

JSE JOHNSON STRUCTURAL ENGINEERING, INC.

101 Huntoon Memorial Highway (Rt. 56), Rochdale, MA 01542 (508) 892-4884 Fax (508) 892-0477

June 2, 2023

Town of Brimfield
21 Main Street
Brimfield, MA
Attn: Michael Egan

Re: Structural Scope of Work
Brimfield Town Hall Annex & Town Hall Buildings

Dear Mr. Egan:

As per your request, Johnson Structural Engineering (JSE) has prepared a structural scope of work for the Brimfield Town Hall Annex Building and Town Hall Building. The structural scope of work is for the critical structural items discussed in JSE's "Structural Inspection" report dated May 18, 2023. Please note that the structural work for these critical structural items must be completed by the end of October 2023 (prior to any significant snowfall).

Town Hall Annex Building

- Carry an allowance of 40-hours for carpentry work to install additional wood blocking, shims, and reinforced connections between the existing first floor framing and the temporary steel shoring that was previously installed in the basement.
- Carry an allowance of 20-hours for carpentry work and \$3,000.00 in material for additional wood framed shoring walls in the basement to support the first floor framing adjacent to the front wall where the first floor structure has substantially settled.
- Install wood framed shoring walls at the basement, first floor, second floor, and attic levels to support the existing floor, attic, and roof framing that bear on the leaning and bowed exterior wall along Main Street. The shoring walls will need to be installed along the interior of the building, directly adjacent to the exterior wall. Please note that it is assumed that the exterior wall along Main Street is a load bearing wall. The wood framed shoring walls shall be comprised of 2x6 studs spaced at 16" o.c. with double 2x6 top plates, single 2x6 sill plates at the upper floor levels, and tripled 2x12 sill plate at the basement level.
- Install wood framed shoring walls at the basement, first floor, second floor, and attic levels adjacent to the leaning exterior wall at the front left corner of the building that faces the parking lot. The shoring walls will need to be installed along the interior of the building, directly adjacent to the exterior wall. Please note that it is assumed that the exterior wall facing the parking lot is a non-load bearing wall. The wood framed shoring walls shall be comprised of 2x6 studs spaced at 16" o.c. with double 2x6 top plates, single 2x6 sill plates at the upper floor levels, and tripled 2x12 sill plate at the basement level.
- Install a handrail along the side of the second floor deck/fire escape where a handrail does not currently exist.

Town Hall – Existing Conditions

- All roof leaks must be identified and repaired.
- Install wood framed shoring walls at the basement and first floor levels adjacent to the leaning exterior wall along the right side of the Great Room. The shoring walls will need to be installed along the interior of the building, directly adjacent to the exterior wall. Please note that the exterior wall along the right side of the Great Room is a load bearing wall that supports the roof structure. The wood framed shoring walls shall be comprised of 2x6 studs spaced at 16" o.c. with double 2x6 top plates, single 2x6 sill plates at the upper floor levels, and tripled 2x12 sill plate at the basement level.
- Install continuous steel plates on each side of the roof truss top chord and diagonal members for all roof trusses. The steel plate thickness and thru-bolt spacing shall be similar to the reinforcing that was previously installed along one diagonal truss member (to be viewed on site).
- Install wood shims and steel clips at all roof truss top chord member connections.

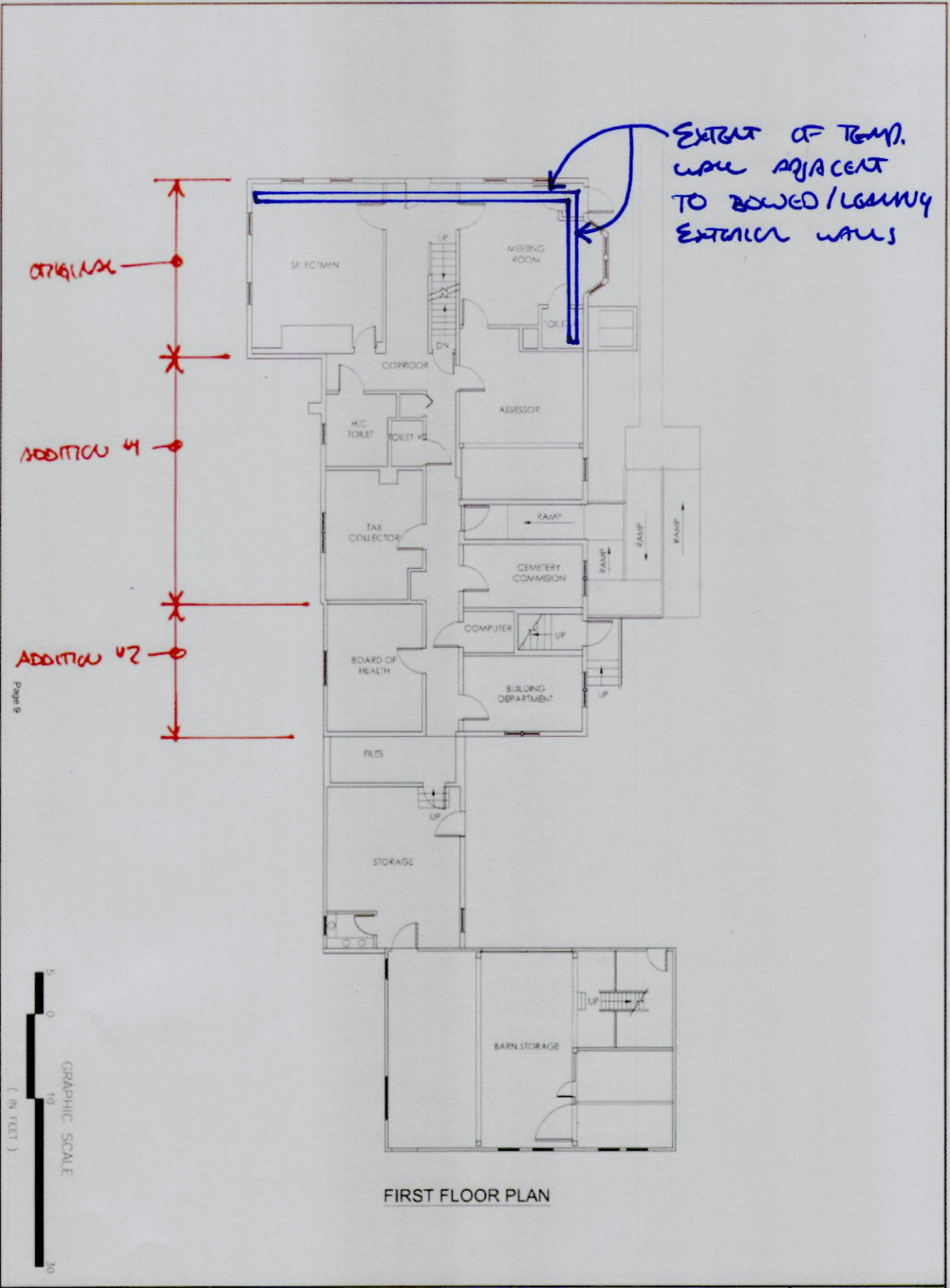
It is our recommendation that your office schedules walk-throughs with the general contractors that are bidding the project so they have a better understanding on the scope of work, the extents of the work, and the working conditions.

If you have any questions regarding this report, please do not hesitate to call.

Sincerely Yours,
Johnson Structural Engineering, Inc.



Robert A. Johnson, P.E.
President



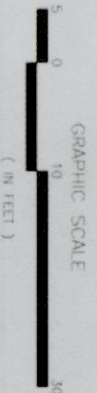
Extent of Temp. Work Adjacent to Bowled/Leaning Exterior Walls

Original Work

Addition #1

Addition #2

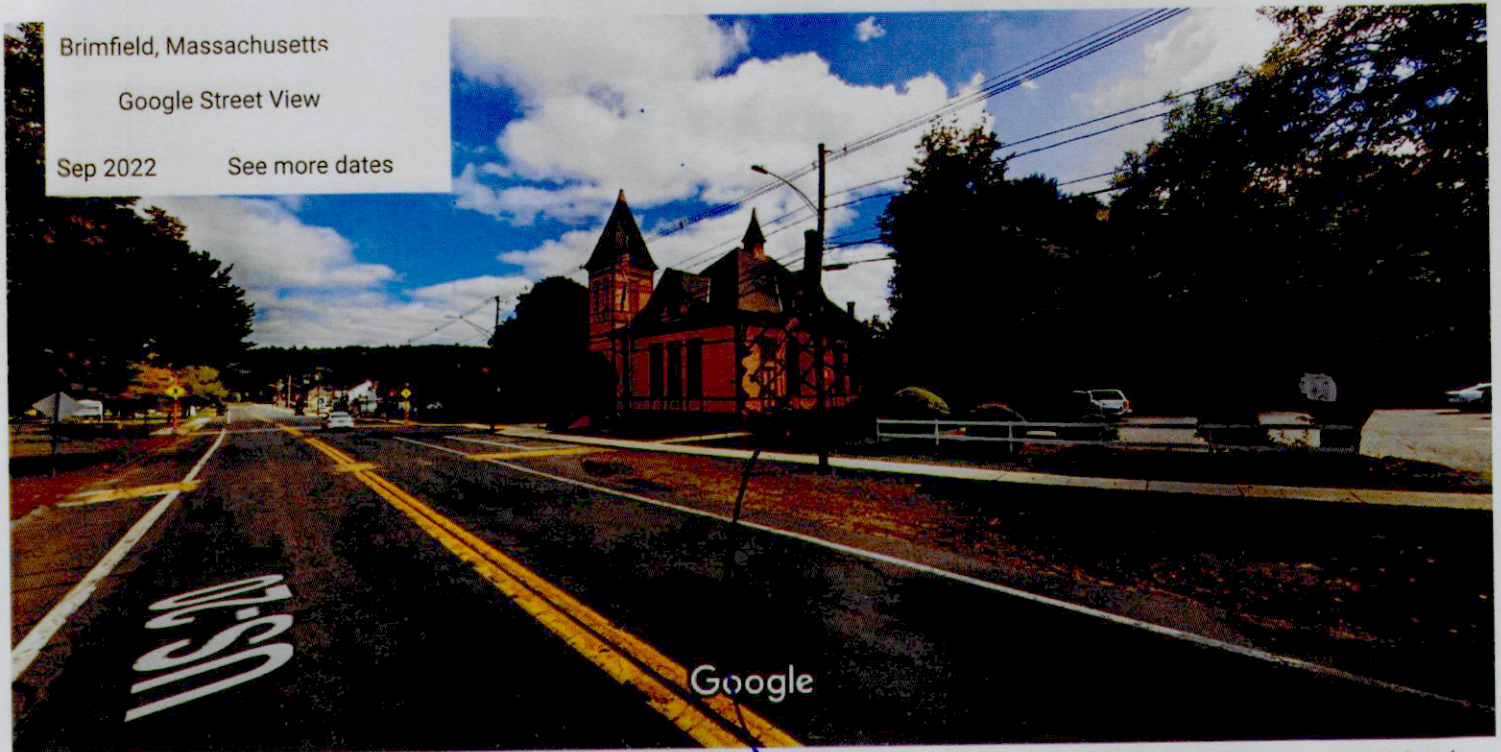
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FIRST FLOOR PLAN

EX-THA2	Scale: 3/32" = 1'-0" Drawn by: AJ/CGH Job No: 13002.00 Date: 4/17/13	Town Of Brimfield Municipal Facilities Study and Planning Brimfield, Massachusetts	D.R.A. Drummond Rossini Anderson, Inc. 230 State Hill Road 4th Floor Woburn, MA 02458 Phone: 617-924-1170 Fax: 617-924-1170 Email: info@dra.com
	EXISTING TOWN HALL ANNEX FLOOR PLANS		

Google Maps 20 Main St



Brimfield, Massachusetts
 Google Street View
 Sep 2022 See more dates

Image capture: Sep 2022 © 2023 Google



TEMP. WALL ADJACENT
 TO LEANING ENTRANCE
 WALL IS REQUIRED
 WITHIN THE GREAT ROOM