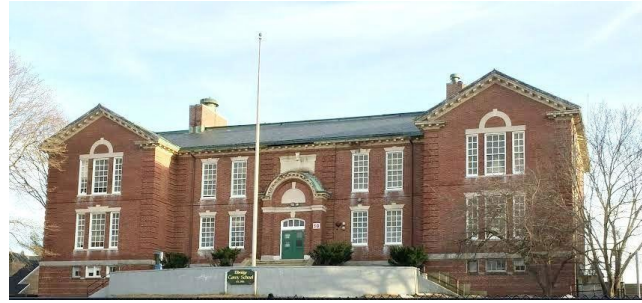


The Gerry School was designed and used as an elementary school continuously from the time of its opening in 1906 to its closure in 2018.

### **Site**

The site directly associated with the building consists of a parking area and building access. Approximately 12 to 18 parking spaces may be available for building uses in the future. A portion of the site is a playground and parking area that are expected to be retained and used as a municipal park and playground. The existing parking area near the playground will likely serve as a resource for the users of the park and neighborhood-related needs.



### **Building**

The building has three floors (Basement, First, Second), with the main access on the first floor. The total building gross area is approximately 17,000 gross square feet, with about gross 5,670 square feet per floor. The net interior area within the exterior walls is approximately 14,400 net square feet, with about 4,800 net square feet per floor. The net useable area will be less than this and will depend on the type of use, allocation of circulation and common space, and interior walls. The interior circulation (stairs and corridors) consumes a significant portion of the floor plans. The basement level has relatively little natural daylight due to the terraced character of the site, with the finish floor level well below grade on three sides of the building.

### **Building Condition**

#### Building Envelope

The exterior of the building is mostly brick masonry with a slate roof. Generally, the exterior walls are in fairly good condition and restorable. The windows do not meet current standards and are inadequate for reuse; they must all be replaced.

#### Interiors

The interiors are in very poor condition and would need complete upgrades for reuse.

#### Building Systems

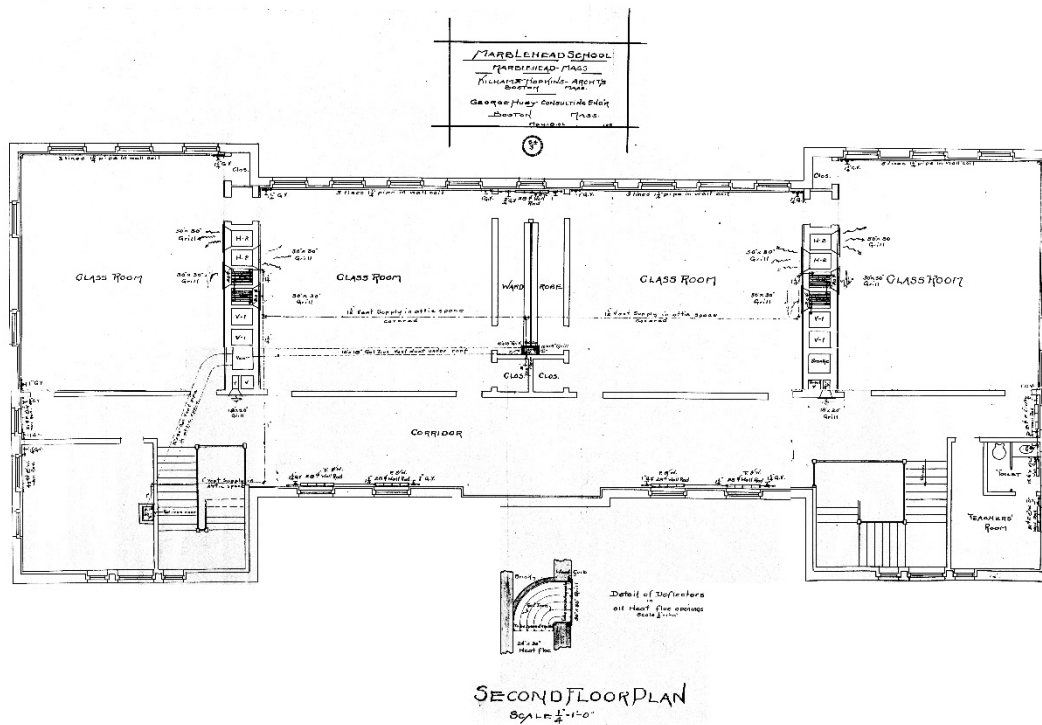
The heating system is not currently functioning and would need to be replaced. It is likely that all other building systems will not meet current code standards and would need to be replaced or upgraded. It does not meet current egress standards. The building is unlikely to meet current energy codes and does not have currently-required life safety systems.

#### Accessibility

The building is not handicapped accessible in terms of access or vertical circulation.

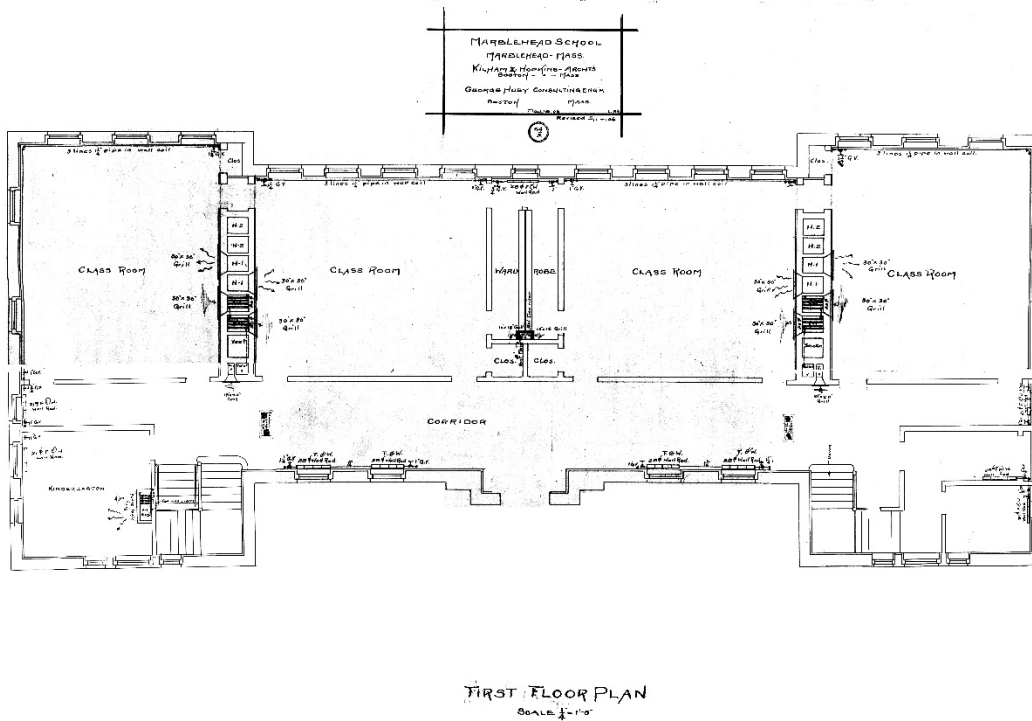
#### Code Compliance

The building does not meet current building codes for many components; a complete code upgrade would be required for most reuse scenarios.



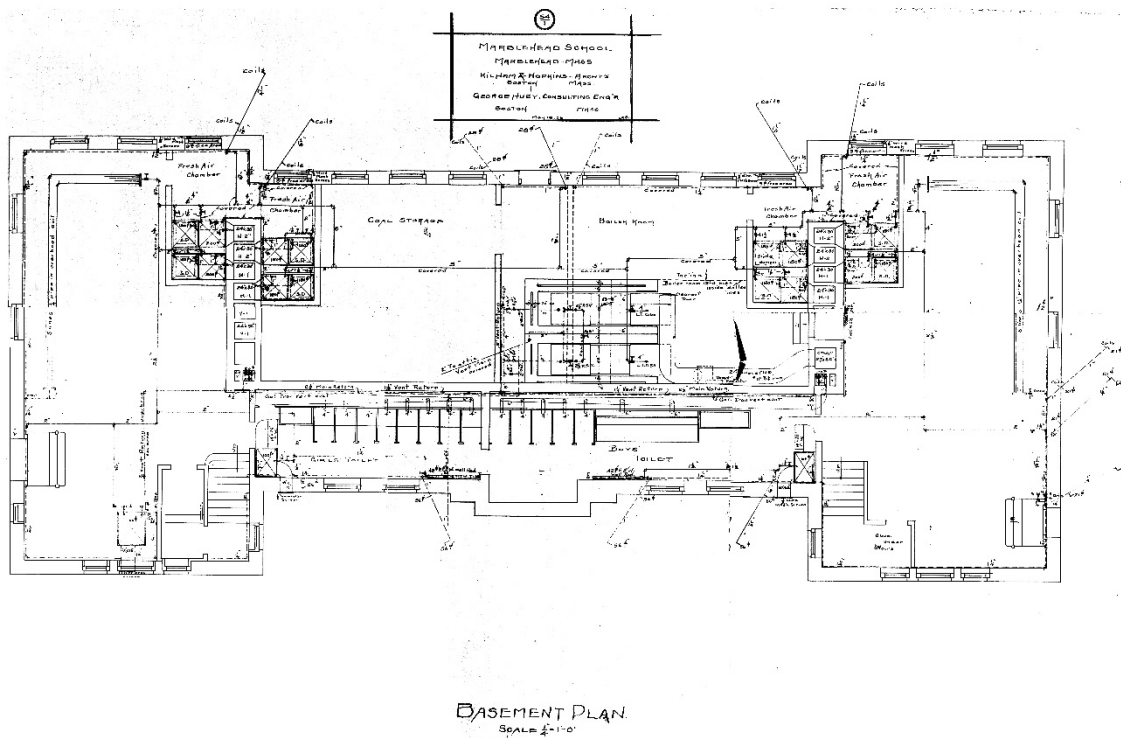
## Second Floor Plan

(Original drawings; note that limited changes have been made to the building)



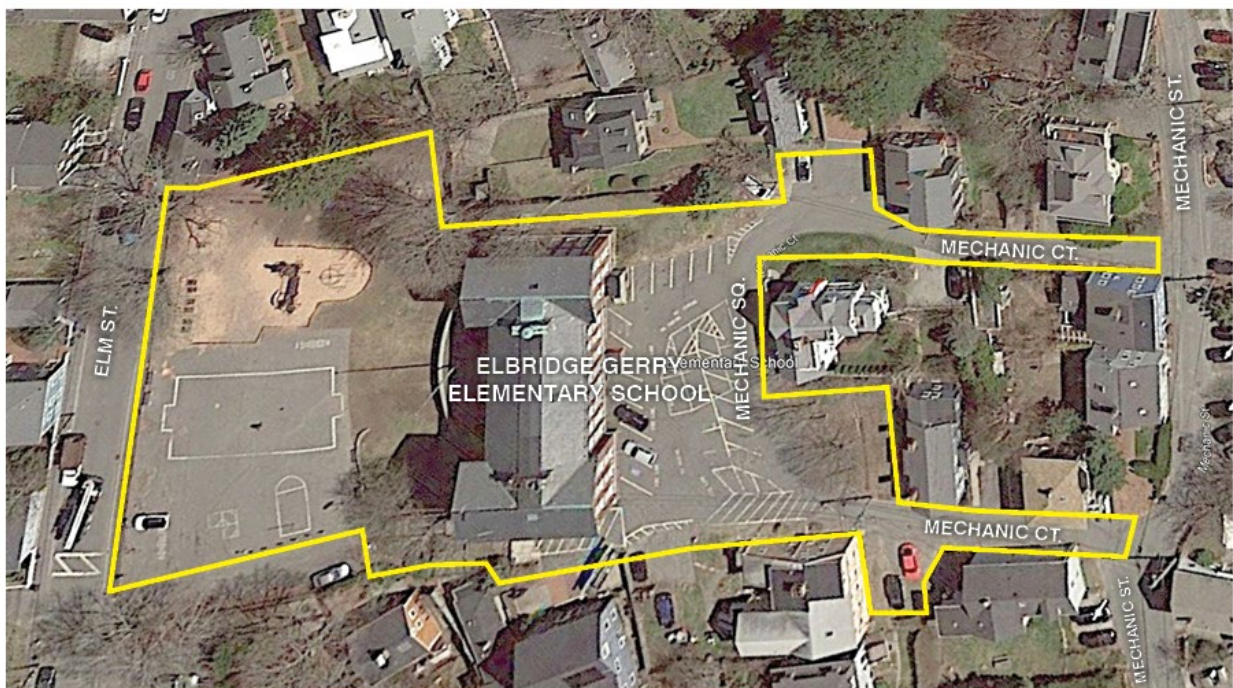
## First Floor Plan

(Original drawings; note that limited changes have been made to the building)



### Basement Plan

(Original drawings; note that limited changes have been made to the building)



### Site

Town property line shown as approximate location