



Mr. David Brule
Chair
Montague Historical Commission
One Avenue A
Turners Falls, MA 01376

November 29, 2022

Dear Members of the Montague Historical Commission,

Per your request, we are responding to the questions you left us with on November 16, 2022, before the Commission's Public Hearing was continued to December 6. By way of this correspondence, we wish to share some of the photographs you requested and provide you with more detail concerning both the facility condition and real estate prospects.

We understand and respect the Commission's goal of encouraging owners of preferably preserved significant buildings to seek out persons who might be willing to purchase and to preserve, rehabilitate, or restore such buildings rather than demolish them. In fact, after taking several steps – including collaborating on the idea of redevelopment with iCare Health Network and other entities and conducting a Market Feasibility study in 2022 – to identify a potential purchaser, the Trinity Health Real Estate team received clear and consistent feedback that the advanced age of the facility – originally designed as a hospital building – made preservation, rehabilitation, restoration, or sale prohibitive. We therefore remain prepared – as indicated in our April 19, 2022 letter to Town Administrator Steve Ellis – to invest \$7M in remediation and demolition costs and to fund up to \$100,000 for an independent redevelopment study of the Farren Care Center property commissioned by the Town of Montague.

Trinity Health Senior Communities initiated a Facility Condition Assessment of the Farren Care Center in the Summer of 2021. The Facility Condition Assessment was completed by an experienced, independent architectural firm. The firm's findings and recommendations are a combination of a detailed field assessment, interviews of Facility staff and the firm's professional opinions.

The Facility Condition Assessment findings and recommendations were summarized into 1) Immediate Replacement Costs, 2) Short Term Replacement Costs and 3) Long Term Replacement Costs. The table below indicates the costs associated with each level :

Immediate Replacement Costs	Short Term Replacement Costs (2-5 years)	Long Term Replacement Costs (6-10 years)	Total Cost
\$23,781,996	\$3,220,468	\$129,413	\$27,131,887

The Facility Condition Assessment identified the following specific scopes of work as part of the \$27,131,887 total rehabilitations cost:

Concrete foundation wall - water infiltration has caused deterioration. The foundations need to be excavated, treated with a waterproof membrane and drainage mat. Structural integrity concerns have been raised with this condition.

Building subdrainage system – the grid pattern drain system has collapsed beneath the floor slabs. The building subdrainage system needs to be replaced.

Brick masonry exterior walls- the mortar joints are severely eroded throughout the multi-wythe brick exterior walls. Water infiltration has damaged the wall finishes of the interior faces. Remediation of the multi-wythe brick exterior walls requires removal of the organic growth, extensive repointing and reconstruction where deterioration is extreme. Structural integrity concerns have been raised with this condition.

Windows and doors – the steel and wood windows have severely corroded. The windows are in desperate need of replacement and are extremely energy inefficient. Many doors are decayed and are in need of replacement.

Roof system the steel roof has deteriorated resulting in corrosion of the steel roofing panels. The roof is in dire need of replacement.

Storm drainage system- the roof drains, gutter and drain piping are beyond life expectancy. Overflow drains are needed to alleviate the problems with the storm drain system.

Interior finishes- the plaster wallboard, ceramic tile, stain grade wood paneling, flooring, etc. is damaged beyond repair from water infiltration and is in need of replacement.

Domestic water supply- the water pipes and valves are aged, and replacement is necessary. The existing insulation contain asbestos and needs to be abated and replaced.

Sanitary drainage system- the piping system is beyond life expectancy and will continue to be less reliable. Replacement is necessary.

Plumbing fixtures - beyond life expectancy and are in need of replacement

Mechanical Systems- the ventilation system is beyond its expected life. The chiller is beyond its useful life. The cooling tower is corroding and leaking. A complete overhaul of the chiller and cooling tower is required. The boilers are beyond life expectancy and replacement of the boilers is necessary.

Fire suppression system- the system is beyond its useful life and a full replacement is necessary.

Emergency generator- the generators and all associated equipment have exceeded the intended service life and full replacement is necessary.

Electrical service- the panelboards, switchboards and associated feeder wiring has exceeded the intended useful life. Replacement of the entire electrical service and distribution system is necessary.

Lighting- interior lighting fixtures are aged and are not energy efficient. Replacement of the interior light fixtures is necessary.

Fire alarm system- the system is outdated and due for replacement.

Structural integrity- the structural integrity has likely been compromised due to the water infiltration at the foundation and exterior walls. Demolishing the five adjoining buildings (1965, 1928, 1960, 1958 and 1938) would further compromise the structural integrity of the 1900 building.

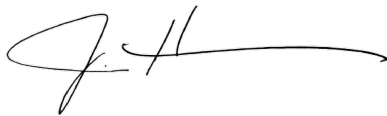
Sidewalks and parking lots- the sidewalks and parking lots are in need of repairs and repaving.

Underground oil tanks- the existing tanks have been in the ground for more than 30 years and are susceptible to leaks.

In summation, we once again respectfully ask the Historical Commission to acknowledge that what is most valuable in this equation is the health, well-being, and safety of the people of Montague. Based on its findings from the mechanical, environmental and real estate assessments as well as the market feasibility study, Trinity Health believes the demolition of this building – which has long outlived its use and its viability for transformation – is the most prudent course of action. We have made all reasonable efforts to find an alternative to demolition and have determined that there is no likelihood of any party being willing to purchase, preserve, rehabilitate, or restore the building.

We look forward to further discussion when we continue our meeting with the Commission on December 6. Should you have any questions prior to that date, please do not hesitate to contact me.

Sincerely,



Janice Hamilton-Crawford, M.B.A., FACHE
President and Chief Executive Officer
Trinity Health Senior Communities



Eric M. Dana
Vice President of Operations
Trinity Health Senior Communities

Cc: Steven Ellis, MPA, Town Administrator, Town of Montague
Walter Mackey, AICP, Assistant Town Administrator, Town of Montague