

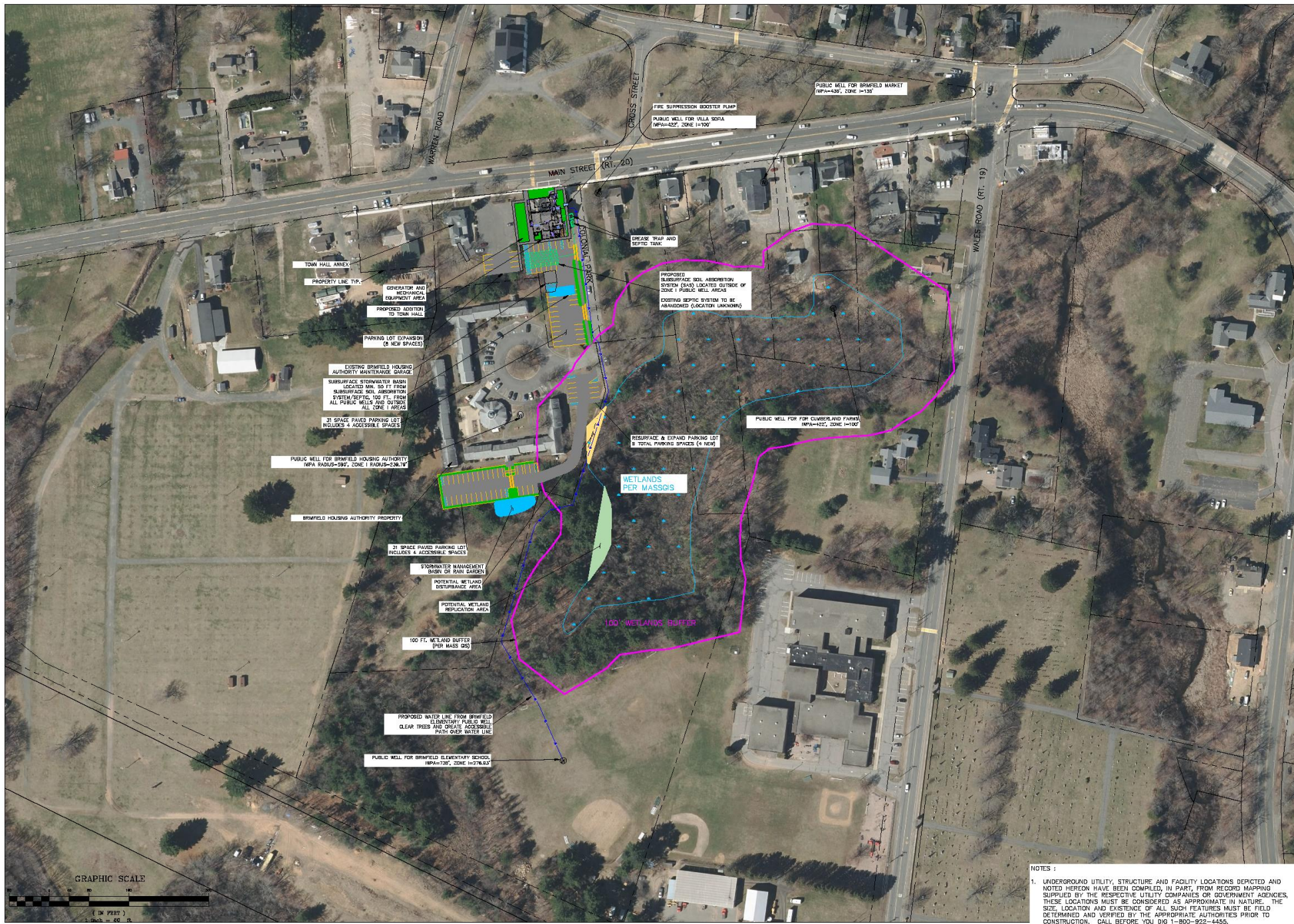
Brimfield Senior Center

FEASIBILITY STUDY

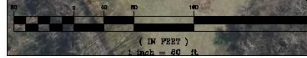
Purpose of Study

- For feasibility of moving Senior Center to a Town Building, where the primary use of said building would be for a Senior Center
- Ancillary uses were identified at Old Town Hall (OTH), but not deeply researched
 - Town Clerk's Office was highlighted in plans *ONLY* because there was a Town Clerk Office in area which was needed for this study.
 - Clerk was not involved in this study, but would be in a follow-up study (as would anybody who would be impacted by such a move)
 - Costs highlighted should be used as ballpark estimates only, and may change by significant amounts after a more detailed architectural plan is developed

Old Town Hall Site



GRAPHIC SCALE



Designed By: _____
 Drawn By: _____
 Checked By: _____
 CAD File: _____

Rev.	Date	Revision	By

Drawing scale: 4/11/22
 As Issued

CONCEPT PLAN
 PREPARED FOR
Town of Brimfield Senior Center
 Town Hall Property
 Brimfield, MA

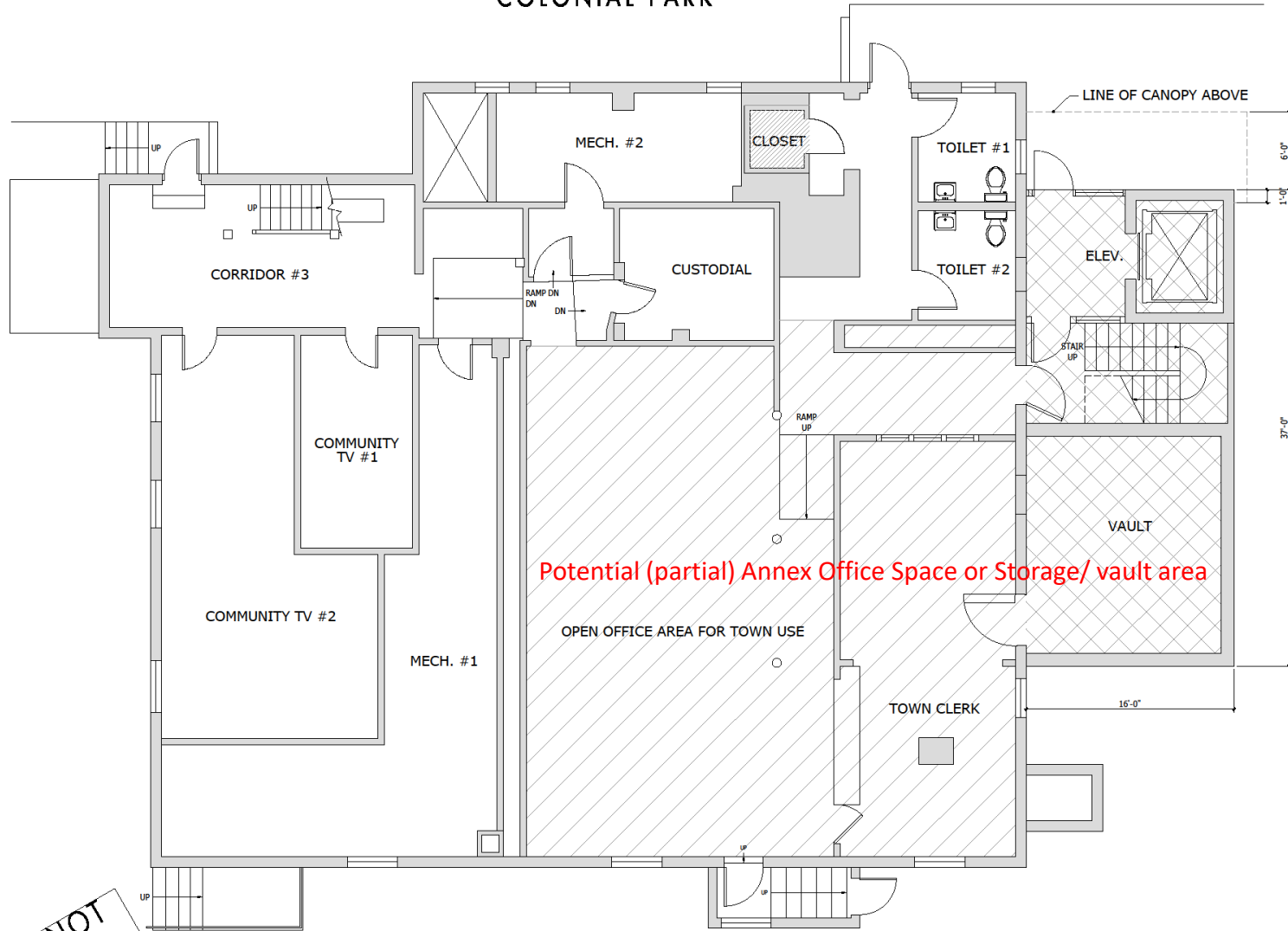
Lenard Engineering, Inc.
 Civil, Environmental and Hydrological Consultants
 19 MILLBURN AVENUE
 MILLBURN, CT 06115
 (860) 379-6699
 (860) 666-3100

Drawing #: **1 of 1**
 Job #: 20-730

NOTES:
 1. UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENT AGENCIES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.


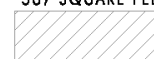
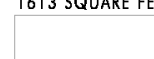
COLONIAL PARK

ROUTE 20



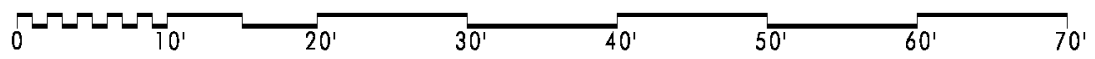
Potential (partial) Annex Office Space or Storage/ vault area

OPEN OFFICE AREA FOR TOWN USE

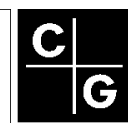
-  ADDITION AREA
587 SQUARE FEET
-  HEAVY RENOVATION AREA
1613 SQUARE FEET
-  LIGHT RENOVATION AREA
2400 SQUARE FEET
- GROUND FLOOR AREA**
4600 SQUARE FEET

PRELIMINARY - NOT FOR CIRCULATION

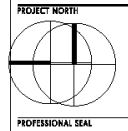
BRIMFIELD SENIOR CENTER - PROPOSED GROUND FLOOR PLAN



OLD TOWN HALL



CLARK & GREEN, INC.
ARCHITECTURE DESIGN
113 BRIDGE STREET
GREAT BARRINGTON
MASSACHUSETTS 01230
PHONE: 413-826-5180



DATE	REMARKS

PROJECT TITLE:

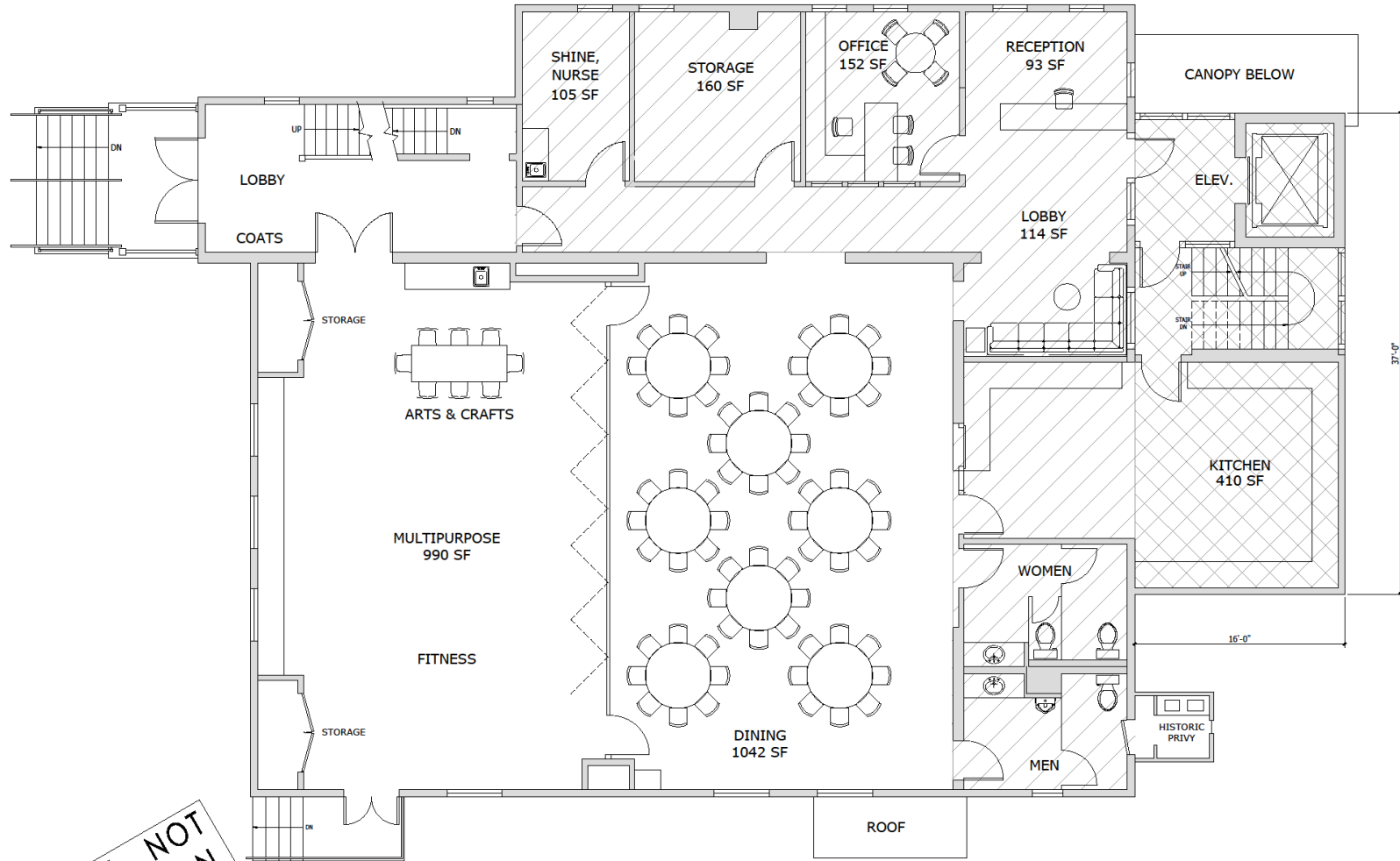
BRIMFIELD SENIOR CENTER STUDY
ADDRESS
BRIMFIELD, MASSACHUSETTS

SHEET TITLE:
PROPOSED FIRST
BASEMENT PLAN

SHEET NUMBER
A1.1

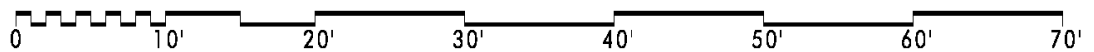
COLONIAL PARK

ROUTE 20






PRELIMINARY - NOT FOR CIRCULATION

BRIMFIELD SENIOR CENTER - PROPOSED FIRST FLOOR PLAN

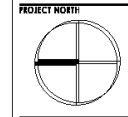


OLD TOWN HALL

 ADDITION AREA
587 SQUARE FEET
 HEAVY RENOVATION AREA
1497 SQUARE FEET
 2516 SQUARE FEET
LIGHT RENOVATION AREA
 FIRST FLOOR AREA
4600 SQUARE FEET



CLARE & GREEN, INC.
ARCHITECTURE DESIGN
115 BRIDGE STREET
GREAT BARRINGTON
MASSACHUSETTS 01230
PHONE 413-928-3100



PROFESSIONAL SEAL

DATE REMARKS

PROJECT TITLE

BRIMFIELD SENIOR CENTER STUDY

ADDRESS
BRIMFIELD, MASSACHUSETTS

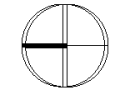
SHEET TITLE
PROPOSED FIRST FLOOR PLAN

STREET NUMBER



CLARK & GREEN, INC.
 ARCHITECTURE DESIGN
 113 BRIDGE STREET
 GREAT BARRINGTON
 MASSACHUSETTS 01930
 PHONE 413-828-8180

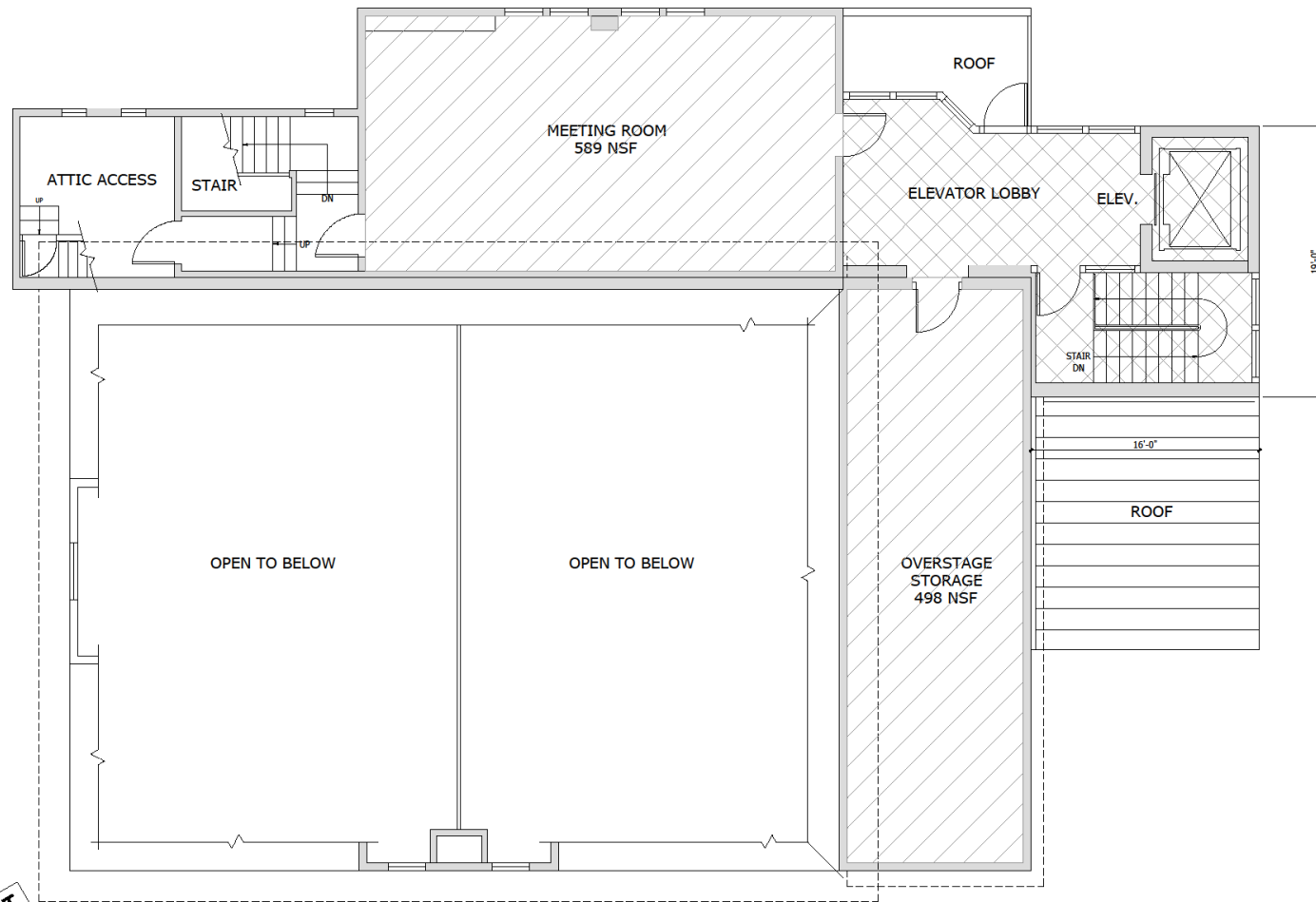
PROJECT NORTH


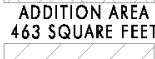

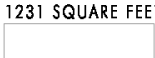


PROFESSIONAL SEAL

DATE REMARKS

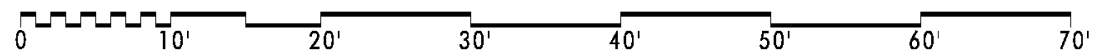
PROJECT TITLE



-  ADDITION AREA
463 SQUARE FEET
-  HEAVY RENOVATION AREA
1231 SQUARE FEET
-  LIGHT RENOVATION AREA
306 SQUARE FEET
-  SECOND FLOOR AREA
2000 SQUARE FEET

PRELIMINARY - NOT FOR CIRCULATION

BRIMFIELD SENIOR CENTER - PROPOSED SECOND FLOOR PLAN



OLD TOWN HALL

BRIMFIELD SENIOR CENTER STUDY
 ADDRESS
 BRIMFIELD, MASSACHUSETTS

SHEET TITLE
 PROPOSED SECOND FLOOR PLAN

SHEET NUMBER
A1.3

PRELIMINARY - NOT
FOR CIRCULATION



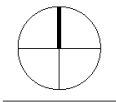
EXISTING - NO CHANGE TO MAIN ELEVATION

1 EXISTING NORTH ELEVATION
1/4" = 1'-0"



CLARK & ORSEN, INC.
ARCHITECTURE INTERIOR
119 BRIDGE STREET
GREAT BARRINGTON
MASSACHUSETTS 01230
PHONE 413-628-6188

PROJECT NORTH



PROFESSIONAL SEAL

CONSULTANT

DATE REMARKS
PROJECT TITLE

BRIMFIELD SENIOR CENTER
21 MAIN STREET
BRIMFIELD, MA 01010

SHEET TITLE
EXISTING NORTH
ELEVATION
(NO CHANGE)

SHEET NUMBER

A1.4



CLARK & ORSEN, INC.
ARCHITECTURE INCORPORATED
 119 BRIDGE STREET
 GREAT BARRINGTON
 MASSACHUSETTS 01230
 PHONE 413-628-6188

PROJECT NORTH



PROFESSIONAL SEAL

CONSULTANT

DATE REMARKS

PROJECT TITLE



1 EXISTING EAST ELEVATION
 1/4" = 1'-0"

**PRELIMINARY - NOT
 FOR CIRCULATION**

BRIMFIELD SENIOR CENTER

21 MAIN STREET
 BRIMFIELD, MA 01010

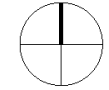
SHEET TYPE
 PROPOSED EAST
 ELEVATION

SHEET NUMBER
A1.5



CLARK & GREEN, INC.
ARCHITECTURE DESIGN
 113 BRIDGE STREET
 GREAT BARRINGTON
 MASSACHUSETTS 01230
 PHONE 413-628-6188

PROJECT NORTH



PROFESSIONAL SEAL

CONSULTANT

DATE REMARKS

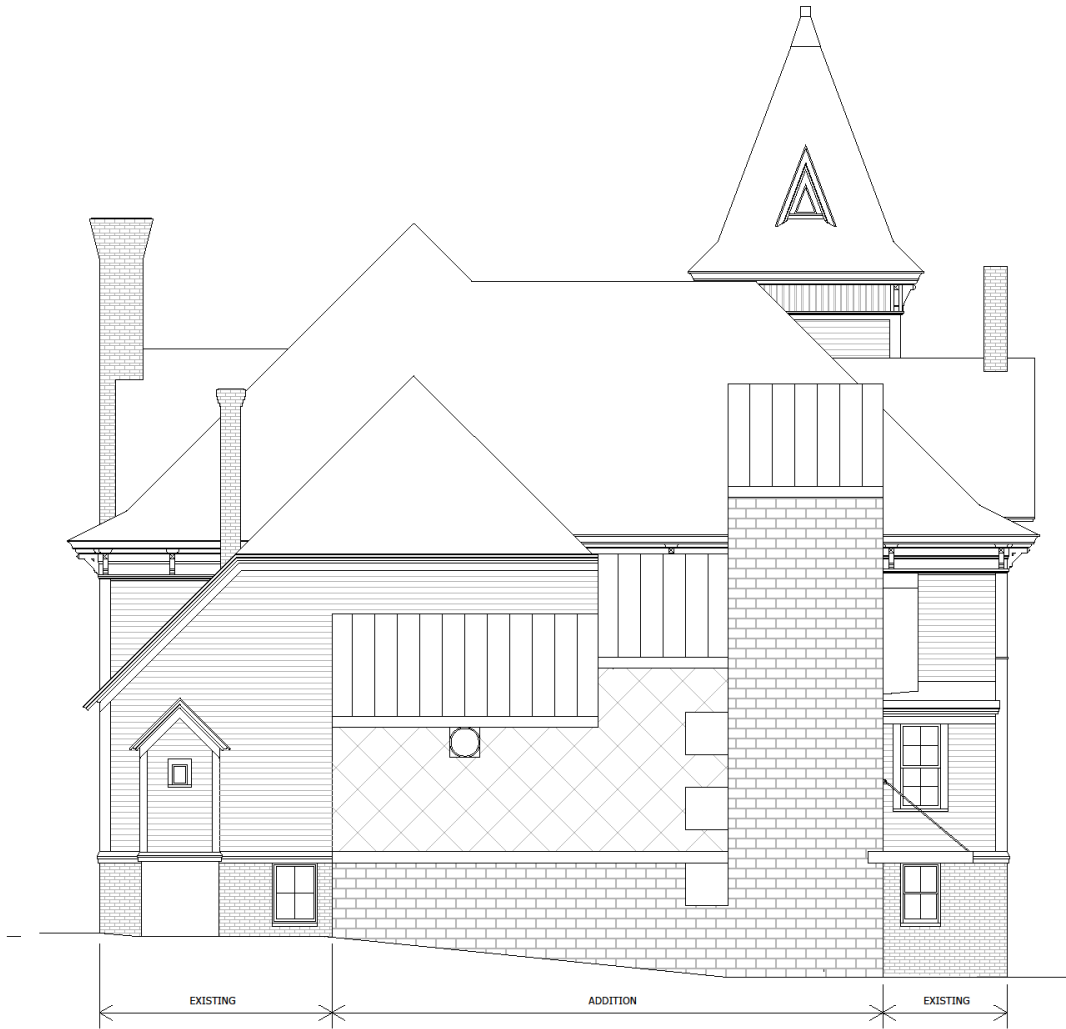
PROJECT TITLE

BRIMFIELD SENIOR CENTER
 21 MAIN STREET
 BRIMFIELD, MA 01010

SHEET TITLE
**PROPOSED SOUTH
 ELEVATION**

SHEET NUMBER

A1.6

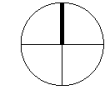


1 EXISTING SOUTH ELEVATION
 1/4" = 1'-0"



CLARK & ORSEN, INC.
ARCHITECTURE INCORPORATED
 119 BRIDGE STREET
 GREAT BARRINGTON
 MASSACHUSETTS 01230
 PHONE 413-628-6188

PROJECT NORTH



PROFESSIONAL SEAL

CONSULTANT

DATE REMARKS

PROJECT TITLE



EXISTING

ADDITION

1 EXISTING WEST ELEVATION
 1/4" = 1'-0"

BRIMFIELD SENIOR CENTER
 21 MAIN STREET
 BRIMFIELD, MA 01010

SHEET TITLE
 PROPOSED WEST
 ELEVATION

SHEET NUMBER
A1.7

Rough Costs for Old Town Hall Renovation/ Addition

- Rough Order of Magnitude Costs
- Costs will change with detailed architectural plans and discussions with Annex Employees re: needs
- This project focused on Senior Center Feasibility only



**BRIMFIELD SENIOR CENTER STUDY
 OLD TOWN HALL RENOVATED INTO SENIOR CENTER AND TOWN OFFICES**

BUILDING DIRECT COST SUMMARY

DEGREE OF WORK AREA OF WORK	LIGHT RENOVATION 5,222 SF		HEAVY RENOVATION 4,341 SF		ADDITION 1637 SF	
DESCRIPTION	COST	COST/SF	COST	COST/SF	COST	COST/SF
02 - DEMOLITION	2,750	5.00	52,092	12.00	19,644	12.00
03 - CONCRETE	5,000	10.00	40,000	25.00	29,350	50.00
04 - MASONRY INCLUDING VAULT	3,500	7.00	37,500	25.00	180,070	110.00
05 - METALS INCL. STAIRS	5,000	10.00	68,376	21.00	45,836	28.00
06 - WOOD, PLASTICS & COMPOSITES	11,000	22.00	390,690	90.00	147,330	90.00
07 - THERMAL AND MOISTURE PROTECTION	11,500	23.00	399,372	92.00	188,255	115.00
08 - OPENINGS INCL. OP. PARTS., CURTAIN WALL	22,000	44.00	187,200	117.00	166,974	102.00
09 - FINISHES	78,330	15.00	151,935	35.00	94,946	58.00
10 - SPECIALTIES	10,444	2.00	108,500	25.00	8,185	5.00
11 - EQUIPMENT	-	-	78,138	18.00	-	-
12 - FURNISHINGS	12,500	5.00	21,705	5.00	-	-
14 - ELEVATOR	-	-	-	-	120,000	73.30
21 - FIRE SUPPRESSION	52,220	10.00	43,410	10.00	16,370	10.00
22 - PLUMBING	20,000	40.00	173,640	40.00	-	-
23 - HVAC	175,000	70.00	303,870	70.00	114,590	70.00
26 - ELECTRICAL	87,500	35.00	151,935	35.00	204,625	125.00
31 - EARTHWORK	-	-	-	-	19,371	33.00
	496,744	95.13	2,208,363	508.72	1,355,546	828.07

Rough Order of Magnitude Estimate Costs Only- for discussion purposes only

TOTAL BUILDING DIRECT COST
 Direct Cost/SF 362.56

4,060,653

SITE AND SITE UTILITIES DIRECT COST SUMMARY - FROM SEPARATE SITE COST ESTIMATE

TOTAL SITE CONST. DIRECT COST 1,983,960

TOTAL CONSTRUCTION AND FURNITURE, FIXTURES AND EQUIPMENT (FF&E) COST SUMMARY

TOTAL DIRECT CONSTRUCTION COST 6,044,613

Direct Cost/SF 539.70

GENERAL CONDITIONS, PROJECT REQUIREMENTS, OVERHEAD 8.00% 483,569

PERFORMANCE BONDS 1.10% 71,810

INSURANCE 1.20% 79,200

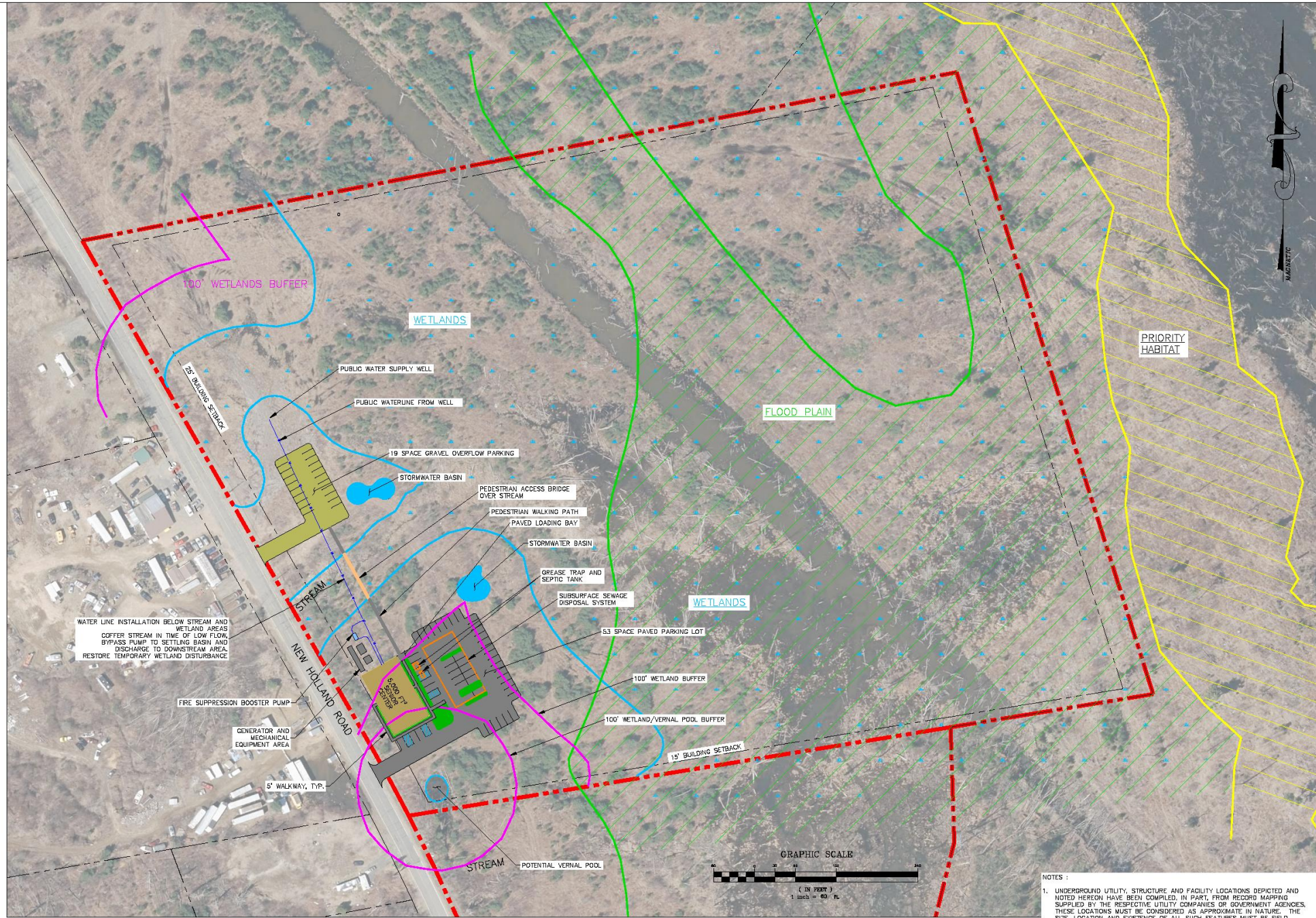
PROFIT 2.50% 166,980

TOTAL CONSTRUCTION AND FF&E COST FOR OLD TOWN HALL SENIOR CENTER: \$ 6,846,172

Rough Order of Magnitude Estimate Costs Only- for discussion purposes only

Cost/sf = 611.27

New Holland Road Site

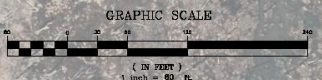


Checked By:	CMB	
Drawn By:	DAB	
Checked By:	CMB	
CAD File:	BBP	
Drawing Scale:	AS SHOWN	
Drawing Date:	APRIL 12, 2022	
Rev.	Date	By

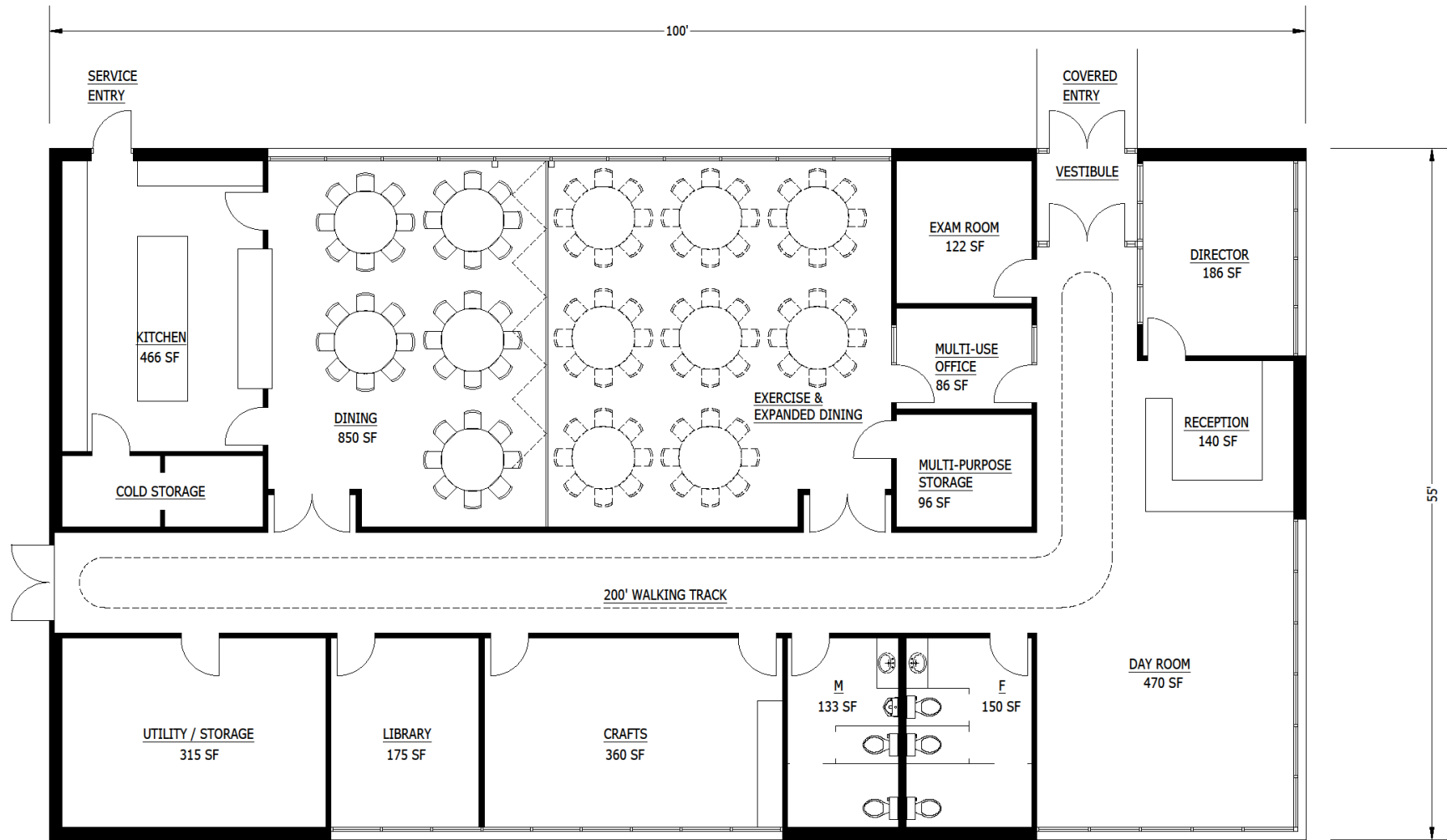
CONCEPT PLAN
 PREPARED FOR
TOWN OF BRIMFIELD SENIOR CENTER
 NEW HOLLAND ROAD
 BRIMFIELD, MA

Lenard Engineering, Inc.
 Civil, Environmental and Hydrogeological Consultants
 11 ALBERTA, MA
 WASHINGTON, CT
 (860) 378-6699
 (860) 688-3100

Drawing #: **1**
 Job #: 20-730

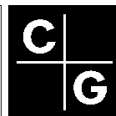
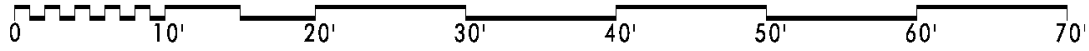


NOTES:
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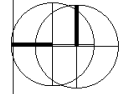
PRELIMINARY
GROUND FLOOR AREA
5500 SQUARE FEET

BRIMFIELD SENIOR CENTER - PROPOSED FLOOR PLAN - NEW HOLLAND ROAD



CLARK & GREEN, INC.
ARCHITECTURE DESIGN
113 BRIDGE STREET
GREAT BARRINGTON
MASSACHUSETTS 01230
PHONE 413-828-6180

PROJECT NORTH



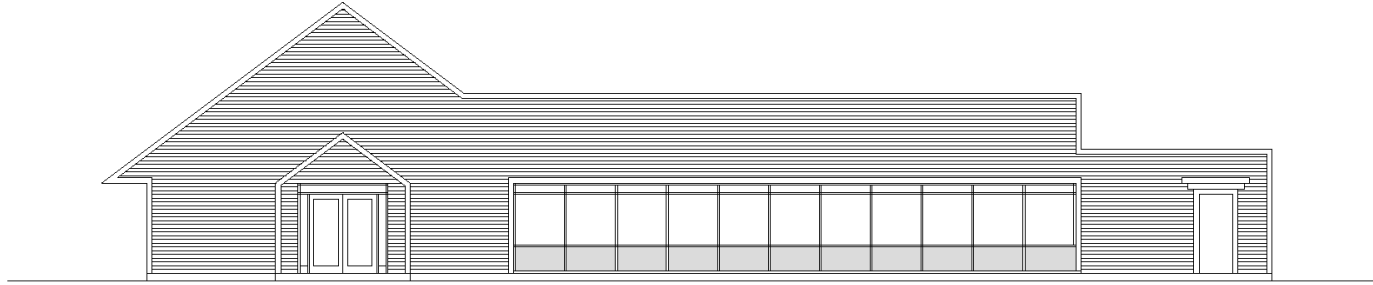
PROFESSIONAL SEAL

DATE: _____
REMARKS: _____
PROJECT TITLE: _____

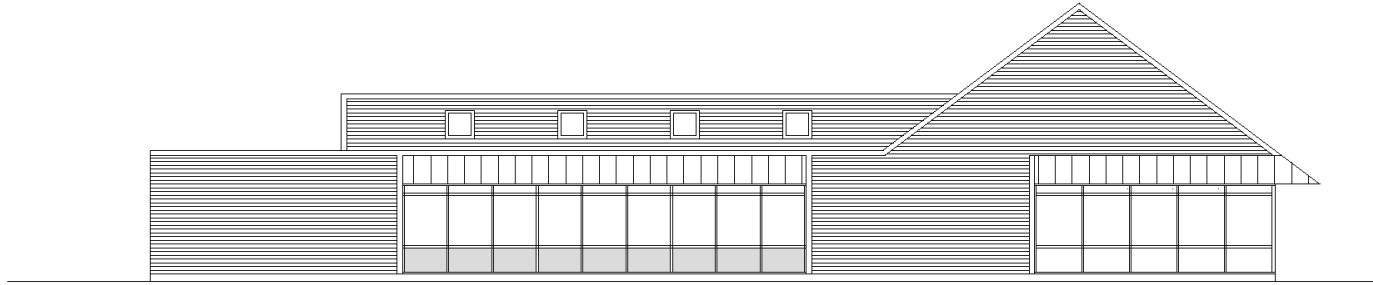
BRIMFIELD SENIOR CENTER STUDY
ADDRESS
BRIMFIELD, MASSACHUSETTS

SHEET TITLE
PROPOSED
FLOOR PLAN

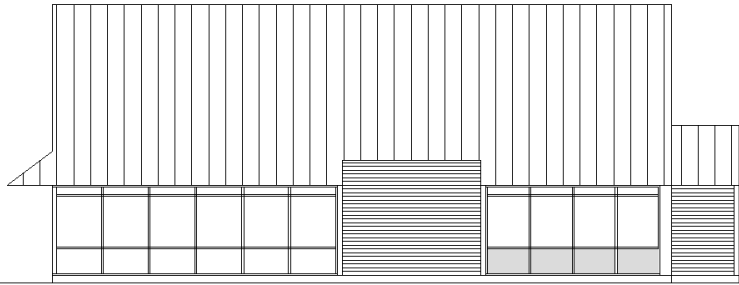
SHEET NUMBER
A1.1



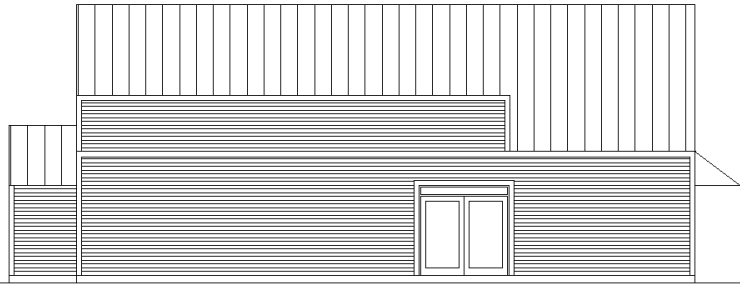
EAST ELEVATION (FROM PARKING)



WEST ELEVATION (FROM ROAD)



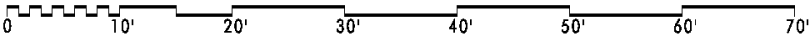
SOUTH ELEVATION (ALONG ENTRY DRIVE)



NORTH ELEVATION

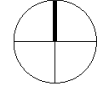
PRELIMINARY

BRIMFIELD SENIOR CENTER - PROPOSED ELEVATIONS - NEW HOLLAND ROAD



CLARK & GREEN, INC.
ARCHITECTURE DESIGN
113 BRIDGE STREET
GREAT BARRINGTON
MASSACHUSETTS 01230
PHONE 413-828-6180

PROJECT NORTH



PROFESSIONAL SEAL

DATE	REMARKS

PROJECT TITLE

BRIMFIELD SENIOR CENTER STUDY
ADDRESS
BRIMFIELD, MASSACHUSETTS

SHEET TITLE
PROPOSED
ELEVATIONS

SHEET NUMBER
A1.2

Rough Costs for New Senior Center on New Holland Road

- Rough Order of Magnitude Costs
- Costs will change with detailed architectural plans (Senior Center staff were already consulted, so those needs wouldn't significantly change)
- This project focused on Senior Center Feasibility only



CLARK & GREEN ARCHITECTURE DESIGN
113 Bridge Street
Great Barrington MA 01230-1338
P (413) 528-5180 F (413) 528-6420

BRIMFIELD SENIOR CENTER STUDY
NEW HOLLAND ROAD SITE - NEW CONSTRUCTION ON UNDEVELOPED SITE

BUILDING DIRECT COST SUMMARY

DESCRIPTION	COST	COST/SF
03 - CONCRETE	181,500	33.00
04 - MASONRY	11,000	2.00
05 - METALS	16,500	3.00
06 - WOOD, PLASTICS & COMPOSITES	440,000	80.00
07 - THERMAL AND MOISTURE PROTECTION	357,500	65.00
08 - OPENINGS INCL. OP. PARTS., CURTAIN WALL	484,000	88.00
09 - FINISHES	275,000	50.00
10 - SPECIALTIES	99,000	18.00
11 - EQUIPMENT	99,000	18.00
12 - FURNISHINGS	27,500	5.00
21 - FIRE SUPPRESSION	49,500	9.00
22 - PLUMBING	220,000	40.00
23 - HVAC	385,000	70.00
26 - ELECTRICAL	192,500	35.00
31 - EARTHWORK	137,500	25.00
	<u>2,975,500</u>	<u>541.00</u>

Rough Order of Magnitude Estimate Costs Only- for discussion purposes only

TOTAL BUILDING DIRECT COST

2,975,500

Direct Cost/SF

541.00

SITE AND SITE UTILITIES DIRECT COST SUMMARY - FROM SEPARATE SITE COST ESTIMATE

TOTAL SITE CONST. DIRECT COST 1,815,960

TOTAL CONSTRUCTION AND FURNITURE, FIXTURES AND EQUIPMENT (FF&E) COST SUMMARY

TOTAL DIRECT CONSTRUCTION COST 4,791,460

Direct Cost/SF 871.17

GENERAL CONDITIONS, PROJECT REQUIREMENTS, OVERHEAD 8.00% 383,317

PERFORMANCE BONDS 1.10% 56,923

INSURANCE 1.20% 62,780

PROFIT 2.50% 132,362

TOTAL CONSTRUCTION AND FF&E COST FOR NEW HOLLAND ROAD SENIOR CENTER: \$ 5,426,842

Rough Order of Magnitude Estimate Costs Only- for discussion purposes only

Cost/sf = 986.70

Next Steps

- Study/ Preliminary Plan for addition on back of Old Town Hall (OTH) for a complete replacement of Annex Office Space
 - Discuss needs of employees who work in Annex
 - Determine clusters of offices for best flow of residents for efficiency and collaboration
- Ramp up grant searches and outside funding sources
- Develop Architectural plans for OTH renovation/ addition to include complete estimates
- Determine which option (if any option is palatable) the Building Committee would suggest
- Build or renovate a solution for Brimfield's space issues which will serve the Town for 100+ years