

8/25/2026

Building Conditions Assessments Vicksburg Square and BOQ Buildings

Draft Report Summary



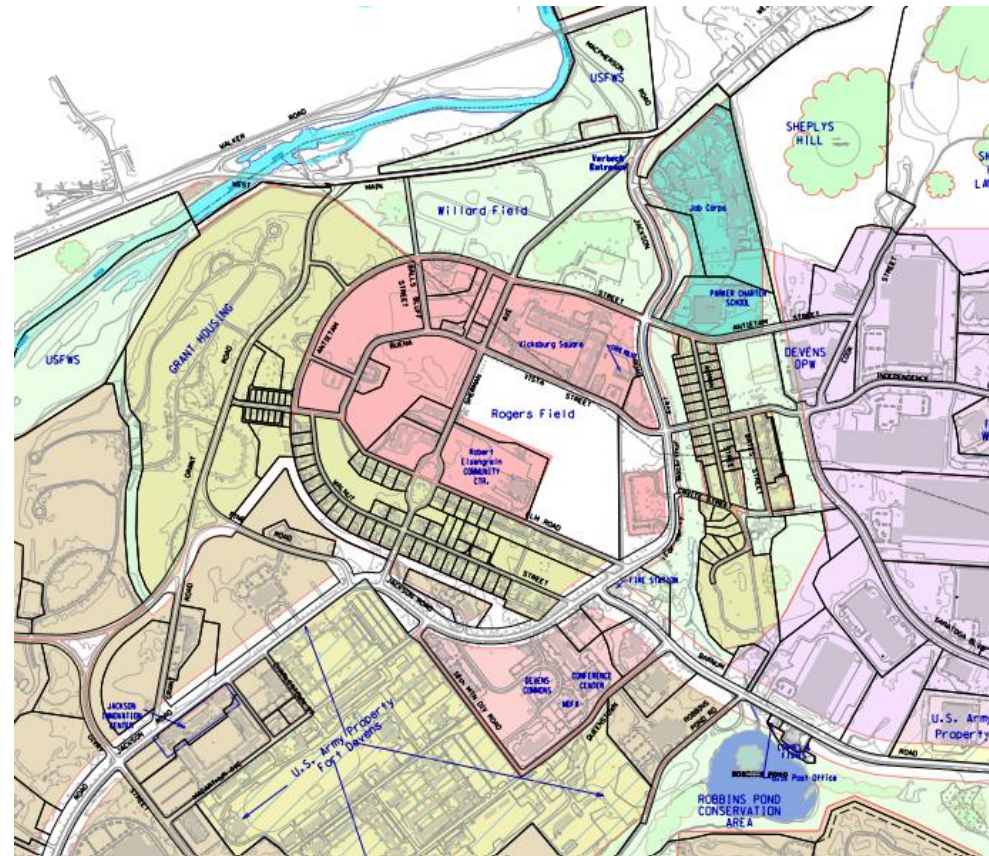
Building Conditions Assessments

Agenda

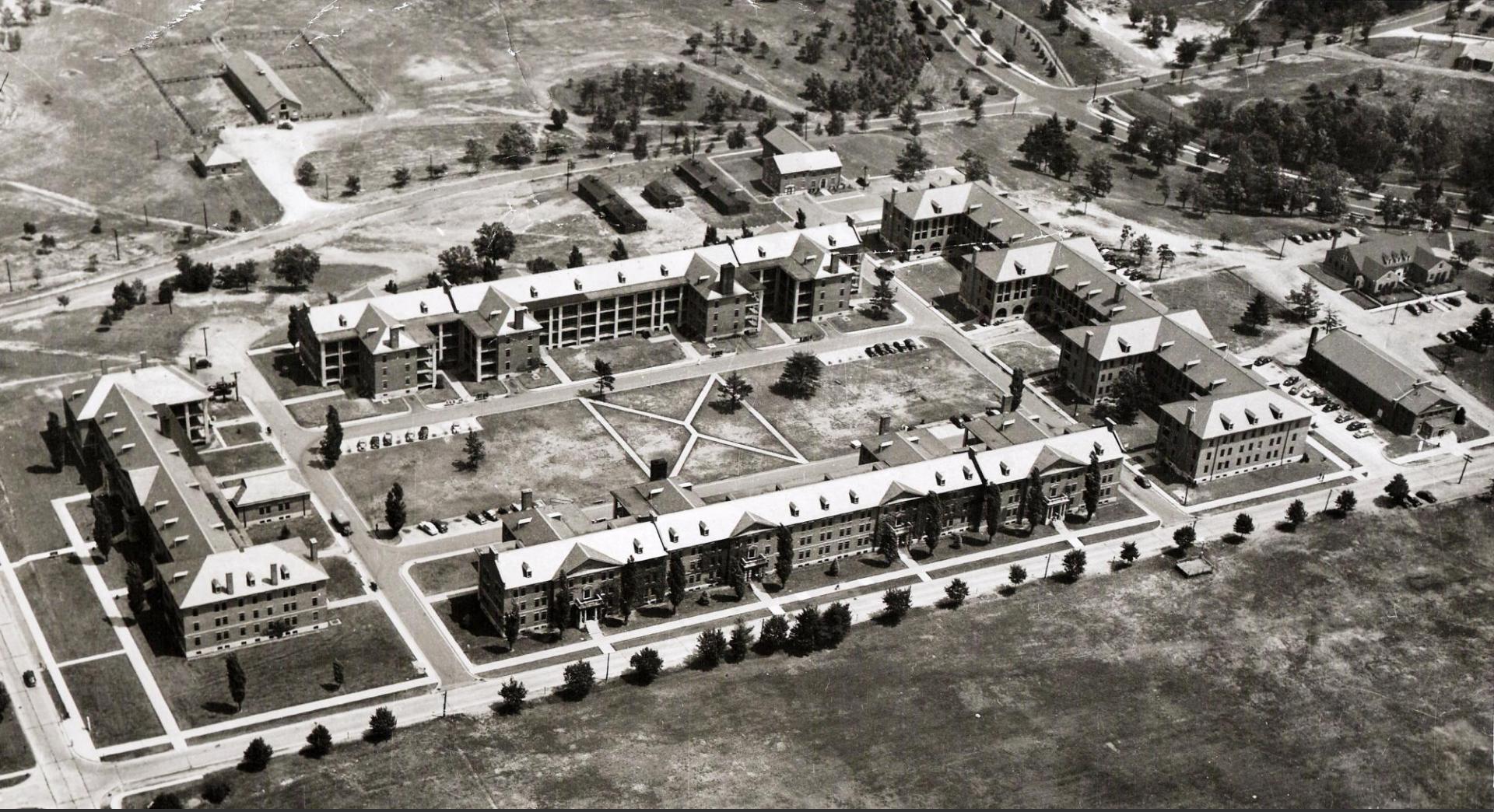
- Background
- Study Overview
- Summary of Key Findings
 - Vicksburg Square
 - Washington Hall & BOQs
- Near-Term Steps

Background: ITC* Zoning District

- ±90 acres in total area surrounding Rogers Field
- Allowed uses: office, incubator, light industrial, R&D, civic & municipal, cultural, academic
- Prohibited uses: residential, hotel, retail, heavy industrial

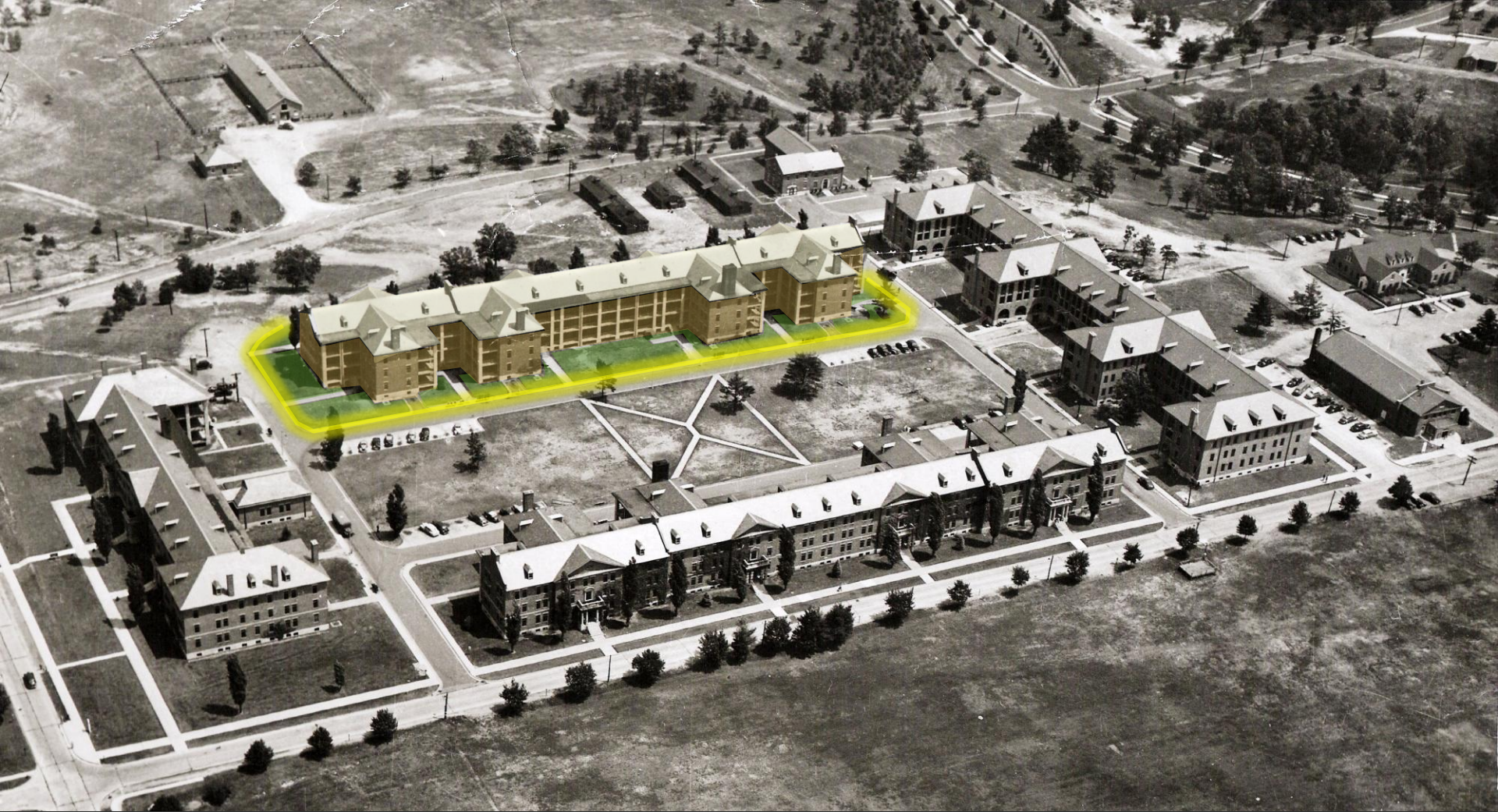


* - ITC: Innovation & Technology Center Zoning District



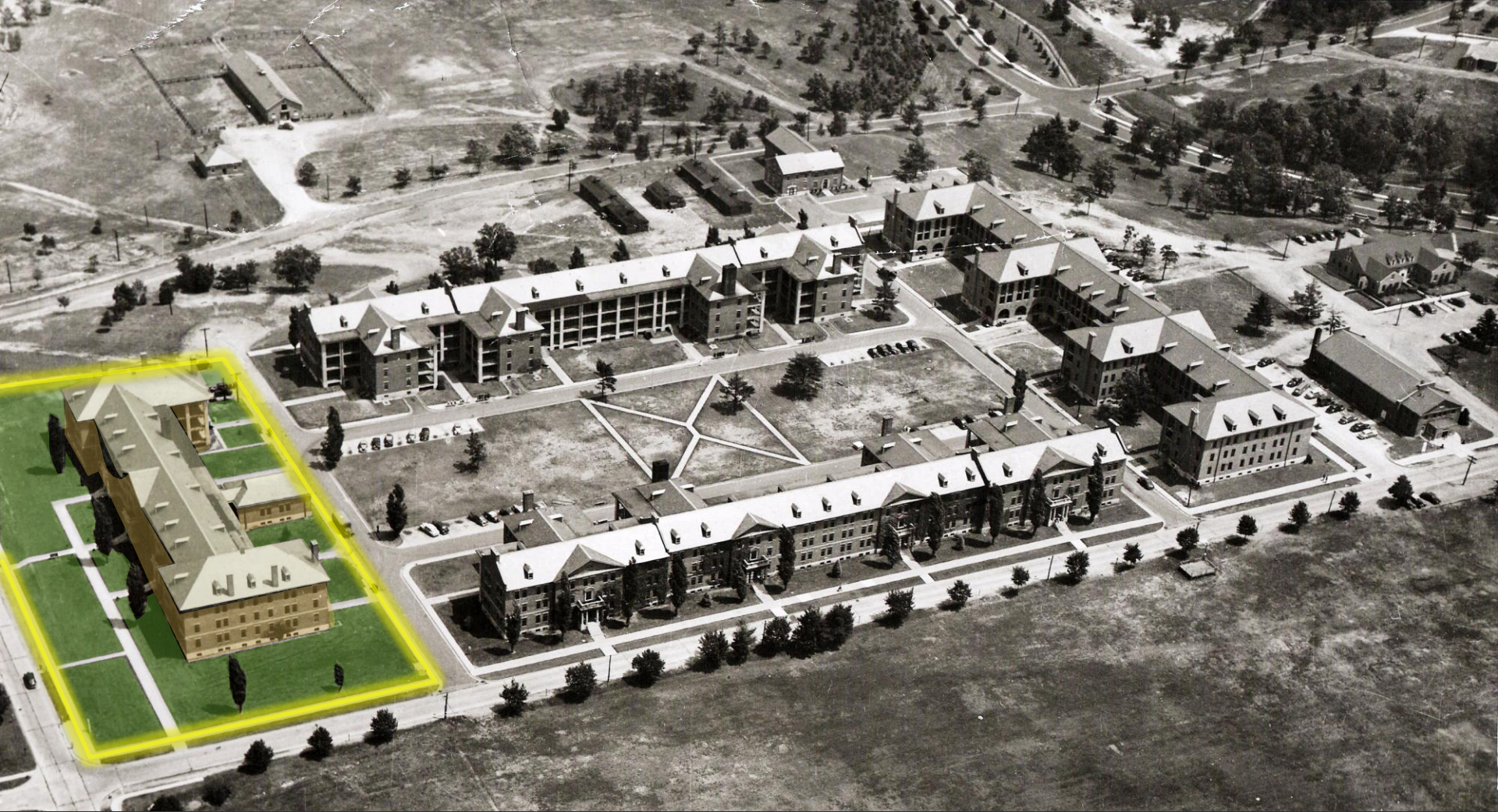
Background: Vicksburg Square

- ±20-acre site with seven buildings, four of which were studied (Allen, Knox, Revere, Hale)
- Buildings are contributing historic resources within the historic district
- Public access restricted



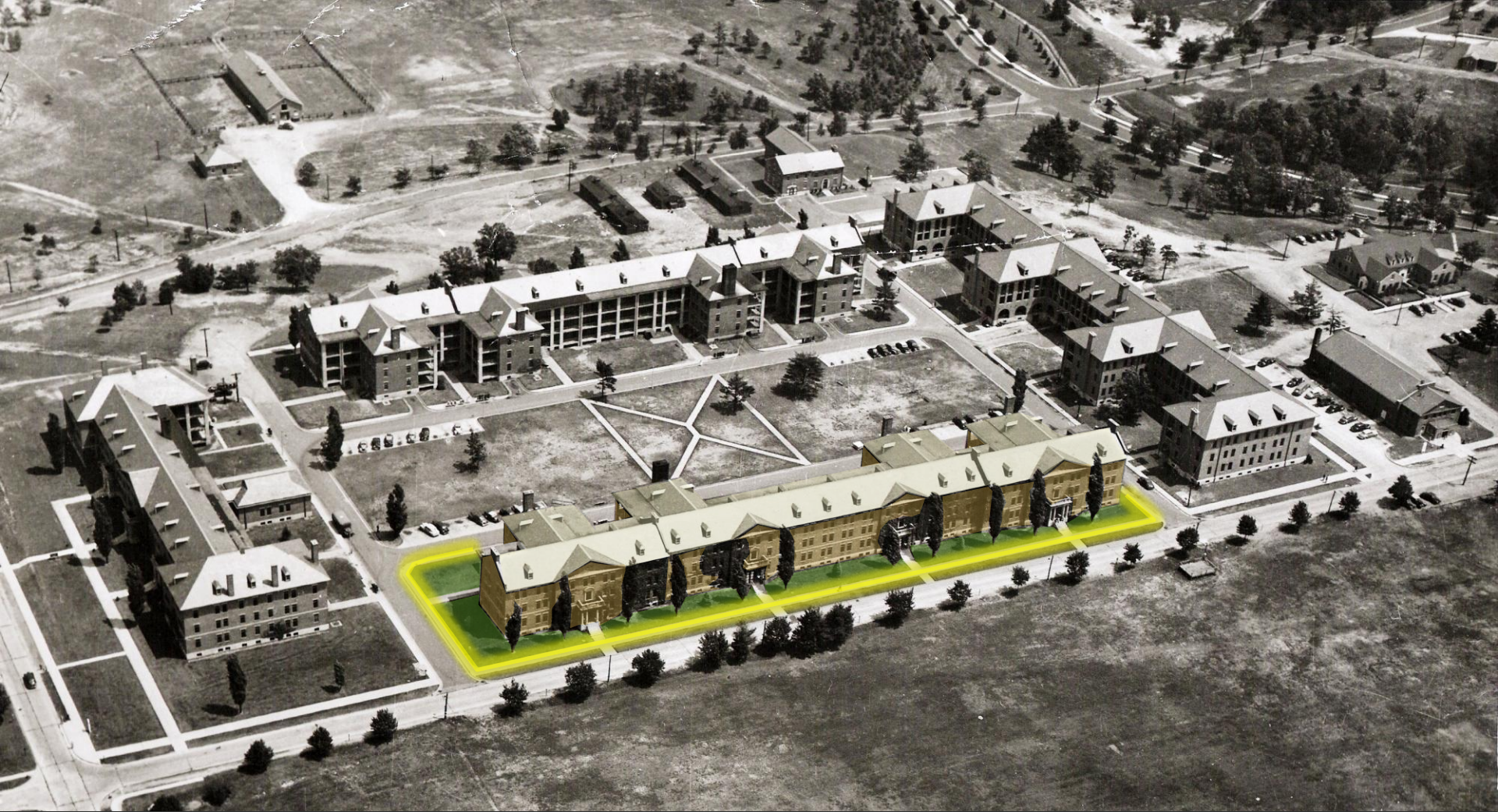
Background: Allen Hall (1929)

- ±113,075 sf on three floors including basement
- 23-bay Georgian Revival structure, four roof gables
- Originally built to house 399 soldiers
- Mothballed in mid-1990s



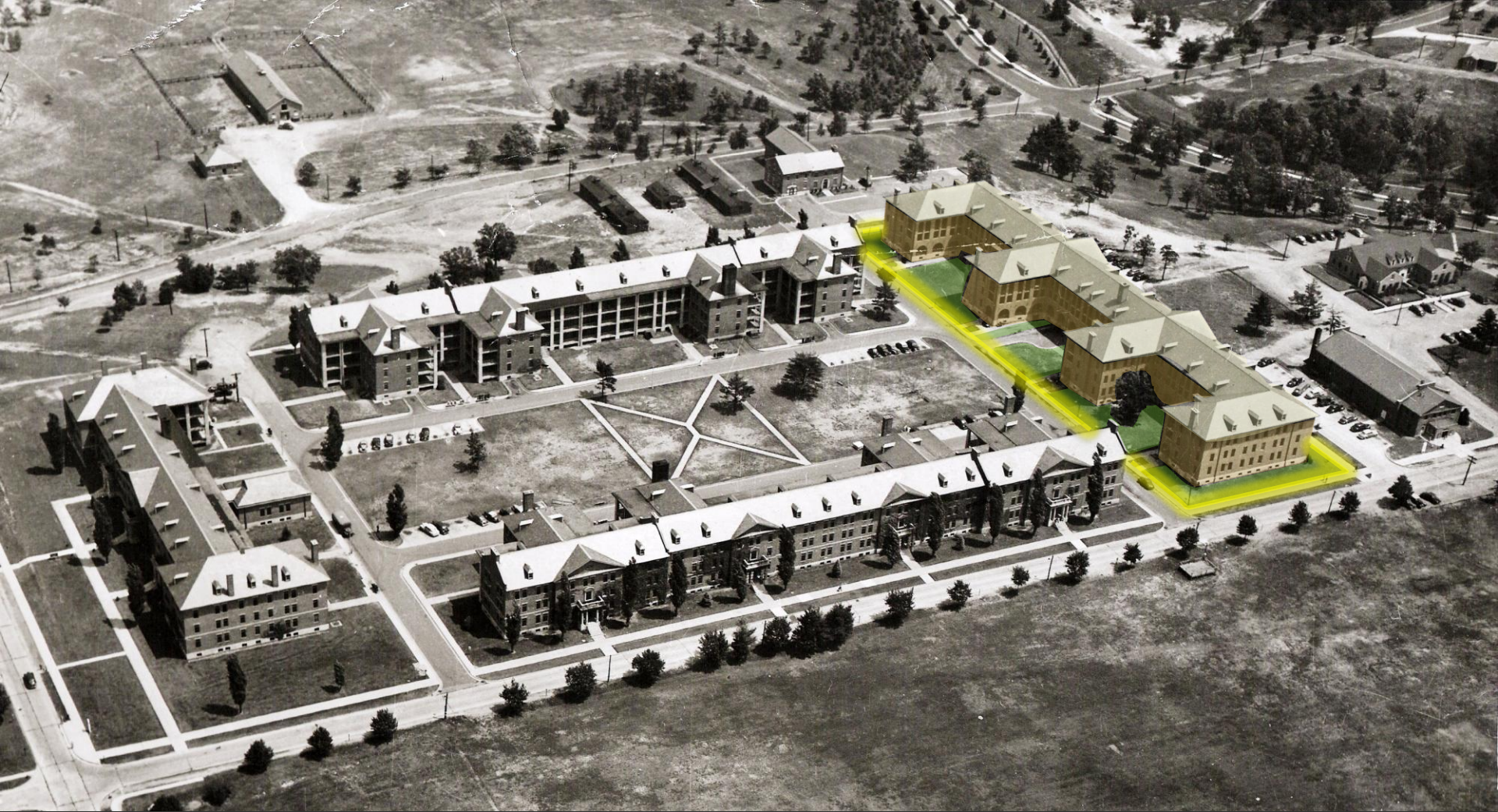
Background: Knox Hall (1929)

- ±71,781 sf on three floors plus a 23,000 sf basement
- 13-bay Georgian Revival structure, three roof gables
- Mothballed in mid-1990s



Background: Revere Hall (1929)

- ±111,141 sf on three floors
- 23-bay Georgian Revival structure, four roof gables
- Originally built to house 250 soldiers
- Mothballed in 2006

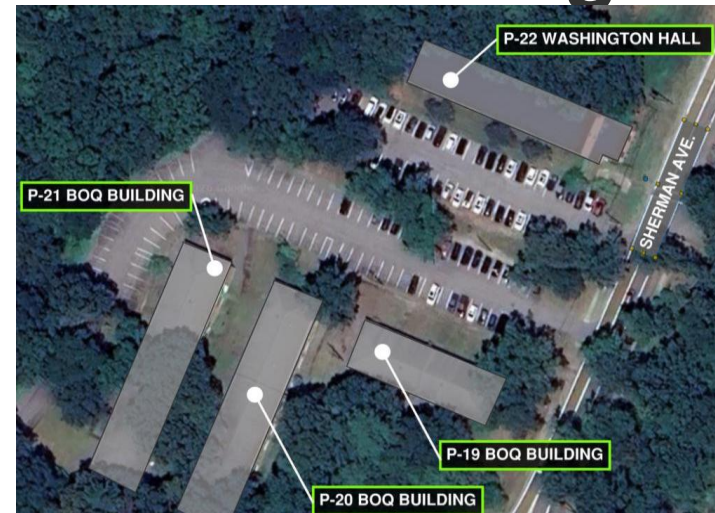


Background: Hale Hall (1940)

- ±112,825 sf on three floors including basement
- 23-bay Georgian Revival structure, four roof gables
- Originally built to house 500 soldiers
- Mothballed in mid-1990s

Background: Sherman Ave. Buildings

- BOQs
 - Three two-story apartment-style buildings ranging in size from 10,620 SF to 17,020 SF
 - Built in 1963, identical in style
 - Public access restricted
- Washington Hall
 - Three-story, dormitory-style residential building, $\pm 24,000$ SF
 - Built in 1955
 - Public access restricted
- ± 4.48 -acre site



Background: Housing Working Group

- Devens Housing Working Group (HWG) convened in 2025 to consider ways to encourage new housing development, including rezoning ITC
- **HWG unanimously recommended residential uses be permitted in ITC** and building conditions reports for Vicksburg Square be updated to inform rezoning efforts (among other studies)
- An Executive Office of Housing & Livable Communities (EOHLC) grant provided most of the funding for these updated assessments

Study Overview

CONSULTANT TEAM



Lim Consultants, Inc.



WHAT WAS ASSESSED

- Structural systems and stability
- Exterior envelope (roof, walls, windows)
- ~1,300 hazardous material samples
- Cost estimates: abate, stabilize, demolish

DELIVERABLES

- Building narrative
- Hazmat report
- Abatement cost opinions
- Cost Estimates

ASSUMPTIONS & EXCLUSIONS

Costs include: direct trade costs, 15% design contingency, general conditions (10%), insurance (1.5%), bonds (1%), fee (3%), escalation (9.33% to Summer 2027).

Costs exclude: design fees, soft costs, owner's administration, MEP systems, interior renovation, furnishings.

NOTES ON COST ESTIMATES

- Source: Miyakoda Consulting, May 13, 2026; Fuss & O'Neill abatement opinions, February 2026.
- Estimated costs do not full renovation or adaptive-reuse costs. Abatement is required for either stabilization (for adaptive-reuse) or demolition.

Summary of Key Findings

- Total estimated abatement and stabilization cost: **±\$44.0M**
- Hazardous materials abatement alone: **±\$9.5M** (buildings contain confirmed asbestos and presumed PCBs)
- Allen Hall accounts for nearly **40%** of total cost
- Allen Hall is in imminent danger of further deterioration that will dramatically increase the costs to address the building condition
- Revere & Knox Halls are in similar conditions with advanced levels of deterioration

Summary of Key Findings

- Hale Hall is the most structurally sound of the four primary Vicksburg Square buildings
- BOQs and Washington Hall are stable and require minimal, though meaningful, investment
- Stabilization does not include any costs toward adaptive reuse/renovation



Image: Unbraced chimney, Washington Hall.
(ICON Architecture, 2026.)

Vicksburg Square Conditions



Images (clockwise from top left): Deteriorated concrete beams, slabs (Knox); failing roof framing at porches (Revere); deteriorated roof joists from water intrusion (Hale); deteriorated beams and exposed slabs (Allen). (ICON Architecture, 2026.)



Sherman Avenue Conditions



Images (clockwise from top left): Wooden trusses in good condition (BOQs); typical view of pipe trench (BOQs); Washington Hall roof (well past useful life); example of damaged exterior wall system (Washington Hall). (ICON Architecture, 2026.)



Summary Cost Table

BUILDING	SF	CONDITION	ABATEMENT	DEMOLITION (INCL. ABATEMENT)	STABILIZATION (INCL. ABATEMENT)
Allen Hall (P-13)	±113,075 SF	Poor	±\$2,681,600	±\$6,073,850	±\$17,415,732
Revere Hall (P-12)	±111,150 SF	Fair - Poor	±\$2,039,500	±\$5,374,000	±\$8,144,603
Knox Hall (P-3)	±95,000 SF	Fair - Poor	±\$952,200	±\$3,802,200	±\$6,140,644
Hale Hall (P-11)	±112,825 SF	Fair	±\$2,553,900	±\$5,938,650	±\$7,879,220
Washington Hall (P-22)	±24,000 SF	Good	±\$375,000	±\$1,095,000	±\$1,946,083
BOQs (P-19, 20, & 21)	±43,280 SF	Good	±\$863,500	±\$2,161,900	±\$2,460,694
TOTAL			±\$9,465,700	±\$24,445,600	±\$43,986,976

Deteriorations Over Time

2017 Conditions

- Roofing was already beyond its useful life, with brittle or missing shingles and localized roof-deck damage.
- Most visible roof framing and the majority of structural members were described as generally sound, in good condition, or in fair condition.
- Concrete porch spalling and delamination were present, but the recommended work generally involved localized repairs or temporary structural support.
- Allen Hall's structure was characterized as mostly fair, while Knox Hall had a localized roof opening of approximately 2 feet by 3 feet.

2026 Conditions

- Sloped roofs are now failing across all four buildings, and flat porch roofs have failed, allowing continued water infiltration.
- The assessment documents wet and rotted roof decking, mold growth, sill-plate rot, and failed porch-roof framing.
- Allen, Knox, and Revere now have significant concrete spalling and deterioration of reinforcing steel.
- Allen Hall is in the worst condition, with failed porch enclosures, standing water, mold, vegetation, and advanced deterioration. Knox and Revere have similar but less advanced damage; Hale remains the most structurally stable.

Building	2017 Stabilization	2026 Stabilization	Increase
Knox Hall	±\$2.0M	±\$5.2M	2.6×
Revere Hall	±\$2.5M	±\$6.1M	2.4×
Hale Hall	±\$1.7M	±\$5.3M	3.1×
Allen Hall	±\$2.7M	±\$14.7M	5.4×
Total	±\$8.9M	±\$31.3M	3.5×

Near-Term Steps

- Continue restricting public access, securing & monitoring structures to mitigate risk to public and first responders
- Finalize report
- Identify funding sources for abatement and safety measures, reduce future costs
- Collect input from stakeholders & continue public engagement
 - Questions, priorities, concerns

Questions:

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