adj | Additional Income | Effective Gross Income | Expense Model % | Expense Adj % | Expense Adj | Other Expenses | Total Expenses | Net Operating Income |
| 00 | S | 001 Support | 0 | 1,520 | | | | | | 0 | | | | | | | |
| 23 | S | 001 Multi-Use Sales | 0 | 12,494 | 15.00 | | 187,410 | 7.5 | | 0 | 173,354 | 25 | | | 43,339 | 43,339 | 130,015 |

| Apartment Detail - Building 1 of 1 | | | | | | | | Building Cost Detail - Building 1 of 1 | |
|------------------------------------|----------|----------|------|-------|-------|------|--------|----------------------------------------|-----------|
| Line | Use Type | Per Bldg | Beds | Baths | Units | Rent | Income | | |
| | | | | | | | | Total Gross Building Area | 14,014 |
| | | | | | | | | Replace, Cost New Less Depr | 2,446,360 |
| | | | | | | | | Percent Complete | 100 |
| | | | | | | | | Number of Identical Units | 1 |
| | | | | | | | | Economic Condition Factor | |
| | | | | | | | | Final Building Value | 2,446,360 |
| | | | | | | | | Value per SF | 174.57 |

| Notes - Building 1 of 1 | | | | | | | | Income Summary (Includes all Building on Parcel) | |
|-------------------------|--|--|--|--|--|--|--|--------------------------------------------------|-----------|
| | | | | | | | | Total Net Income | 130,015 |
| | | | | | | | | Capitalization Rate | 0.100000 |
| | | | | | | | | Sub total | 1,300,150 |
| | | | | | | | | Residual Land Value | |
| | | | | | | | | Final Income Value | 1,300,150 |
| | | | | | | | | Total Gross Rent Area | 12,494 |
| | | | | | | | | Total Gross Building Area | 14,014 |

2 attachments



63-00000001 Eliot School.PDF

504K



Eliot School Overview.docx

28K