



BRIMFIELD MUNICIPAL BUILDINGS STUDY

Town Meeting

May 16, 2016





INTRODUCTION

Brimfield Building Committee

- **Charles Kuss**
Co Chair-Police Chief
- **Michael Miller**
Co Chair-Resident/Selectman
- **Paul Adams**
Resident
- **Andrea Beaudry**
Treasurer/Resident
- **Nelson Burlingame**
Building Inspector
- **Mark Connors**
Resident/Historic Commission
- **Anne Dutka**
Resident
- **Amy Gerrish**
Resident
- **David Girouard**
Resident
- **Zach Lemieux**
Highway Supervisor
- **Brendan McCarthy**
Ambulance/Resident
- **Fred Piechota**
Fire Chief/Resident
- **Eva Pittsinger**
Senior Center
Director/Resident
- **Mike Wales**
Resident
- **Rebecca Wells**
Librarian/Resident
- **Dave Carpenter**
Non Voting/Finance
Committee/Resident

Timeline – Previous Studies

2003

- **ADA Self-Evaluation and 504 Transition Plan**

2004

- **Community Development Fund 1**

2006

- **MBLC Planning and Design Grant**
- Library only

2007

- **Architectural Barriers Removal Project**

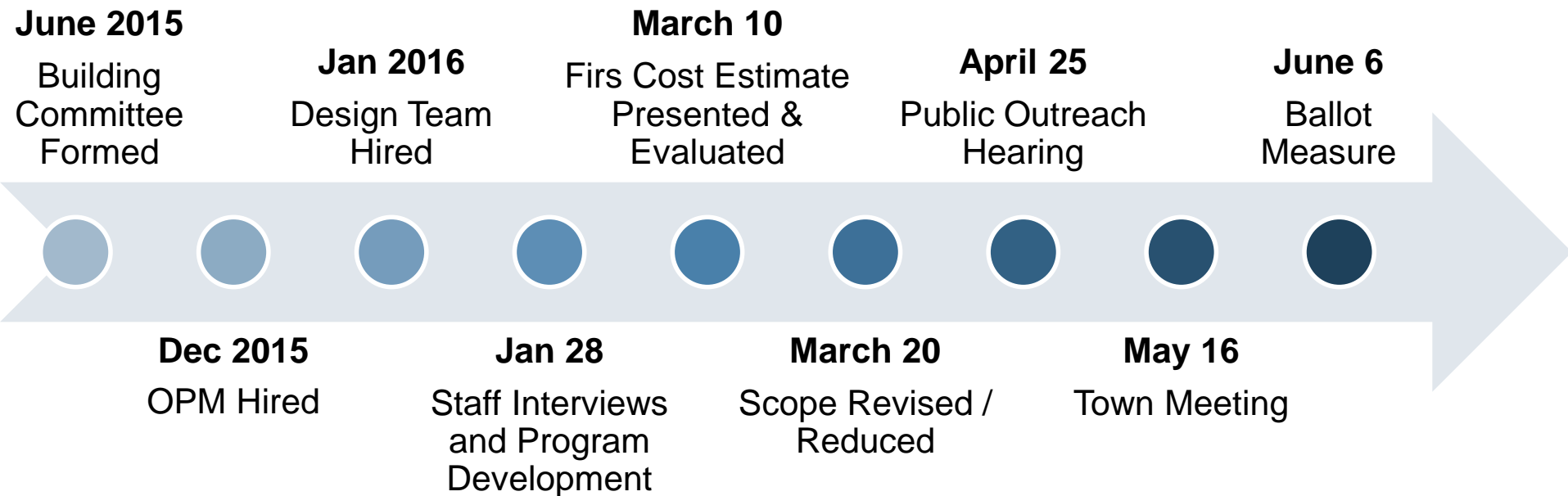
2014

- **Building Assessment & Capital Master Plan**
- 6 Buildings
- 7 programs

2016

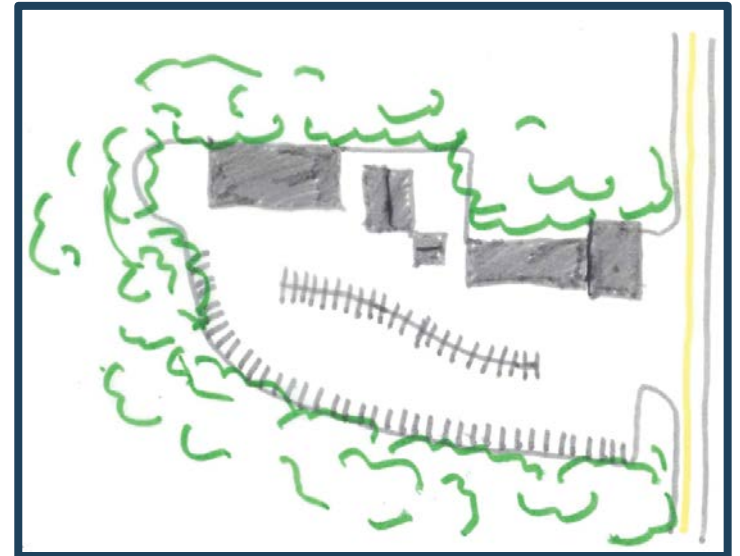
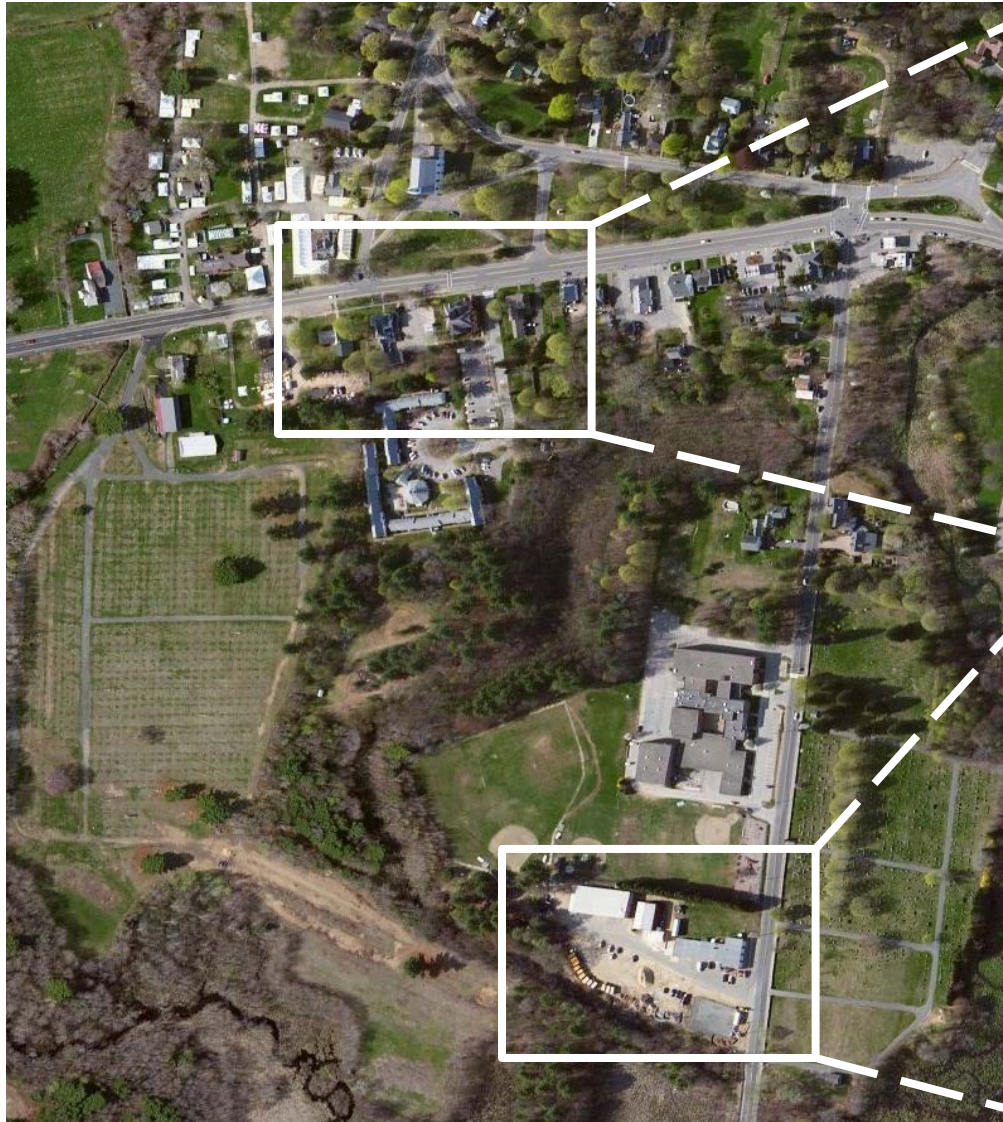
- **Plan & Cost Estimate Development**
- 4 buildings
- 7 programs

Recent Timeline



The Building Committee has met more than 18 times over the past 10 months

2 Sites - 5 Buildings - 7 Programs

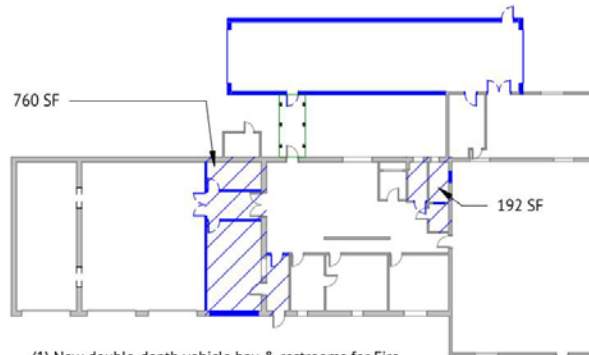




PROPOSED PLANS

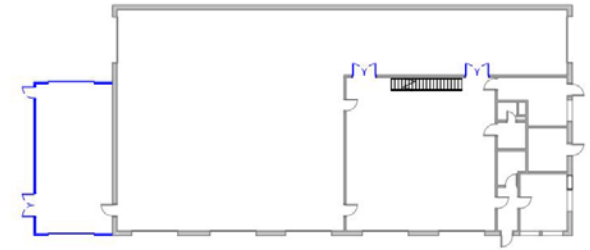
Four Buildings: Seven Programs

- Fire
- Ambulance
- Highway
- Library
- Town Offices
- Police
- Senior Center



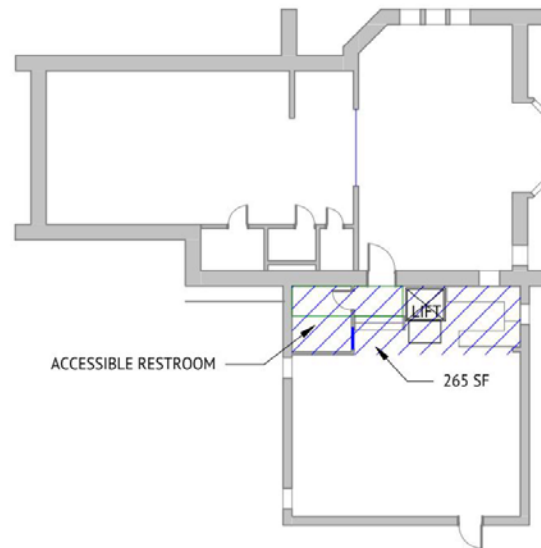
(1) New double-depth vehicle bay & restrooms for Fire.
New sleeping room & office for Ambulance.

① FIRE/AMBULANCE
1/32" = 1'-0"



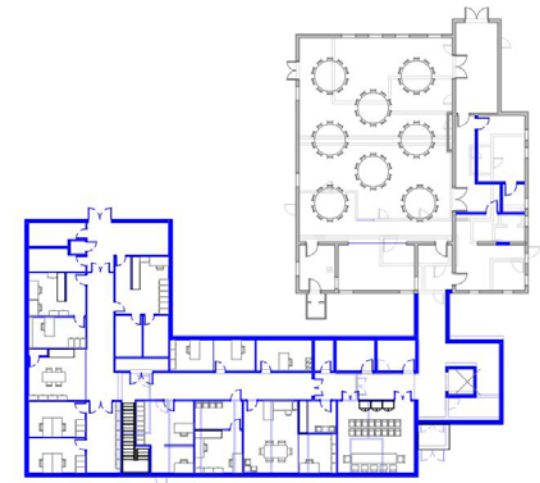
New washbay to West.
New stair to storage.

② HIGHWAY/TRANSPORTATION
1/32" = 1'-0"



New lift & accessible restroom.

③ LIBRARY
1/16" = 1'-0"



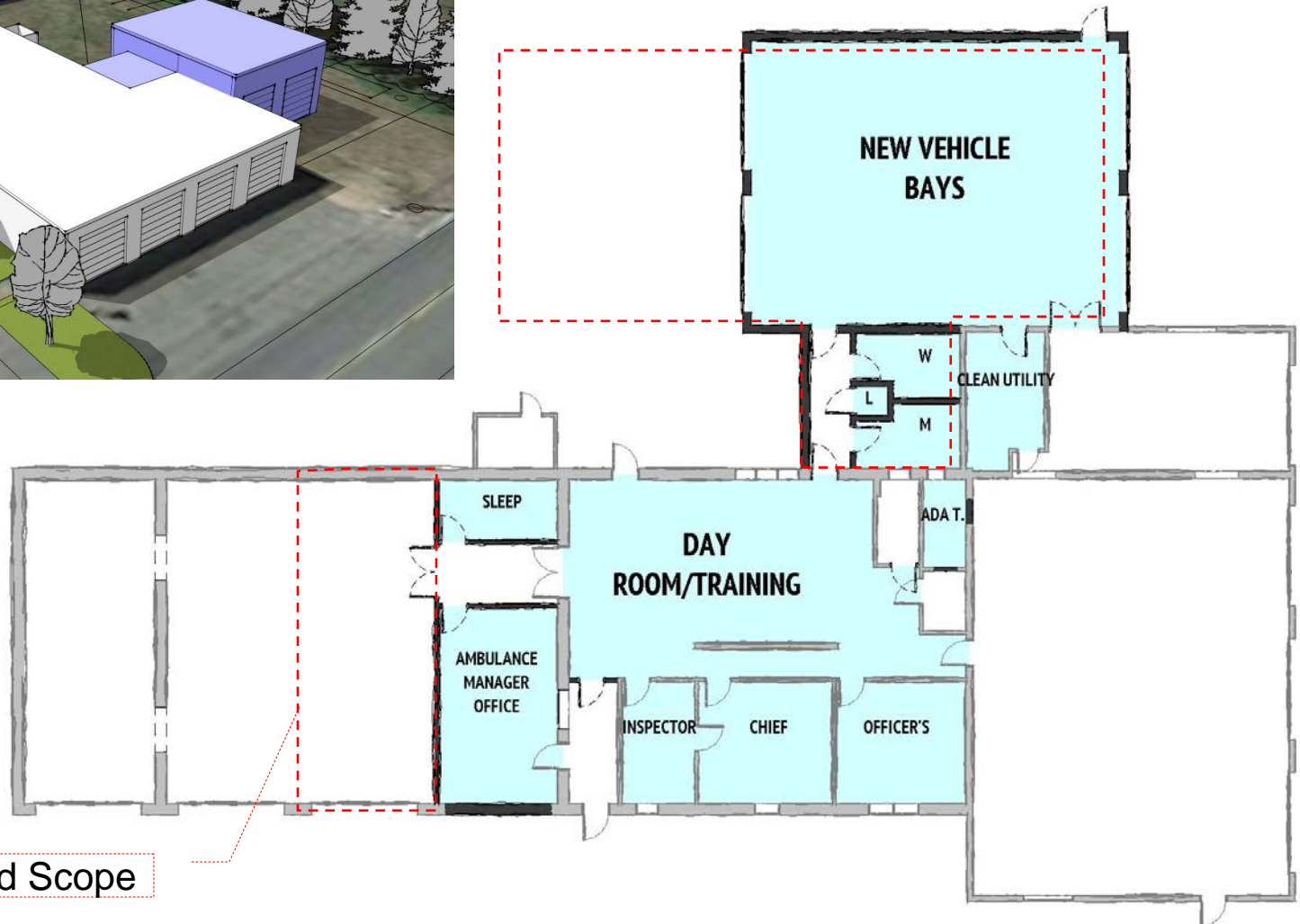
Town Offices as an addition to Old Town Hall. Renovate Old Town Hall for Senior Center with storage on ground floor. Police & Town Offices in addition.

④ POSC - ADD/RENO
1/32" = 1'-0"

Southern Site Plan



Public Safety



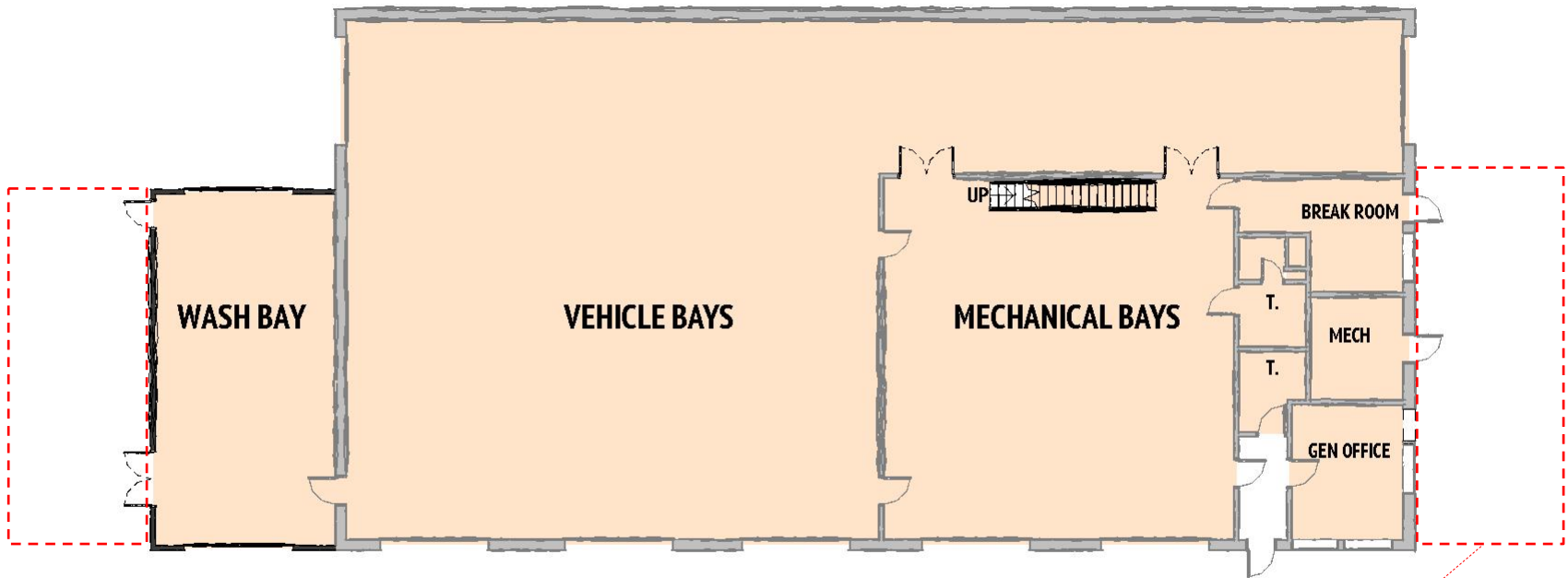
Former Proposed Scope

Public Safety

- Deficiencies Addressed (in red)
 - No potable water
 - Not accessible
 - No private area
 - No defined area for the public
 - No facilities for Police (holding area, storage, etc.)
 - No locker / shower / laundry facilities
 - No sleeping area
 - HVAC safety concerns – CO
 - Vehicle bays undersized
 - Roof too low for large fire equipment
 - Many code deficiencies
 - Septic close to failure
 - Parking area to be re-paved soon



Highway Department



Former Proposed Scope

Highway

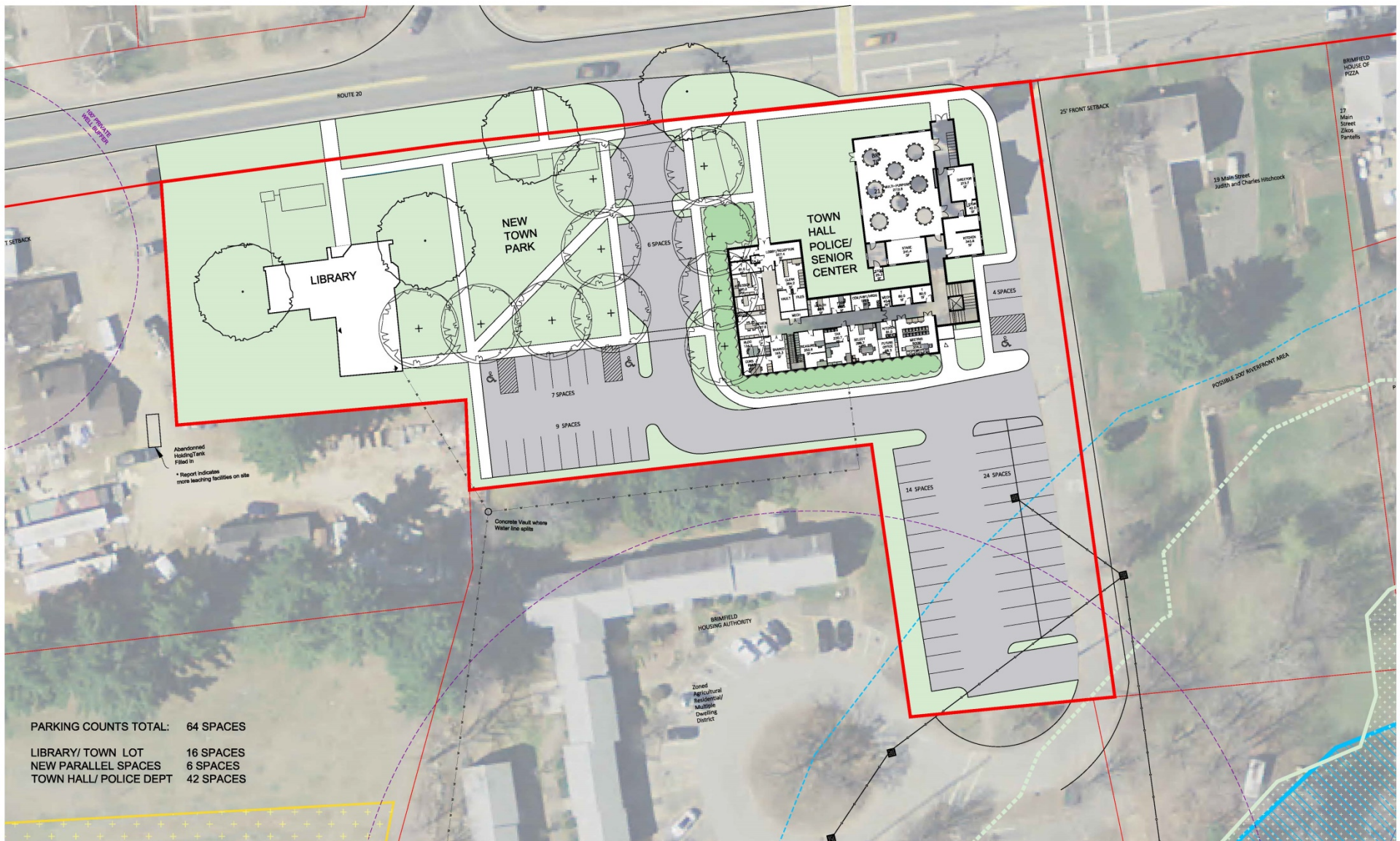
- Deficiencies Addressed (in red)
 - No potable water
 - No heating in vehicle bay area
 - No exhaust collection system
 - No wash bay
 - Undersized storage – egress path not to code
 - HVAC safety concerns – CO
 - Undersized offices and breakroom
 - Some accessibility concerns
 - Only a portable generator – safety concerns
 - Septic close to failure
 - Parking area to be re-paved soon



Public Safety / Highway Site



Northern Site Plan



PARKING COUNTS TOTAL: 64 SPACES

| | |
|------------------------|-----------|
| LIBRARY/ TOWN LOT | 16 SPACES |
| NEW PARALLEL SPACES | 6 SPACES |
| TOWN HALL/ POLICE DEPT | 42 SPACES |

Library



RAISE FLOOR IN NEW ADA BATHROOM TO MATCH ORIG BLDG 1ST FLR ELEV



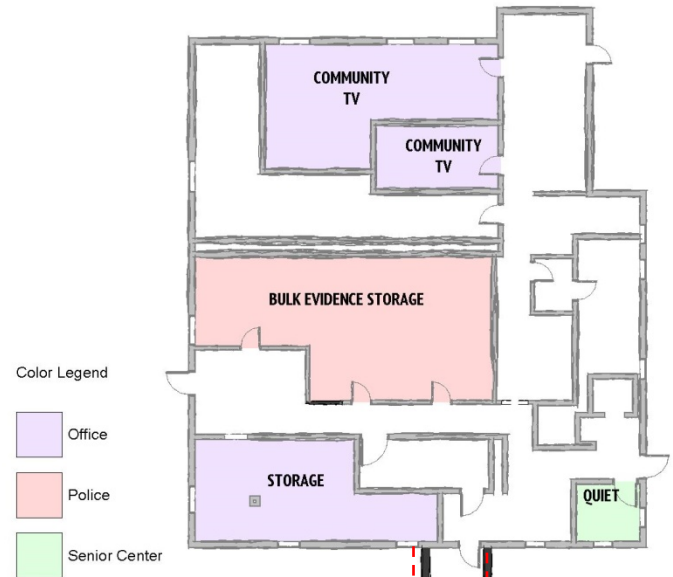
Former Proposed Scope

Library

- Deficiencies addressed (in red)
 - No potable water
 - Not accessible
 - Fire alarm / smoke detection needs upgrade
 - Requires new septic
 - Outdated mechanical, electrical and plumbing systems
 - Moisture issues in basement
 - Room for historic display is also Community Room – conflicts
 - Many undersized areas (children's, young adult, etc.)
 - Parking

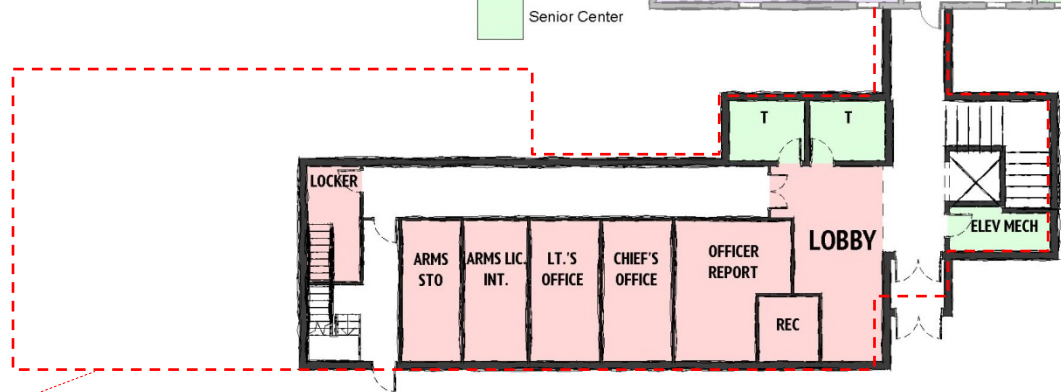


Town Hall: Add/Reno - Ground Floor



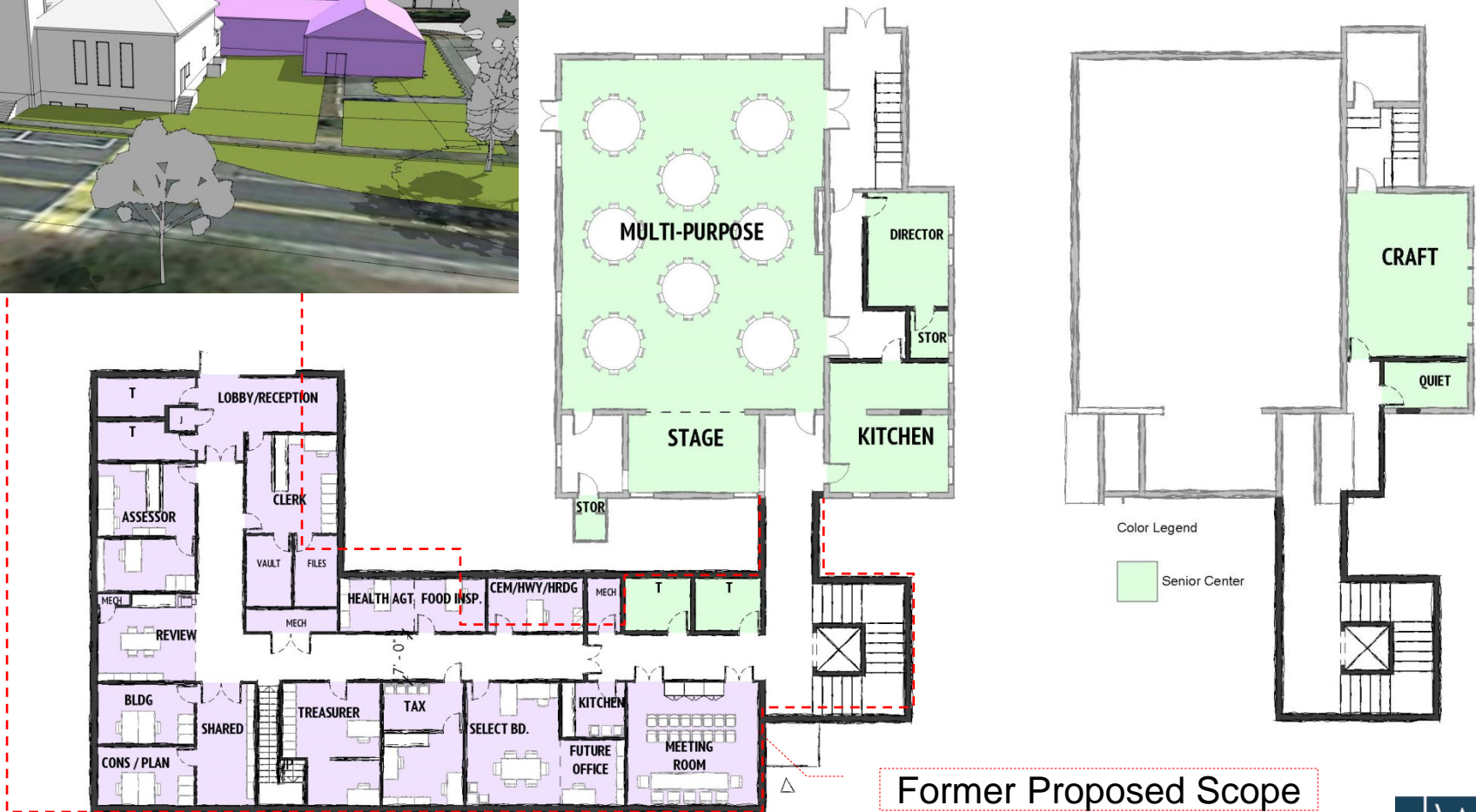
Color Legend

- Office
- Police
- Senior Center



Former Proposed Scope

Town Hall: Add/Reno - First & Second Floor



Former Proposed Scope

Historic Town Hall

- Deficiencies addressed (in red)
 - No potable water
 - Some masonry repair required
 - Existing lift is outdated and difficult to use
 - Numerous additional accessibility concerns
 - Fire alarm / smoke detection needs upgrade
 - Requires new septic
 - Outdated mechanical, electrical and plumbing systems
 - Moisture issues in basement
 - Second floor is not accessible and therefore underutilized



Town Hall / Library Site





Existing



Proposed



Existing



Proposed



PROJECT COSTS

Project Costs Over Time...

March 10

| BUILDING | TOTAL |
|----------------------|----------------------|
| Public Safety | \$ 4,022,928 |
| Highway | \$ 2,981,967 |
| Library Opt 1 | \$ 2,388,897 |
| Town Hall | \$ 11,589,802 |
| Potable Water Supply | \$ <u>808,222</u> |
| TOTAL | \$ 21,791,816 |

March 23

| BUILDING | TOTAL |
|----------------------|----------------------|
| Public Safety | \$ 1,633,278 |
| Highway | \$ 1,378,156 |
| Library | \$ 431,746 |
| Town Hall | \$ 8,083,766 |
| Potable Water Supply | \$ <u>808,222</u> |
| TOTAL | \$ 12,335,168 |

- Assumes Project Costs at 1.3 x Construction Costs
- Does not include Hazardous Material Abatement
- Assumes bidding in 12 months – 4% Escalation
- Assumes a 12% Design and Pricing Contingency

Project Costs

| | Addition | Renovation | Sitework | Const. Total | Project Cost |
|-----------------------------|--------------|--------------|------------|--------------|----------------------|
| Public Safety | \$ 616,216 | \$ 254,320 | \$ 544,000 | \$ 1,414,536 | \$ 1,838,897 |
| Highway | \$ 298,792 | \$ 217,328 | \$ 544,000 | \$ 1,060,120 | \$ 1,378,156 |
| Library | | \$ 162,112 | \$ 170,000 | \$ 332,112 | \$ 431,746 |
| Town Hall | \$ 3,466,368 | \$ 1,760,384 | \$ 991,530 | \$ 6,218,282 | \$ 8,083,767 |
| Potable Water Supply | | | | \$ 621,709 | \$ 808,222 |
| TOTAL | | | | | \$ 12,540,787 |



TAX IMPACT & SCHEDULE

Estimated Tax Impact

| | |
|--|-------------------------|
| Costs to Brimfield | \$ 12,550,000 |
| Assume Borrowing of: | \$ 12,700,000 |
| Tax Impact: * | |
| <ul style="list-style-type: none"> Estimate Impact on Taxes per \$100,000 Assessed Home Valuation | \$ 202 / year ** |

* Based on current information

** Starting year 6. Tax rate will be lower for first 5 years

Schedule – Key Dates

- June 2015 Building Committee Formed
- December 2015 Owner's Project Manager Hired
- January 2016 Design Team Hired
- April 25th 2016 Public Presentation
- April 29th 2016 Senior Center Presentation
- May 16th 2016 Town Meeting
- February 2017 Complete Design & Const. Documents
- April 2017 Bidding Complete & Construction Starts
- July 2018 Substantial Completion



THANK YOU
