



Brookfield Town Hall, 6 Central Street, Brookfield, MA 01506

Phased Access Improvement and Re-Use Study

Final Report

June 1, 2014, rev. 7/1, 2014

Prepared for: Town of Brookfield
Brookfield Town hall
6 Central Street
Brookfield, MA 01506

Prepared by: Austin Design Inc.
16 Call Road
Colrain, MA 01340

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Executive Summary

The Town of Brookfield selected Austin Design Inc. (ADI) to provide designer services to conduct a study to record and assess the Town Hall with respect to physical building and site conditions, accessibility to persons with disabilities and compliance with the accessibility and building codes; to design solutions that bring together the programmatic needs of town government, meet accessibility and code requirements for the existing building and respond to and support the building's historic integrity and status as a building listed on the National Register; and, to present the design recommendations prioritized in three phases: Immediate Term, Medium Term and Long Term. The Design Team visited the building on five occasions in order to photograph and document existing conditions. ADI produced written and graphic building condition, structural, accessibility and building code audits. Proposed phases and designs for program and office layout were developed in conjunction with the Town Building Committee. Adjustments were made to limit the impact on the historic integrity of the building by maintaining existing conditions wherever possible, by maintaining existing elements and materials and directing that new work continue to compliment the character of existing materials and finishes. Schematic study drawings and a cost estimate were prepared reflecting the prioritized recommendations. This report compiles the work of the study including a descriptive survey of existing conditions, an outline of treatment recommendations, the prioritized recommendations and appendices A-G.

Summary: Building Conditions:

The Town Hall, built in 1904 is considered one of the Town's greatest resources and is both in an Historic District and listed individually in the National Register of Historic Places. While overall, the structure and building envelope are in good condition, with masonry maintained and the slate roof recently replaced, there are areas of brick that need repointing, windows are old and leaky and woodwork including trim and sash need repainting. The interior of the building, while boasting many original features and finishes, is worn and office accommodations are insufficient and outdated. The basement is used primarily for utilities and storage, and suffers from moisture and water problems. The first floor houses the only working toilet room, and the town offices, together with a large meeting room and Kitchen. The Great Hall Auditorium on the second floor has been closed off to the public due to lack of access and has been deteriorating from neglect and lack of heat. A balcony looking over the Great Hall lacks access as well as critical code required guard and hand railings. The third floor is also not accessible, except by stairs, and shows signs of deterioration due to disuse. The Support systems including restrooms, plumbing systems, heating and ventilating systems, electrical and fire protection systems are either not present and functioning, or functioning at an inferior level. The building is essentially not insulated, windows are old and leaky and the boilers and furnaces operate at low efficiencies. Operating costs are excessive and prohibitive.

Summary: Structural Report::

The building is a masonry and wood structure consisting of a stone foundation; solid, multi-wythe brick exterior walls, wood frame and truss floor framing, and wood frame roof structure. The building is solidly built with no floor deflection noticeable, except for a slight bounciness on the third / attic level. The building does not meet modern seismic standards and will require a full seismic review as part of the design for an addition or extensive renovation. Such review is based on the proposed use after renovations and is done as part of the construction document phase.

Summary: Accessibility Survey:

The first floor of the Town Hall is set over 3 feet above grade at the front of the building and was not, as originally constructed, accessible to persons with disabilities. A covered wood ramp leading to a rear side door was constructed in the past. There is no accessible route to the upper levels or to the basement. There are no accessible toilet rooms. There are other minor compliance issues throughout the building including lack of compliant handrails, door hardware, thresholds and the occasional lack of clearance at door openings. Under the American with Disabilities Act (ADA) the building must be made accessible to the extent necessary to ensure that programs *when viewed in their entirety* are safe, accessible and usable by persons with disabilities. Massachusetts State Regulation 521CMR does not apply to existing buildings until alteration and renovation work is performed, and then applies in relation to the dollar value of work performed in relation to the assessed value of the building

Summary: Building Code Survey:

Since the Town Hall was built in 1904 there have been few modifications to bring the building up to current code compliance. Some exit signs and emergency egress lighting have been installed, and there has been some door hardware replacement including exit devices at the main exit doors. Much of the building remains in non-compliance with building codes. The building has no fire detection or sprinkler system. However as an existing building listed in the National Register of Historic Places many of these non-compliant elements are permitted to be maintained in current condition under the IEBC.

Summary: Treatment Recommendations:

Recommendations are presented to address issues on 6 levels: Program and Use, Site, Building Entrances, Building conditions, Accessibility and Building Code.

1. Program and use related work includes new layout for office space and toilet facilities on the first floor and considerations for long term use of the basement.
2. Site work includes drainage improvements, paving replacement and new sidewalks and walks to building entrances.
3. Building entrance work includes a new accessible elevator lobby entrance, removal of existing ramp and awning structures and new hand railings at existing entrances.
4. Building condition work includes exterior and interior material repair and restoration and new plumbing HVAC, electrical and fire protection systems.
5. Accessibility improvements include reconstruction of paved surfaces, new elevator, new toilet rooms and other interior access alterations.
6. Building code work includes a sprinkler system, fire detection and alarm systems, and installation of exit devices, door closers and exit sign and egress illumination.

These recommendations are developed and presented in a phased work proposal summarized below and described fully in part 3 of the report.

Summary: Prioritized Recommendations:Phase I: Immediate Term - Accessibility Alterations:

- | | | |
|-----|---|-----------|
| 1.1 | <u>Minimal Access Alterations:</u> Perform minimal work (less than \$100,000) to fall under 521 CMR 3.3.1.a Only the work being performed need conform to 521 CMR. Work includes repairing the existing ramp, modifying rear entry doors and constructing an accessible toilet room. | \$40,400 |
| 1.2 | <u>521 CMR and IEBC Egress Code Alterations:</u>
Perform alterations to bring occupied space (First and Second Floors) into compliance with the ADA, 521 CMR and IEBC and Mass State egress code provisions consistent with the building's status as a registered historic structure. Apply for MAAB variance for non-compliant elements to remain. Work includes a new entry lobby and elevator at the southwest corner of the building that will service the basement and the first and the second floors, an additional toilet room and a lift to the stage. Work will include complete fire alarm detection and sprinkler systems. | \$888,100 |

Phase 2: Medium Term – First and Second Floor Renovations and Alterations

- | | | |
|---|---|-------------|
| 2 | <u>First and Second Floor Renovations:</u> Renovate first and second floor, upgrade mechanical and electrical systems, install fire alarm and sprinkler, and conduct exterior repointing and repairs. | \$1,589,300 |
|---|---|-------------|

Phase 3: Long Term – Basement Renovations:

- | | | |
|---|--|-------------|
| 3 | <u>Basement Renovations:</u> Renovate Basement and systems to include a senior center community room, offices, and janitorial, storage and support spaces. | \$1,062,200 |
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Conclusion and next Steps:

Currently the Town Hall is not functional as a viable center for town government. While the building is structurally sound and of great historic interest and quality, to provide a functional office environment and community resource the building needs to be fully modernized with improved office layout, new toilet rooms, plumbing, mechanical, electrical and fire protection systems. The Town Hall is open to challenge, under Title II of the ADA, that it is not accessible due to the lack of access to lower and upper floors, lack of accessible toilet rooms, and other barriers to access throughout the building. The auditorium can not be used until access is provided to the second floor and the stage and until weatherization measures are taken and a more efficient heating system is installed. The basement level is not currently habitable or suitable for dry storage.

This report offers options for addressing these issues, with a narrative description of the proposed work, schematic drawings and estimated construction costs. Minor repairs to the ramp and rear entrance, and construction of a new accessible toilet room will improve accessibility to the first floor. Installation of a new elevator from a front lobby entrance will offer improved universal access from the street and extend access to the basement and second floors. The balcony and the third floor will remain closed to public access due to the complexity, degree of impact on the historic integrity of the building and prohibitive cost of elevator access to those levels. Renovation of the first floor office space and systems will transform the working environment for staff as well as the level of services that the town can offer its residents. Renovation of the

second floor will restore the Great Hall Auditorium to full use by the Town. The basement level, if renovated offers the potential for an additional community resource and the opportunity to make up for lost space on the third floor.

Were the town to move forward to complete the work under one of the phases above, the next step would be to hire a design team to complete design development, construction documents, bidding and construction supervision for the project. Design fees could be expected to range from 15% of estimated construction costs for Phase 1.1 (\$6,060), 12% for phase 1.2 (\$106,572) and 10% for phase 2 (\$158,930) and 3 (\$106,220).

As the Town considers how best to address the future of this important resource, it is our hope that the proposals put forward in this report may serve as a guide to providing the community once again with a fully functional and complete Town Hall.

Part Two: Outline Of Treatment Recommendations

The recommendations listed below are developed and presented in a phased work proposal described fully in part 3 of the report.

Program and Use:

1. Access:
Provide elevator access to the basement, first and second floors to enable full and unrestricted use by staff and the public.
2. Toilet Rooms:
Install accessible uni-sex and multi-fixture toilet rooms for use by both staff, visitors and for community meetings and events.
3. Office layout:
Reorganize the central core of the first floor to provide distinct and secure office and meeting space for staff and committees as well as a secure and convenient reception and business counter.
4. Auditorium and Stage:
Restore the auditorium and stage to full use by providing access to the stage and dressing room, restoring finishes and modernizing heating and lighting systems.
5. Basement:
Consider renovation of the basement for use by other community services and programs.

Site:

6. Drainage and subsequent water infiltration:
Correct drainage issues and water penetration by regrading to slope grade away from building and installing new catch basins and positive drainage to storm sewer.
7. Paving surfaces:
Regrade and repave asphalt paved areas and delineate new accessible parking spaces.
8. Walkways:
Regrade and repave asphalt and concrete paved walks to provide even surface with compliant slopes of less than 5% running and less than 2% across.

Building Entrances:

1. New Accessible entrance:
Construct new at-grade accessible lobby entrance leading to elevator to provide an accessible front entrance for persons with disabilities.
2. Main Front Entrance:
Remove awning, add snow guards and large gutter and install new compliant handrails.
3. Secondary Front Entrance:
Add snow guards and large gutter and Install new compliant handrails.
4. Ramped Side Entrance:
Remove ramp and construct new granite landing, steps and compliant handrails.
5. Service Entrance:
Regrade at entrance and construct new exit door.

Building Conditions:

1. Exterior Materials and Finishes:
Repoint brick and caulk and paint wood trim work. Restore and re-fit double hung windows, caulk and paint.
2. Interior Materials and Finishes:
Maintain original existing materials and finishes to fullest extent. Restore altered and deteriorated materials and surfaces to their original condition, refinish woodwork, patch and paint plaster walls and ceilings. Re-use existing finishes such as wainscot in remodeled bathrooms. Where new finishes are to be included in renovation work select materials that are consistent with the historic character of the building.
3. Structure:
Seismically reinforce the tower that will house the new elevator hoistway.
Conduct a seismic review of the entire building, based on proposed final use and submit report to the building commissioner.
4. Plumbing: Install new plumbing, waste, vent and supply piping, new domestic hot water and new plumbing fixtures.
5. Fire Protection Systems
Install new sprinkler system throughout the building.
6. Heating and HVAC:
Remove existing and install new gas fired, direct vent high efficiency hydronic boiler heating system. Install fresh air intake and ventilation system for auditorium.
7. Electrical:
Bring in 3 phase electrical service for the elevator and rewire for new power and lighting as part of renovations. Relocate utility pole at southwest corner as part of new service work. Add power, lighting and new communications and data systems.
8. Fire Detection System
Install a complete manual fire detection and alarm system.

Accessibility:

1. Site:
Reconstruct paving and walks to provide accessible walkways, curb cuts and parking for an accessible route from the street to the elevator lobby.
2. Entrances:
Install new handrails at all the entrance stairs.
3. Vertical Circulation:
Add an elevator to serve the front entrance at grade, basement, first floor and second floor.
4. Toilet Rooms:
Add accessible toilet rooms.
5. Interior Elements:
Correct other non-compliant items and /or apply for a variance from the MAAB for elements that will not be corrected.

Building Code:

1. Fire Protection - Sprinklers:
Install new sprinkler system throughout the building.
2. Fire Detection – Fire Alarm.
Install a complete manual fire detection and alarm system.
3. Exit Devices:
Install exit devices on doors from rooms with a capacity greater than 49.
4. Door Closers:
Install door closers on all doors that open onto egress elements, including stairs and halls.
5. Exit Signs And Egress Illumination:
Add missing exit signs and egress illumination.

Part Three: Prioritized Recommendations and Cost Estimate

Summary

A key directive of the study was to develop a prioritized treatment recommendation and suggested scope of work for the renovation of the Town Hall. The priority list that follows derives from a careful assessment of critical building conditions, accessibility and building code deficiencies, program and operation needs of the Town government, anticipated budget opportunities and restraints, all balanced with the desire to preserve the historic integrity of the building and apply the Secretary of the Interior's Standards. The scope of work that the Town ultimately decides to pursue will need to successfully reflect and respond to each of these criteria.

The scope of work included in Phase 1 was defined to immediately mitigate accessibility and building code deficiencies that render the building essentially unusable for town functions. Work in Phase 2 addresses programmatic and physical alterations and repairs to the building. Phase 3 anticipates the goal of reaching out to a specific community entity to occupy the basement of the building.

Work items were grouped in phases with the intent to minimize redundancy and loss thru progressive sequencing through each phase, but it is possible to selectively re-prioritize individual work items. For instance, masonry re-pointing and window restoration are categorized under phase 2, as part of general renovations, but if determined to be of high priority, they can be budgeted and performed as part of phase 1.2. However, it would be a mistake to undertake restoration of interior finishes prior to general renovation and restoration of the first and second floors.

The following narrative describes the proposed work in detail. The narrative is supplemented by a detailed scope and cost estimate included as Appendix A, and associated drawings included as Appendix B

Phase I: Immediate Term - Accessibility Alterations:

Description	Estimated Cost
1.1 Minimal Access Alterations: Perform minimal work (less than \$100,000) to fall under 521 CMR 3.3.1.a Only the work being performed need conform to 521 CMR.	\$40,400
1.2 521 CMR and IEBC Egress Code Alterations: Perform alterations to bring occupied space (First and Second Floors) into compliance with the ADA, 521 CMR and IEBC and Mass State egress code provisions consistent with the building's status as a registered historic structure. Apply for MAAB variance for non-compliant elements to remain.	\$888,100

Phase 2: Medium Term – First and Second Floor Renovations and Alterations

Description	Estimated Cost
2 First and Second Floor Renovations: Renovate first and second floor, upgrade mechanical and electrical systems, install fire alarm and sprinkler, and conduct exterior repointing and repairs.	\$1,589,300

Phase 3: Long Term – Basement Renovations:

Description	Estimated Cost
3 Basement Renovations: Renovate Basement and systems to include a senior center community room, offices, and janitorial, storage and support spaces.	\$1,062,200

Narrative Description of the Work**Phase I: Immediate Term - Accessibility Alterations:**

Phase 1.1 Minimal Access Alterations: The scope of work allocated under phase 1 is intended to correct the most glaring accessibility deficiencies with minimal physical and financial impact to the structure and the town. Because the total cost of the work will be less than \$100,000 only the work being performed, not the entire building, need comply with 521 CMR.

- Repairs and adjustments to the existing ramp to bring it into full compliance:**
The existing ramp is functional, but is in need of some repair to insure that the decking surface is even and without level changes, that the railings are secure, and that the entrance is operable by a person in a wheel chair.
- Add power door openers to doors from ramp into building:**
Restricted pull and push side clearance at the entry door makes it difficult for a wheel chair user to open the door. The addition of power door openers on the existing exterior and vestibule doors will make the entrance compliant while maintaining the building's historic fabric.
- Renovate existing first floor toilet room to make it fully accessible:**
The existing toilet room, the only functioning toilet room in the building, is in deteriorated condition, lacks accessible fixtures and accessories, and is accessed by a door that is too narrow for passage of a wheel chair. Scope includes a full and complete renovation of the space, including new period linoleum flooring, patching of plaster and paint, new fixtures and accessories and bath ventilation and lighting. Existing wainscot and trim will be maintained and plaster patched, with all surfaces painted.

Summary and Criteria Evaluation – Phase 1.1**Building Conditions:**

A slightly deteriorated wood ramp and a severely deteriorated toilet room are restored to a code compliant and functional condition.

Accessibility:

The rear, ramp entrance is made fully accessible, and an accessible toilet room is created. The second floor and basement remain inaccessible. Non-compliant handrails, door hardware and raised thresholds are not addressed. While the AAB does not require that existing conditions apply, the Town remains liable for a suit under the ADA for non compliant elements on the accessible route to offices and meeting rooms. The second floor and the basement may not be used for public events and programs.

Building Code:

No building code elements are addressed.

Program and Operation:

No program changes are made. The second floor, third floor and the basement still may not be used for public events and programs. There remains only one functional toilet room in the building.

Construction Cost:

Cost is minimal at an estimated amount of \$40,400

Impact on Historic Integrity:

The impact on the historic integrity of the building is limited as no building wide changes are made. The covered ramp, a non-original addition, remains. Power door openers will be applied to the top of the doors and have little impact on the existing door material. Toilet room renovations can be carried out so as to minimize impact. The door opening will need to be widened in order to install an accessible door. Existing plaster will be repaired and the new door and trim will match the existing in material and design. New lever door handles will need to be installed. Existing materials in the toilet room will be maintained to the fullest extent possible.

Phasing Redundancy:

With the exception of the ramp, the work being performed under phase 1.1 can be incorporated into later phases with no loss. The town could decide to perform phase 1.1 immediately, then proceed with additional work in a future year, after funds were raised or allocated to the project.

Phase 1.2 521 CMR and IEBC Egress Code Alterations: The scope of work allocated under phase 1.2 includes alterations to bring the occupied space (First and Second Floors) into compliance with the ADA, 521 CMR, IEBC and Mass State egress code provisions, consistent with the building's status as a registered historic structure. Scope will include an application for a variance from the MAAB for non-compliant elements that the Town desires to maintain in existing condition.

1. Remove front awning and add snow guards and gutter on roof above. Awning is not original to the building and obstructs both visual and physical access to the front entrance. The hip roof above the entrance does not drain a large tributary area, so additional snow guards and a copper gutter over the entrance will provide adequate protection from snow and dripping water. Snow guards and gutter will be added to the secondary front entrance.
2. Remove existing covered roof ramp and build new landing and stairs at side exit. The ramp is not original and replaced former egress stairs at the rear side exit. The new stairs will be constructed with granite landing and treads and painted black steel handrails.
3. General Site Work:
 - a. Landscape work at the front of the building includes removal of trees and sidewalk paving, re-grading to provide positive drainage away from building edge, installation of new catch basin with drain to existing storm sewer, construction of new accessible curb cuts and sidewalk linking walks to entrances. Relocation of utility pole allows for better use of space between the entry and the sidewalk.
 - b. Construct 2 new accessible parking spaces with route to entrance lobby.
4. New Elevator and Associated Alterations: Construct an entrance lobby at grade and an internal elevator servicing the basement, first floor and second floor levels. The elevator will provide direct access from grade to the first floor offering universal access from the front of the building to the main floor offices. The second floor stop will make it once again possible to fully use and hold town events in the Great Hall Auditorium. A basement stop will provide service for current maintenance and storage uses and for potential community or other program use of the basement.

After a thorough review of potential elevator locations which took into consideration the configuration of the existing building layout and structure, program requirements of the users, relative cost, universal design considerations and the desire to limit impact to the historic integrity of the existing Town Hall, a location at the front of the building, adjacent to the front entrance and utilizing an existing tower was selected. This location is believed to be the only safe and accessible location that, when carefully designed, will preserve the building's historic character and integrity.

- a. Location Considerations and Rejected Elevator Locations:
 - i. A new exterior elevator hoistway tower with link to the building, which has been proposed and rejected in years past was rejected as too complex, costly, and with too significant an impact on the external and internal integrity of the building.
 - ii. Internal locations at the North and East side of the building were rejected as too distant from the front entrance, not supported by the building layout and therefore too costly and invasive to be viable.
 - iii. An internal location in the central clock tower, while potentially allowing service to the auditorium balcony and the third floor was rejected as too invasive and

impracticable as it would destroy the character of the tower stairway and require a completely new egress stair route from the balcony and third floors.

- iv. An internal location in the Northwest tower, while still a possible option, was rejected by the Building Committee and Architect in favor of a location in the front, Southwest Tower. A forward location, adjacent to the front entrance better reflects the town's commitment to universal design and access for all its citizens. It also works better with the building layout and has less conflict with the existing first and second floor egress stairs.
- v. Implicit in the decision to locate the elevator in the front side tower is the recognition and acceptance that providing elevator access to the balcony and third floor will prove both too costly and invasive to be practicable. It would be possible in the future, should the town decide that use of the balcony is a priority, to install a Lula elevator from the second floor lobby to the balcony level. At present this is not being proposed and both the balcony and the second floor are required to be closed off to public use. Doors opening into the balcony from the main hall and from the side lobby stairs will remain locked. Doors to the third floor hall will remain locked.
- b. Scope Of work: Construction of the elevator and associated interior and exterior work is the largest single effort, short of full renovation, proposed for the town hall, both in complexity and cost. It includes the following:
 - i. All site work related to the addition of the exterior lobby, including relocation of the existing water service into the building, relocation of an existing utility pole and excavation and restoration of paving
 - ii. Construction of the exterior elevator lobby: The proposed design for the exterior lobby incorporates materials and elements from the existing building into an attached structure that is intended to both respond to the history of the Town Hall and reflect its future as a universally accessible community resource. The addition itself is tucked into a corner, is set back from the front and protrudes from the side as little as possible. The base will be brick and stone to match the adjacent material. The frame above will be timber or steel reflecting a lightness and openness consistent with the lobby function and subordinate to the main building mass. Doors and windows are to compliment the existing. The roof is to be hip, with the same pitch and slate or standing seam finish, with a similarly detailed soffit.

Design of the lobby will reflect and respond to the Secretary of the Interior's Standards and receive approval of MHC.

- iii. Alterations to existing tower openings to allow for elevator doorways at each floor and an enclosed and rated hoistway:
 - Interior: Currently occupied by an office on the first floor and obsolete toilet room on the second floor, the tower has two door openings, one from an adjacent office on the first floor, and one from the lobby of the main stair hall on the second floor. These door openings will need to be closed off or widened in order to accommodate the elevator doors. Existing plaster will be repaired and the new door and trim will match the existing in material and design.
 - Exterior: On the exterior, the lower level window opening will need to be removed to accommodate the elevator lobby doorway. The pediment above the window will remain above and exterior to the lobby roof. A window on the second floor will be decommissioned, darkened from the interior but left in place. An elevator hoistway

vent will be installed on the side, below the roof. This will be sized and detailed to compliment the panel below it.

- iv. Construction of a structurally independent and rated hoistway within the existing masonry tower: A structural steel tube frame will be constructed within the tower, against the exterior masonry walls. This frame will both provide support for the rated hoistway partitions, support for the elevator guide rails and track, and seismic reinforcement for the existing brick tower. An elevator machine room will be provided in the basement adjacent to the elevator hoistway.
 - v. Installation of the elevator equipment: Elevator is to be an electric, gearless self supporting elevator, 4 stop, total travel of 27'-3", 3500 lb. capacity, 150 fpm speed, front and back doors. 3 Phase power will be required at the building.
 - vi. Mechanical and electrical work to provide required heat, ventilation, power and fire detection service and equipment for the elevator. The elevator installation will require radiation drawn from the existing boiler to heat the lobby and elevator machine room. Ventilation will be required for the hoistway. Electric power, lighting and equipment connections will need to be made, including 3 phase service for the building. A new fire detection system and full sprinkler system will be installed in the building as part of this phase.
5. Toilet Rooms: In addition to first floor toilet room scoped under phase 1.1, one single fixture toilet room will be added on second floor. The toilet room is to be located in a room in the North West tower currently being used for storage. Scope includes a full and complete renovation of the space, including new period linoleum flooring, patching of plaster and paint, new fixtures and accessories and bath ventilation and lighting. The door opening will need to be widened in order to install an accessible door. Existing plaster will be repaired and the new door and trim will match the existing in material and design. New lever door handles will need to be installed.
6. Stage Access - Install lift to stage: In order to fully use the auditorium and comply with 521CMR regulations, the existing stage and dressing room must be made accessible. A wheel chair lift will be installed in the dressing room on the North East corner with access to the stage thru a new door opening. New door and casing to match existing stage doors, sized for elevator lift.
7. Miscellaneous access alterations:
- a. Handrails: Install compliant handrails on exterior entrances. Exterior entrances to receive new compliant handrails designed and finished to compliment the existing building character. Add an additional handrail to the main stairs along the outside wall, while preserving the integrity of the existing handrails and guardrails.
 - b. Door hardware: Replace existing knobs with new lever handles selected to compliment existing historic character on all doors along accessible route.
 - c. Door Thresholds: Add bevels to all non-compliant door thresholds along accessible route.
 - d. Water Fountain: Remove the existing non-compliant and non-functioning water fountain.

8. Building Code Egress Alterations:

- a. Door Closers: Install door closers on doors to stair halls and corridors.
- b. Exit Devices: Install exit device hardware on doors from spaces with >49 occupancy. This will include the doors leading from the Auditorium to the egress stairs.
- c. Exit Signs and Emergency Egress Illumination: Install missing and replace existing non-conforming exit signs and egress illumination on all floors of the building.
- d. Fire Detection: Install a complete fire detection and alarm system including exterior beacon, fire alarm panel, detectors, pull stations and audio and visual alarms on all floors of the building.
- e. Sprinkler System: Install a complete sprinkler system on all floors of the building.

9. Apply to MAAB for time and permanent variance for non-compliant elements: Because of the age and the registered historic status of the building, the Town may desire to apply for a variance for the right to maintain select noncompliant elements rather than alter or replace them as required by the code. Such a variance could include:

- a. Permanent Variance:
 - i. Restrict elevator to access to basement, first and second floors with commitment not to use balcony or third floor for programs or operations.
 - ii. Retain existing interior stair hand railings.
 - iii. Use of power door openers at select locations in lieu of changing door openings where door clearance is inadequate.
 - iv. Retain 2nd floor stage non-accessible toilet rooms.
- b. Time variance:
 - i. Time variance for completing renovation work at basement level.
 - ii. Time variance for such items as the Town decides to delay until later phases of the work.

Summary and Criteria Evaluation – Phase 1.2**Building Conditions:**

Except for new work or alterations related to new work, the existing building is maintained in its current condition.

Accessibility:

With the exception of specific items included in the variance described above, the building is brought into compliance with 521 CMR: Alterations will create an accessible route leading from the street, public sidewalk and on-site parking to the basement, first and second floors via a new elevator. The third floor and auditorium balcony will not be accessed by the elevator and may not be used for public events and programs. Accessible toilet rooms are provided. Minor non-structural changes are made to remove barriers to offices and meeting rooms for enhanced use by the public.

Building Code:

New work is constructed to satisfy current building codes, and critical egress related code deficiencies including lack of door closers on stair hall doors and lack of exit devices on doors leading from large spaces are corrected. Egress lighting and exit signs will be installed. In addition, the building will be fully sprinklered and receive a complete fire detection and alarm system.

Program and Operation:

Installation of the elevator and toilet room requires relocation of the small office on the first floor, and relocation of the storage on the second floor. The second floor balcony, third floor and the basement may not be used for public events and programs, however, the first and second floor, including the auditorium and the stage are made fully accessible and available for public programs and services.

Construction Cost:

Cost is moderate at an estimated amount of \$888,100.

Impact on Historic Integrity:

The impact on the historic integrity of the building is more extensive than in phase 1.1 as more areas are affected and the scope of work is more extensive. However, much effort has been made through design and will be made through construction detailing to limit the impact of the changes and remain true to the historic quality and legacy of the building, as much as is possible. The Town and design team will work closely with the MHC during the design development and construction phase to ensure that every effort is made to adhere to The Secretary of the Interior's Standards for the Treatment of Historic Properties. For a detailed review of the scope of work and impact see the description of the work above.

Phasing Redundancy:

The work in phase 1.2 can be completed after completion of phase 1.1 or as the first phase of work performed on the building. If the latter, scope would include the first floor toilet room specified under 1.1.3 above. Subsequent phases are designed to continue and supplement the work of this phase.

A complete fire alarm and sprinkler system is included in Phase 1.2. If the system is designed and laid out anticipating the floor plan changes proposed under phase 2 there will be a minimum of work that must be altered as part of that later phase.

DESIGN ESTIMATE

Phase 1: Immediate term - Accessibility alterations

1.1 Minimal access alterations

Town Hall - Phased access improvement and re-use study

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

DIVISION SUMMARY

Date: 1 July 2014

GROSS SF :		18,650
DIVISION	AMOUNT	COST / SF
1 - GENERAL CONDITIONS	\$3,022	\$0.85
2 - DEMOLITION	\$2,975	\$0.83
3 - CONCRETE	\$0	\$0.00
4 - MASONRY	\$900	\$0.25
5 - METALS	\$2,000	\$0.56
6 - CARPENTRY & MILLWORK	\$3,890	\$1.09
7 - THERMAL / MOISTURE PROTECTION	\$431	\$0.12
8 - DOORS & WINDOWS	\$8,650	\$2.42
9 - FINISHES	\$3,240	\$0.91
10 - SPECIALTIES	\$1,320	\$0.37
11 - EQUIPMENT	\$0	\$0.00
12 - FURNISHINGS	\$0	\$0.00
13 - SPECIAL CONSTRUCTION	\$0	\$0.00
14 - CONVEYING SYSTEMS	\$0	\$0.00
23 - MECHANICAL		
FIRE PROTECTION	\$0	\$0.00
PLUMBING	\$5,000	\$1.40
H.V.A.C.	\$2,750	\$0.77
25 - INTEGRATED AUTOMATION SYSTEM		
INTEGRATED AUTOMATION SYSTEM	\$0	\$0.00
26 - ELECTRICAL	\$2,425	\$0.68
28 - ELECTRONIC SAFETY AND SECURITY	\$0	\$0.00
30 - EARTHWORK	\$0	\$0.00
50 - CONTINGENCIES		
CONTINGENCY	\$1,700	\$0.48
PERMITS	\$168	\$0.05
TAXES	\$0	\$0.00
60 - FEE	\$1,900	\$0.53
TOTAL	\$40,400	\$11.32

DESIGN ESTIMATE

Phase 1: Immediate term - Accessibility alterations**1.1 Minimal access alterations**

Town Hall - Phased access improvement and re-use study

Date: 1 July 2014

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
<u>01100 - GENERAL REQUIREMENTS</u>				
GENERAL CONDITIONS	%	9		3,022
TRADE CODE (01000) SUB-TOTAL=				3,022
<u>02050 - DEMOLITION</u>				
DECKING AND RAILING DAMAGED PARTS	LS	1	250.00	250
REMOVE EXISTING DOOR AND THRESHOLD AT EXTERIOR DOOR	EA	2	200.00	400
WALL MOUNTED HC BOTTOM DOOR OPENER	EA	2	200.00	400
GUT EXISTING LAV	SF	75	15.00	1,125
ENLARGE EXISTING DOOR OPENING AT LAV MASONRY	EA	2	400.00	800
TRADE CODE (05500) SUB-TOTAL=				2,975
<u>04200 - MASONRY</u>				
REPAIR LAV OPENING AND LINTEL	LF	20	45.00	900
TRADE CODE (05500) SUB-TOTAL=				900
<u>05500 - METAL FABRICATIONS - MISC.</u>				
ADJUST RAILINGS	LF	80	25.00	2,000
TRADE CODE (05500) SUB-TOTAL=				2,000
<u>06100 - ROUGH CARPENTRY</u>				
ADJUST RAIL DECKING	SF	220	4.00	880
REPLACE EXISTING THRESHOLD	LF	4	45.00	180
REFRAME LAV DOOR	LF	18	30.00	540
TRADE CODE (06100) SUB-TOTAL=				1,600

DESIGN ESTIMATE

Phase 1: Immediate term - Accessibility alterations**1.1 Minimal access alterations**

Town Hall - Phased access improvement and re-use study

Date: 1 July 2014

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
<u>.06200 - FINISH CARPENTRY</u>				
REINSTALL EXISTING DOOR AT RAMP	LF	2	250.00	500
TRIM NEW LAV DOOR	LF	20	12.00	240
INSTALL DOOR AND HARDWARE	EA	2	250.00	500
LAV UNDERLAYMENT AND PREP	SF	75	10.00	750
DOOR TRIM AT REMOVED DOOR	EA	2	150.00	300
TRADE CODE (06200) SUB-TOTAL=				2,290
<u>.07200 - THERMAL INSULATION</u>				
4" RIGID INSULATION @ EXTERIOR WALL LAV	SF	72	3.00	216
TRADE CODE (07200) SUB-TOTAL=				216
<u>.07900 - JOINT SEALER</u>				
DOORS	EA	2	75.00	150
WINDOWS	EA	1	65.00	65
TRADE CODE (07900) SUB-TOTAL=				215
<u>.08140 - WOOD DOORS - INTERIOR</u>				
CUSTOM WOOD DOOR AND FRAME	EA	1	850.00	850
TRADE CODE (08140) SUB-TOTAL=				850
<u>.08530 - VINYL WINDOW</u>				
EXISTING WINDOW AT LAV RECONFIGURE	EA	1	350.00	350
TRADE CODE (08530) SUB-TOTAL=				350

DESIGN ESTIMATE

Phase 1: Immediate term - Accessibility alterations**1.1 Minimal access alterations**

Town Hall - Phased access improvement and re-use study

Date: 1 July 2014

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
<u>08700 - FINISH DOOR HARDWARE</u>				
HARDWARE SETS - SINGLE EXTERIOR	SET	2	3,500.00	7,000
HARDWARE SETS - INTERIOR SINGLE	SET	1	450.00	450
TRADE CODE (08700) SUB-TOTAL=				7,450
<u>09250 - GYPSUM WALLBOARD</u>				
INTERIOR FRAME AND GWB w/ SOUND BLANKET	LF	35	35.00	1,225
GYPSUM CEILINGS AND FURRING	SF	75	4.50	338
TRADE CODE (09250) SUB-TOTAL=				1,563
<u>09600 - RESILIENT FLOOR AND BASE</u>				
RESILIENT FLOOR TILE	SF	75	9.00	675
BASE	SF	35	4.00	140
TRADE CODE (09600) SUB-TOTAL=				815
<u>09900 - PAINTING</u>				
PAINT WALLS	SF	350	0.50	175
PAINT CEILINGS	SF	75	0.50	38
PAINT DOOR & FRAME - SINGLE	EA	2	200.00	400
MISC. AT RAMP	LS	1	250.00	250
TRADE CODE (09900) SUB-TOTAL=				863

DESIGN ESTIMATE

Phase 1: Immediate term - Accessibility alterations**1.1 Minimal access alterations**

Town Hall - Phased access improvement and re-use study

Date: 1 July 2014

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
<u>10280 - TOILET AND BATH ACCESSORIES</u>				
TOILET PAPER DISPENSER	EA	1	75.00	75
HANDICAP GRAB BARS	SETS	1	350.00	350
SOAP DISPENSER	EA	1	45.00	45
MIRROR UNITS	EA	1	350.00	350
HAND DRYER	EA	1	500.00	500
TRADE CODE (10280) SUB-TOTAL=				1,320
<u>21130 - FIRE SUPPRESSION SPRINKLER SYSTEMS</u>				
SPRINKLER SYSTEM ADJUST	SF	0	0.00	0
TRADE CODE (21130) SUB-TOTAL=				0
<u>22000 - PLUMBING</u>				
FIXTURES AND PIPING	EA	2	2,500.00	5,000
TRADE CODE (22000) SUB-TOTAL=				5,000
<u>23000 - HVAC</u>				
HEAT UNITS, BATHROOM FAN	LS	1	2,750.00	2,750
TRADE CODE (23000) SUB-TOTAL=				2,750
<u>26000 - ELECTRICAL</u>				
LIGHTING / POWER AT LAV	SF	75	15.00	1,125
POWER AT ENTRANCE DOOR	EA	2	650.00	1,300
TRADE CODE (26000) SUB-TOTAL=				2,425

DESIGN ESTIMATE

Phase 1: Immediate term - Accessibility alterations**1.1 Minimal access alterations**

Town Hall - Phased access improvement and re-use study

Date: 1 July 2014

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
<u>50000 - CONTINGENCY</u>	%	5		1,679
TRADE CODE (50000) SUB-TOTAL=				1,700
<u>50500 - PERMITS</u>	%	1		168
TRADE CODE (50500) SUB-TOTAL=				168
<u>55500 - STATE TAX</u>	%	0		0
TRADE CODE (55500) SUB-TOTAL=				0
<u>60000 - CONSTRUCTION FEE</u>	%	5		1,900
TRADE CODE (60000) SUB-TOTAL=				1,900
<u>59000 - TOTAL</u>				40,400
TRADE CODE (59000) TOTAL=				<u>40,400</u>

DESIGN ESTIMATE

Phase 1.2 Immediate term - Accessibility alterations

1.2 CMR and IEBC egress code iterations

Town Hall - Phased access improvement and re-use study

6 Central Street - Brookfield, Massachusetts

DIVISION SUMMARY

Date: 1 July 2014

GROSS SF :		18,650
DIVISION	AMOUNT	COST / SF
1 - GENERAL CONDITIONS	\$61,156	\$17.13
2 - DEMOLITION	\$17,900	\$5.01
3 - CONCRETE	\$8,176	\$2.29
4 - MASONRY	\$34,535	\$9.67
5 - METALS	\$49,525	\$13.87
6 - CARPENTRY & MILLWORK	\$34,595	\$9.69
7 - THERMAL / MOISTURE PROTECTION	\$31,459	\$8.81
8 - DOORS & WINDOWS	\$52,650	\$14.75
9 - FINISHES	\$72,710	\$20.37
10 - SPECIALTIES	\$2,090	\$0.59
11 - EQUIPMENT	\$0	\$0.00
12 - FURNISHINGS	\$0	\$0.00
13 - SPECIAL CONSTRUCTION	\$0	\$0.00
14 - CONVEYING SYSTEMS	\$131,000	\$36.69
23 - MECHANICAL		
FIRE PROTECTION	\$94,750	\$26.54
PLUMBING	\$16,000	\$4.48
H.V.A.C.	\$3,500	\$0.98
25 - INTEGRATED AUTOMATION SYSTEM		
INTEGRATED AUTOMATION SYSTEM	\$0	\$0.00
26 - ELECTRICAL	\$89,750	\$25.14
28 - ELECTRONIC SAFETY AND SECURITY	\$0	\$0.00
30 - EARTHWORK	\$40,867	\$11.45
50 - CONTINGENCIES		
CONTINGENCY	\$101,900	\$28.54
PERMITS	\$3,398	\$0.95
TAXES	\$0	\$0.00
60 - FEE	\$42,100	\$11.79
TOTAL	\$888,100	\$248.77

DESIGN ESTIMATE

Phase 1.2 Immediate term - Accessibility alterations**1.2 CMR and IEBC egress code iterations**

Town Hall - Phased access improvement and re-use study

Date: 1 July 2014

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
<u>01100 - GENERAL REQUIREMENTS</u>				
GENERAL CONDITIONS	%	9		61,156
TRADE CODE (01000) SUB-TOTAL=				61,156
<u>02050 - DEMOLITION</u>				
EXTERIOR RAMP AND AWNING	SF	225	5.00	1,125
EXTERIOR AWNING MAIN ENTRANCE AND RAILINGS	SF	200	5.00	1,000
EXTERIOR WALL AT ELEVATOR	SF	80	25.00	2,000
EXISTING FLOORS AT NEW ELEVATOR SHAFT	SF	1,000	5.00	5,000
OPENING FOR LIFT AT STAGE (LAV / STAIR)	EA	15	15.00	225
OPENING AT 2nd FLOOR LOBBY WALL	EA	1	500.00	500
REMOVE EXISTING WATER FOUNTAIN	EA	2	25.00	50
CUT CAP AND MAKE SAFE MEP's	LS	1	3,500.00	3,500
DUMPSTER 40 YARD	EA	10	450.00	4,500
TRADE CODE (02050) SUB-TOTAL=				17,900
<u>03300 - CONCRETE</u>				
ELEVATOR:				
FOOTING	LF	45	15.00	675
WALL 3-6 x12"x45	SF	45	14.43	649
SLAB ON GRADE	SF	200	15.00	3,000
CONCRETE PAD AT ELEVATOR PIT	SF	60	4.75	285
ELEVATOR PIT WALL	LF	35	4.75	166
REPAIR FLOOR AT NEW ELEVATOR OPENING	EA	4	150.00	600
NEW STAIR:				
STAIR AND PLATFORM	SF	30	10.00	300
RISERS	EA	5	500.00	2,500
TRADE CODE (03300) SUB-TOTAL=				8,176

DESIGN ESTIMATE

Phase 1.2 Immediate term - Accessibility alterations**1.2 CMR and IEBC egress code iterations**

Town Hall - Phased access improvement and re-use study

Date: 1 July 2014

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
<u>04200 - UNIT MASONRY</u>				
RESTORE BASEMENT WALL AT ELEVATOR BASEMENT	LF	20	15.00	300
RESTORE BASEMENT WALL AT ELECTRIC, / MACHINE ROOM	LF	20	15.00	300
RESTORE BASEMENT WALL MECH ENTRANCE	LF	20	15.00	300
RESTORE BASEMENT WALL AT ELEVATOR 1st FLOOR	EA	2	15.00	30
RESTORE WALL AT AWNING REMOVAL	LF	30	25.00	750
MAKE HOLE AND REPAIR FOR NEW WATER MAIN	EA	2	250.00	500
CMU's 8" TYPE RATED WALL BASEMENT PARTITIONS	SF	400	30.00	12,000
BRICK INFILL AT WINDOW / ELEVATOR	SF	16	30.00	480
BRICK, BLOCK FACADE AT NEW ELEVATOR LOBBY	SF	225	55.00	12,375
EXTERIOR REPAIR	LS	1	7,500.00	7,500
TRADE CODE (04200) SUB-TOTAL=				34,535
<u>05500 - METAL FABRICATIONS - MISC.</u>				
ELEVATOR LOBBY STRUCTURE	TON	3	4,500.00	13,500
ELEVATOR HOISTWAY STRUCTURE	TON	1	4,500.00	4,500
RAILING AT NEW EXTERIOR STAIR	LF	16	400.00	6,400
RAILING AT EXTERIOR STAIR MAIN ENTRANCE	LF	20	400.00	8,000
ELEVATOR ENTRANCE ANGLE SETS	EA	4	150.00	600
RAILING AT EXTERIOR HALL ENTRANCE	LF	16	400.00	6,400
ELEVATOR LOBBY ROOF STRUCTURE	TON	2	4,500.00	10,125
TRADE CODE (05500) SUB-TOTAL=				49,525
<u>06100 - ROUGH CARPENTRY</u>				
BEVELED TRANSITIONS AT THRESHOLDS	EA	27	75.00	2,025
REMOVE INTERIOR HARDWARE AT EXISTING DOORS	EA	27	100.00	2,700
INTERIOR PARTITION 2x4 - 1st AND 2nd FLOORS	LF	60	15.00	900
INTERIOR PARTITION EXISTING REWORKED	LF	100	20.00	2,000
4x8 PLYWOOD BACKER BOARDS - ELEC. & PHONE CLOSETS	EA	5	50.00	250
FASTENERS AND HARDWARE	LS	1	2,500.00	2,500
BLOCKING	LF	240	3.00	720
TRADE CODE (06100) SUB-TOTAL=				11,095

DESIGN ESTIMATE

Phase 1.2 Immediate term - Accessibility alterations**1.2 CMR and IEBC egress code iterations**

Town Hall - Phased access improvement and re-use study

Date: 1 July 2014

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
<u>.06200 - FINISH CARPENTRY</u>				
BATHROOM VANITY AND COUNTERTOP HC	EA	2	450.00	900
INSTALL DOORS, FRAMES, & HARDWARE - EXTERIOR PAIRS	EA	2	500.00	1,000
INSTALL DOORS, FRAMES, & HARDWARE - INTERIOR 1st FLC	EA	15	200.00	3,000
INSTALL DOORS, FRAMES, & HARDWARE - INTERIOR 1st FLC	EA	13	200.00	2,600
WOOD TRIM AT ELEVATOR LOBBY	SF	50	200.00	10,000
PATCH WOOD FLOORS	SF	250	20.00	5,000
WINDOW TRIM REPAIR	LS	1	1,000.00	1,000
TRADE CODE (06200) SUB-TOTAL=				23,500
<u>.07120 - WATERPROOFING AND DAMPPROOFING</u>				
PARGE FOUNDATION WALL AT ELEVATOR	SF	250	1.25	313
VAPOR BARRIER @ SLAB ON GRADE 6 MILL	SF	260	0.35	91
DOOR CAULKING	EA	3	50.00	150
WATERPROOF MECH. ROOMS	SF	1,000	3.50	3,500
TRADE CODE (07120) SUB-TOTAL=				4,054
<u>.07200 - THERMAL INSULATION</u>				
4" RIGID INSULATION @ SLAB ON GRADE	SF	260	3.00	780
4" RIGID INSULATION @ FOUNDATION WALLS	SF	225	3.00	675
ELEVATOR ROOF DECK INSULATION	SF	400	3.00	1,200
TRADE CODE (07200) SUB-TOTAL=				2,655
<u>.07300 - ROOFING AND ACCESSORIES</u>				
STANDING SEAM ROOF AND STRUCTURE	SF	300	65.00	19,500
MISC REPAIRS TO ROOF WHERE AWNINGS REMOVED	LS	1	2,500.00	2,500
TRADE CODE (07300) SUB-TOTAL=				22,000

DESIGN ESTIMATE

Phase 1.2 Immediate term - Accessibility alterations**1.2 CMR and IEBC egress code iterations**

Town Hall - Phased access improvement and re-use study

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

Date: 1 July 2014

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
<u>07900 - JOINT SEALER</u>				
INTERIOR CAULKING	LS	1	500.00	500
DOORS	EA	30	75.00	2,250
TRADE CODE (07900) SUB-TOTAL=				2,750
<u>08110 - HOLLOW METAL FRAMES</u>				
HOLLOW METAL FRAME AND DOOR RATED BASEMENT	EA	3	750.00	2,250
HOLLOW METAL FRAME INTERIOR 2nd FLOOR	EA	3	250.00	750
TRADE CODE (08110) SUB-TOTAL=				3,000
<u>08140 - WOOD DOORS - INTERIOR</u>				
CUSTOM WOOD DOOR AND FRAME	EA	3	850.00	2,550
TRADE CODE (08140) SUB-TOTAL=				2,550
<u>08305 - ACCESS DOORS</u>				
LOUVER AT ELEVATOR	EA	1	1,200.00	1,200
ACCESS DOOR ALLOWANCE	EA	3	100.00	300
TRADE CODE (08305) SUB-TOTAL=				1,500
<u>08700 - FINISH DOOR HARDWARE</u>				
HARDWARE SETS - EXTERIOR ENTRANCE PAIR	SET	2	1,200.00	2,400
HARDWARE SETS - SINGLE EXTERIOR	SET	1	650.00	650
HARDWARE SETS - INTERIOR SINGLE	SET	18	350.00	6,300
HARDWARE SETS - INTERIOR SINGLE STAIR	SET	9	750.00	6,750
HARDWARE SETS - INTERIOR SINGLE MECHANICAL	SET	3	550.00	1,650
HARDWARE SETS - INTERIOR PAIRS	SET	3	1,250.00	3,750
TRADE CODE (08700) SUB-TOTAL=				21,500

DESIGN ESTIMATE

Phase 1.2 Immediate term - Accessibility alterations**1.2 CMR and IEBC egress code iterations**

Town Hall - Phased access improvement and re-use study

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

Date: 1 July 2014

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
<u>08910 - WINDOW WALL ELEVATOR LOBBY</u>				
EXTERIOR WALL AT ELEVATOR	SF	240	65.00	15,600
EXTERIOR DOOR	EA	1	8,500.00	8,500
TRADE CODE (08910) SUB-TOTAL=				24,100
<u>09250 - GYPSUM WALLBOARD</u>				
INTERIOR RATED w/ SOUND BLANKET	LF	70	72.00	5,040
GYPSUM CEILINGS AND FURRING	SF	400	4.50	1,800
ELEVATOR SHAFT WALLS	SF	1,200	15.00	18,000
TRADE CODE (09250) SUB-TOTAL=				24,840
<u>09300 - CERAMIC TILE</u>				
TILE FLOOR LAV	SF	150	45.00	6,750
TILE WALLS LAV	SF	600	45.00	27,000
TILE BASE LAV	LF	100	30.00	3,000
ELEVATOR LOBBY TILE AND BASE	SF	156	45.00	7,020
TRADE CODE (09300) SUB-TOTAL=				43,770
<u>09900 - PAINTING</u>				
PAINT WALLS	SF	1,400	0.50	700
EXTERIOR PAINT	SF	500	2.00	1,000
PAINT CEILINGS	SF	400	0.50	200
PAINT DOOR & FRAME - SINGLE	EA	10	175.00	1,750
- PAIRS	PRS	2	225.00	450
TRADE CODE (09900) SUB-TOTAL=				4,100

DESIGN ESTIMATE

Phase 1.2 Immediate term - Accessibility alterations**1.2 CMR and IEBC egress code iterations**

Town Hall - Phased access improvement and re-use study

Date: 1 July 2014

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
<u>10280 - TOILET AND BATH ACCESSORIES</u>				
TOILET PAPER DISPENSER	EA	2	75.00	150
HANDICAP GRAB BARS	SETS	2	350.00	700
SOAP DISH	EA	2	45.00	90
MIRROR UNITS	EA	2	550.00	1,100
ROBE HOOK	EA	2	25.00	50
TRADE CODE (10280) SUB-TOTAL=				2,090
<u>14000 - CONVEYING SYSTEM</u>				
ELEVATOR STOPS	EA	4	30,000.00	120,000
CAB FINISH	LS	1	11,000.00	11,000
TRADE CODE (14000) SUB-TOTAL=				131,000
<u>21130 - FIRE SUPPRESSION SPRINKLER SYSTEMS</u>				
MOVE WATER MAIN AND SPRINKLER ROOM	LS	1	25,500	25,500
SPRINKLER SYSTEM WET	SF	13,850	5.00	69,250
TRADE CODE (21130) SUB-TOTAL=				94,750
<u>22000 - PLUMBING</u>				
PIPING	LS	1	10,000	10,000
FIXTURE PLUMBED	EA	4	1,250.00	5,000
WATER HEATERS	EA	2	500.00	1,000
TRADE CODE (22000) SUB-TOTAL=				16,000
<u>23000 - HVAC</u>				
HEAT UNITS, BATHROOM FAN, KITCHEN EXHAUST	LS	1	3,500.00	3,500
TRADE CODE (23000) SUB-TOTAL=				3,500

DESIGN ESTIMATE

Phase 1.2 Immediate term - Accessibility alterations**1.2 CMR and IEBC egress code iterations**

Town Hall - Phased access improvement and re-use study

Date: 1 July 2014

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
<u>26000 - ELECTRICAL</u>				
LIGHTING / POWER / SERVICE	LS	1	20,000.00	20,000
FIRE ALARM SYSTEM AT MINIMAL	SF	13,850	5.00	69,250
TELEPHONE / CATV	LS	1	500.00	500
TRADE CODE (26000) SUB-TOTAL=				89,750
<u>312000 - EARTHWORK</u>				
CLEAR AND GRUB	SY	100	1.75	175
GRADING	SY	100	1.00	100
EROSION CONTROL	LF	200	6.50	1,300
EXCAVATION FOOTING ELEVATOR PIT AND SHORING	CY	15	30.00	444
EXCAVATION FOOTING ELEVATOR LOBBY	CY	42	15.00	625
EXCAVATION FOOTING NEW STAIR	CY	17	15.00	256
BACKFILL	CY	15	25.00	375
STONE UNDER SLAB 9"	CY	17	40.00	667
HAUL OFF SITE	CY	30	25.00	750
MISC PADS	LS	1	750.00	750
TRADE CODE (32320) SUB-TOTAL=				5,442
<u>321300 - CONCRETE PAVING</u>				
CONCRETE PAVING AT NEW STAIR & ELEVATOR	SF	0	6.50	0
TRADE CODE (321300) SUB-TOTAL=				0
<u>322000 - ASPHALT PAVING</u>				
CURB CUT FOR NEW HC PARKING	LF	30	35.00	1,050
ASPHALT PAVING	SY	300	20.00	6,000
BUMPERS	EA	2	150.00	300
MARKINGS	LS	1	200.00	200
SIGNS	EA	5	200.00	1,000
TRADE CODE (322000) SUB-TOTAL=				8,550

DESIGN ESTIMATE

Phase 1.2 Immediate term - Accessibility alterations**1.2 CMR and IEBC egress code iterations**

Town Hall - Phased access improvement and re-use study

6 Central Street - Brookfield, Massachusetts

Architect: Austin Design

Date: 1 July 2014

ITEM DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL COST
<u>330000 - UTILITIES</u>				
STORM DRAIN APPROX. 125 LF AND CB	LS	1	5,375.00	5,375
WATER LINE	LS	1	10,000.00	10,000
WATER LINE	LS	1	10,000.00	10,000
ELECTRICAL	LS	1	1,500.00	1,500
TRADE CODE (33000) SUB-TOTAL=				26,875
<u>50000 - CONTINGENCY</u>				
	%	15		101,926
TRADE CODE (50000) SUB-TOTAL=				101,900
<u>50500 - PERMITS</u>				
	%	1		3,398
TRADE CODE (50500) SUB-TOTAL=				3,398
<u>55500 - STATE TAX</u>				
	%	0		0
TRADE CODE (55500) SUB-TOTAL=				0
<u>60000 - CONSTRUCTION FEE</u>				
	%	5		42,100
TRADE CODE (60000) SUB-TOTAL=				42,100
<u>59000 - TOTAL</u>				
TRADE CODE (59000) TOTAL=				<u>888,100</u>

Study Drawings

June 1, 2014 rev. 7/1/2014



Index of Drawings:

Cover

Appendix B: Prioritized Recommendations

Phase 1.1 Minimal Access Alterations

1.1 First Floor Plan

Phase 1.2 521CMR and IEBC Code Alterations

1.2.X Site Plan

1.2.0 Basement Floor Plan

1.2.1 First Floor Plan

1.2.2 Second Floor Plan

1.2.3 Lobby Elevations

Phase 2 First and Second Floor Renovations

2.1 First Floor Plan

2.2 Second Floor Plan

2.3 Exterior Elevation Photos

2.4 Exterior Elevation Photos

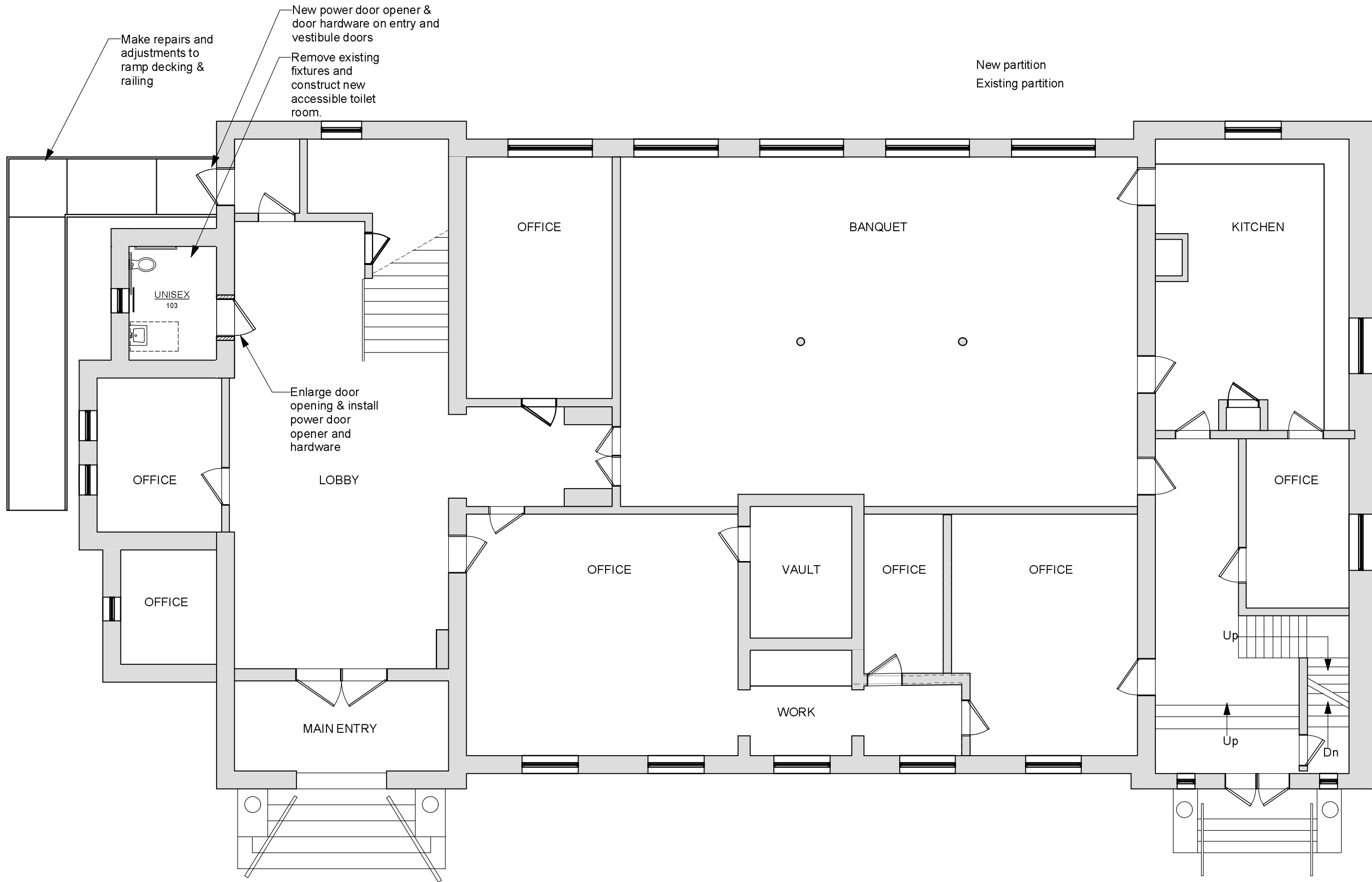
2.5 Exterior Elevation Photos

2.6 Exterior Elevation Photos

Phase 3 Basement Level Renovations

3.X Site Plan

3.1 Basement Floor Plan



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413 624 9669
413 624 9635 fax

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Brookfield Town Hall

Phased Access Improvements and Re-Use Study

Town of Brookfield
6 Central Street
Brookfield, MA 01506



Phase 1.1: Minimal Access Alterations

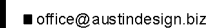
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Date: June 1, 2014
rev. 7/1/2014

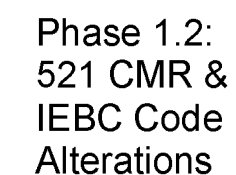
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1
1.1 First Floor Plan
1/8" = 1' - 0"

1.1



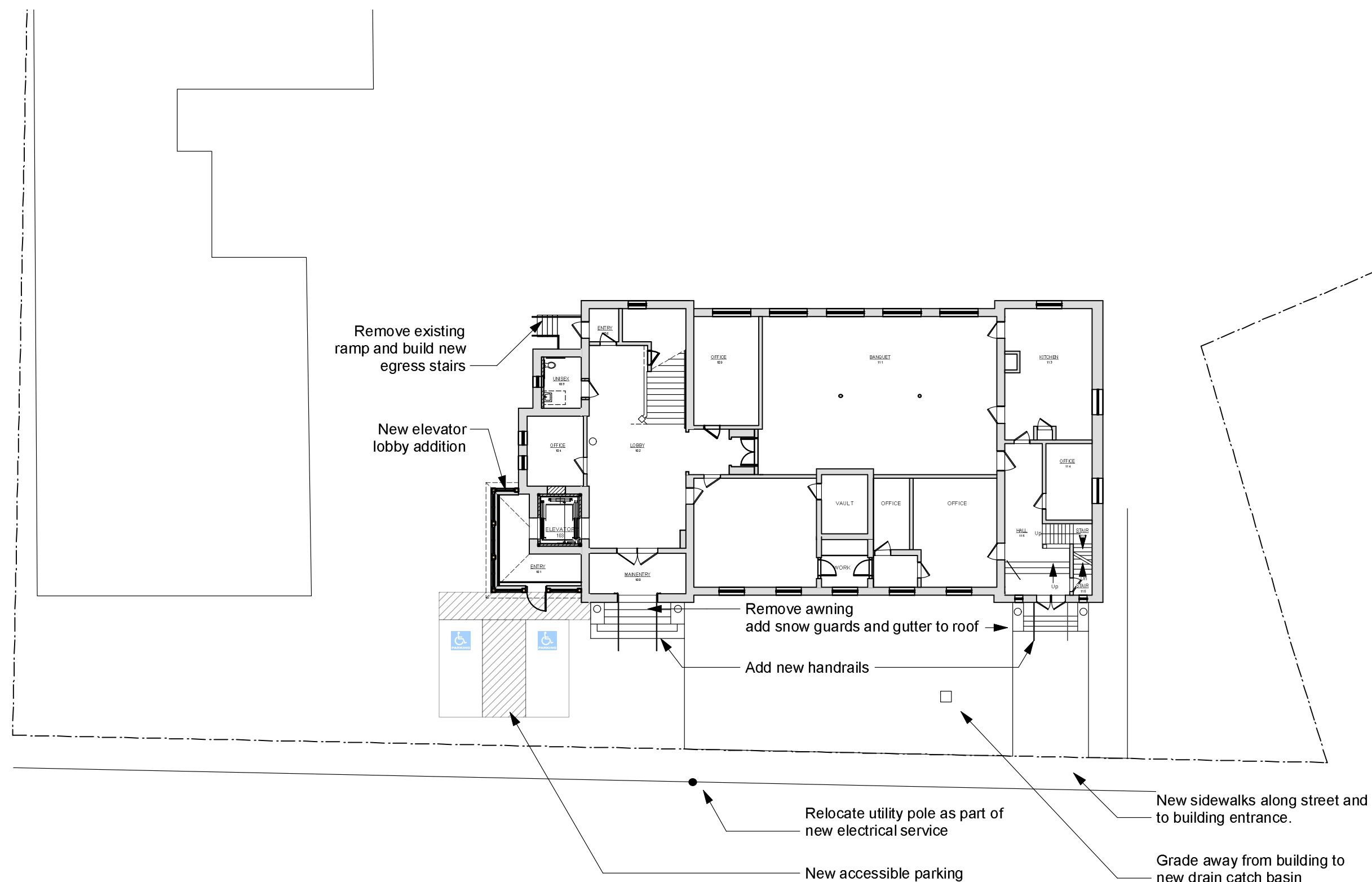
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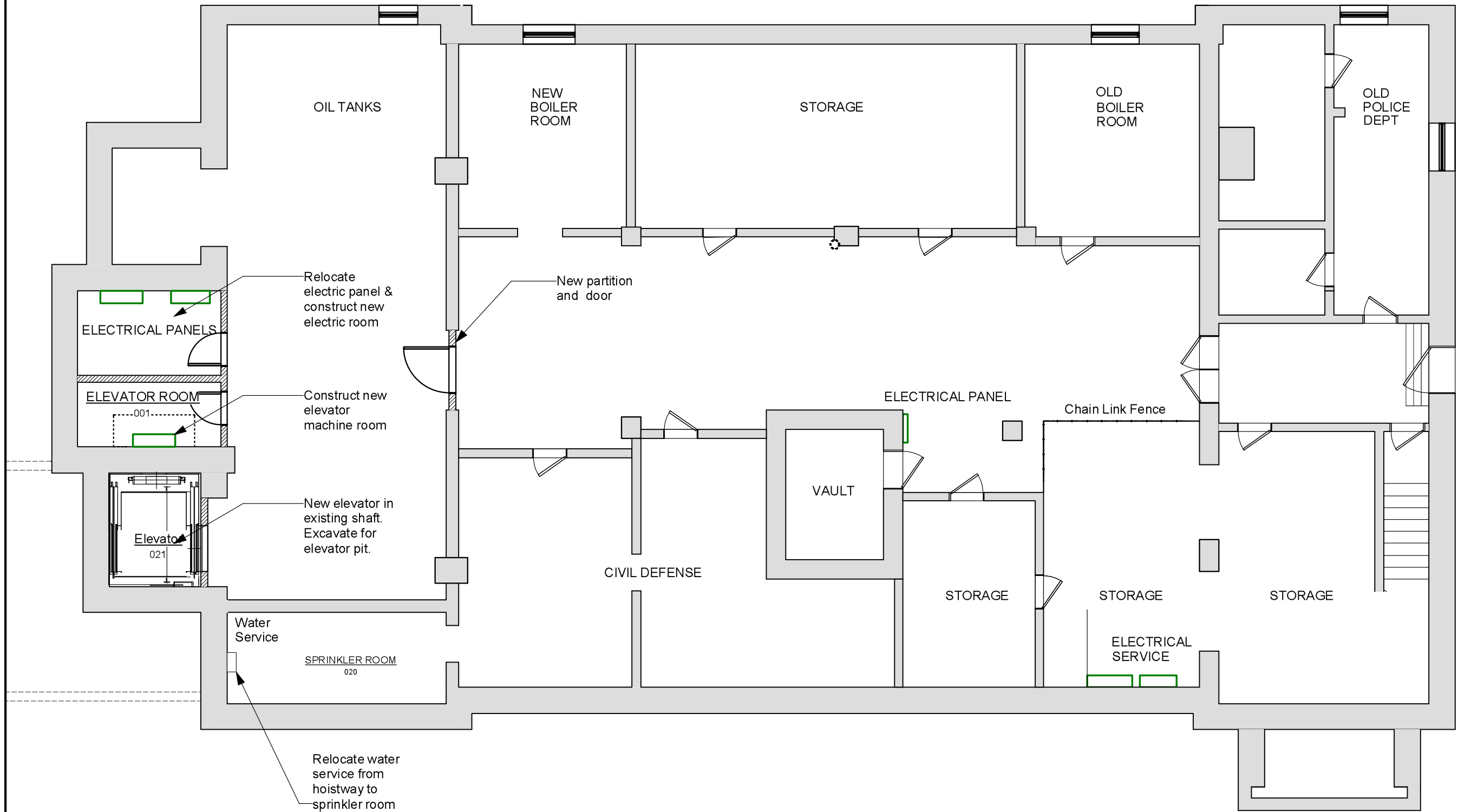
1.2.X



1 Site Layout
1.2.X Scale: 1" = 20 ft

Building code compliance work
a. Install a complete manual fire alarm system on all floors.
b. Install exit signs and egress illumination on all floors.
c. Install sprinkler full sprinkler system

RELOCATIONS:
021 - Water main to 220
002 - Electric panel shift to provide elevator room



1 Basement Floor Plan
1.2.0 1/8" = 1' - 0"



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Phase 1.2: 521 CMR & IEBC Code Alterations

Scale: As Shown

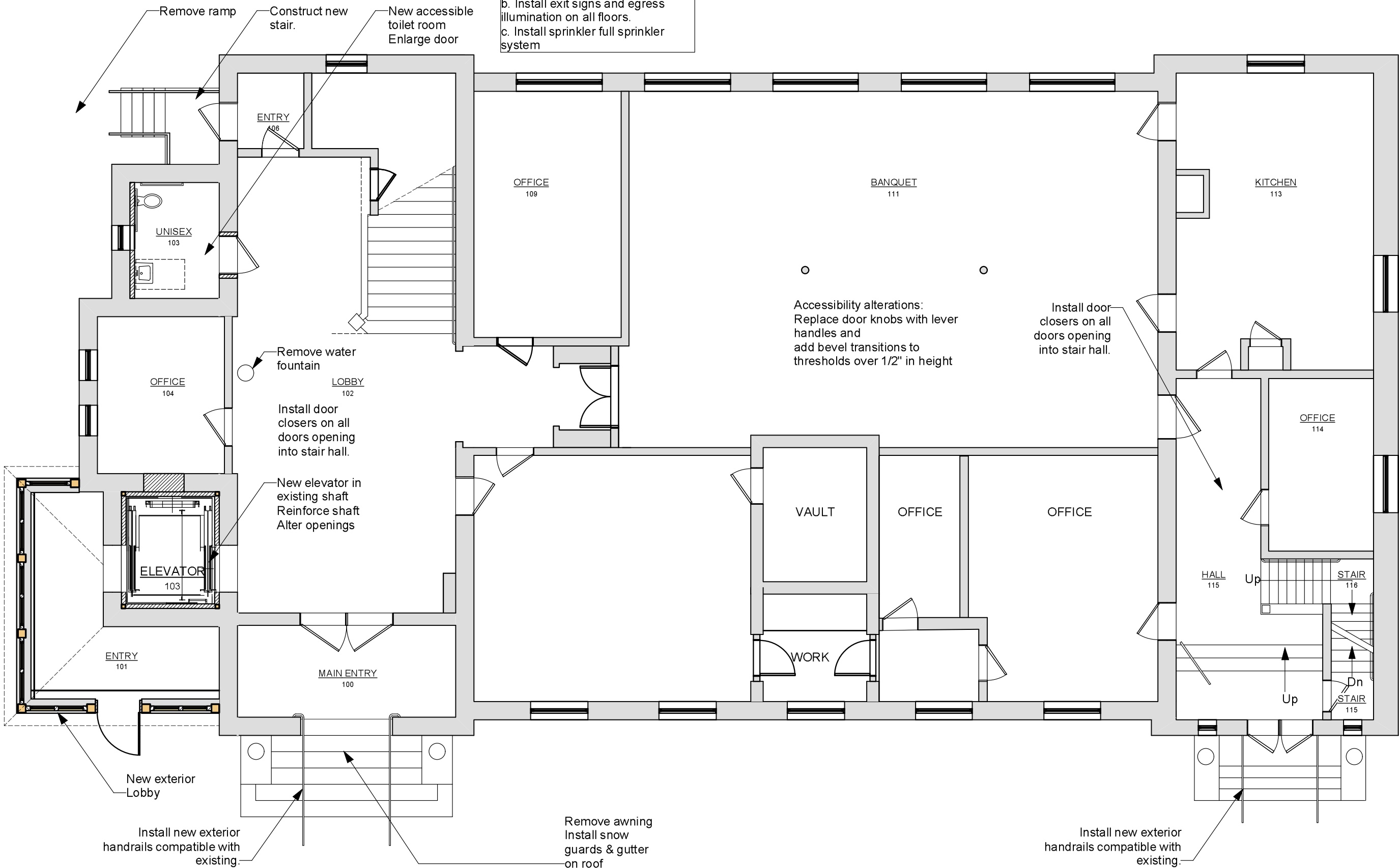
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1.2.0

RELOCATIONS:
103 - Accountant

Building code compliance work
a. Install a complete manual fire alarm system on all floors.
b. Install exit signs and egress illumination on all floors.
c. Install sprinkler full sprinkler system



1 First Floor Plan
1.2.1 1/8" = 1' - 0"



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Phase 1.2:
521 CMR &
IEBC Code
Alterations

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1.2.1

RELOCATIONS:
203 - Storage

New accessible toilet
room & water fountain
Enlarge door opening,
new door and hardware

Building code compliance work
a. Install a complete manual fire
alarm system on all floors.
b. Install exit signs and egress
illumination on all floors.
c. Install sprinkler full sprinkler
system

Restore toilet to
functioning
condition
Add lift to stage

Balcony Above

Accessibility alterations:
Replace door knobs with lever
handles and
add bevel transitions to
thresholds over 1/2" in height

Add exit device &
door closer

Add door closers

Add new door to
stage

Add door closer

Add exit device
and closer

New elevator &
lobby



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Phase 1.2:
521 CMR &
IEBC Code
Alterations

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1 Second Floor Plan
1.2.2 1/8" = 1' - 0"

1.2.2

Brookfield Town Hall

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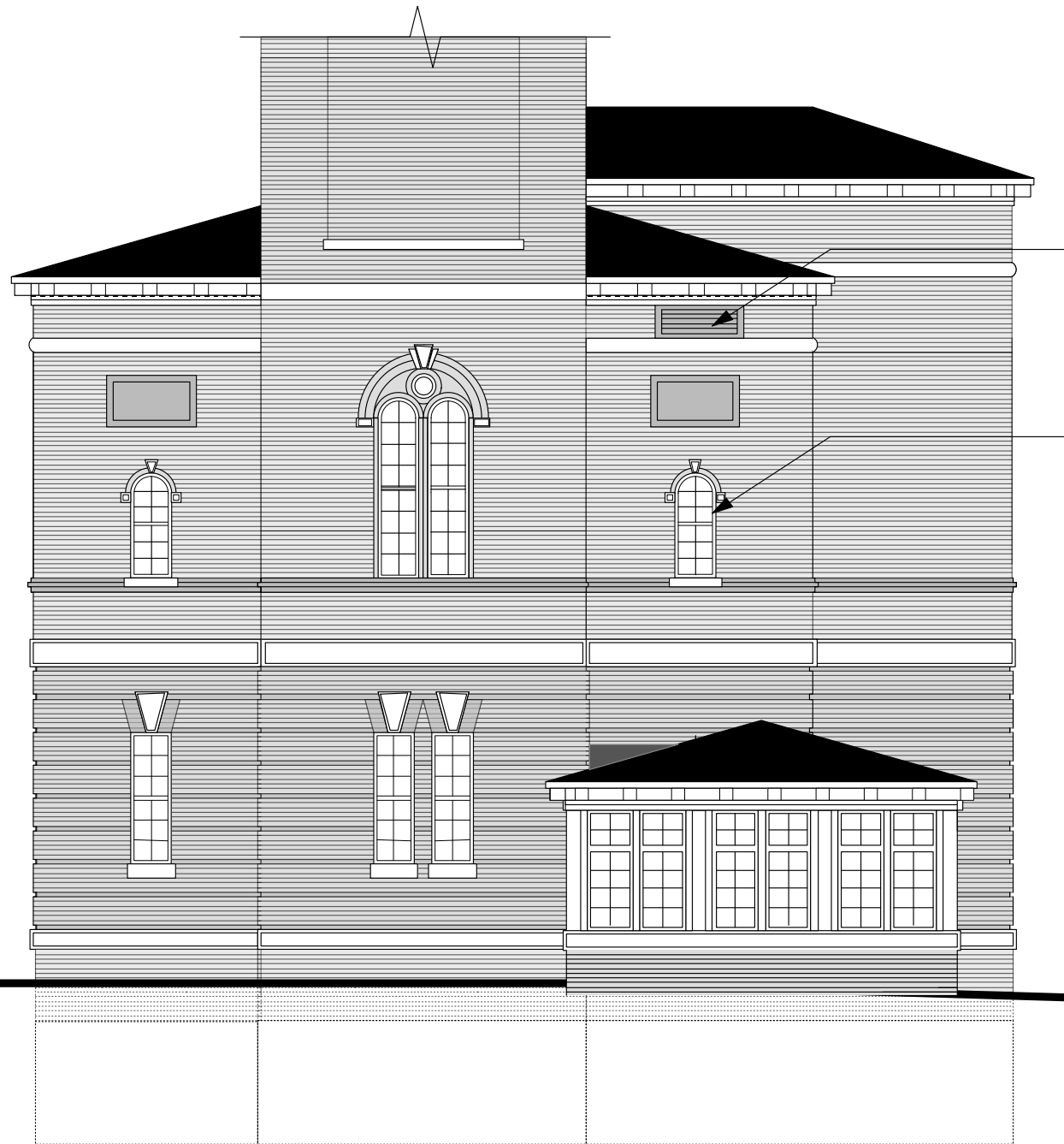
**Phase 1.2:
521 CMR &
IEBC Code
Alterations**

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1.2.3



2 West Elevation
1.2.3 1/8" = 1' - 0"

Elevator hoistway vent to mimic
panel below

Window requires Infill to accept
elevator. Treatment of exterior
to maintain glazing and muntins

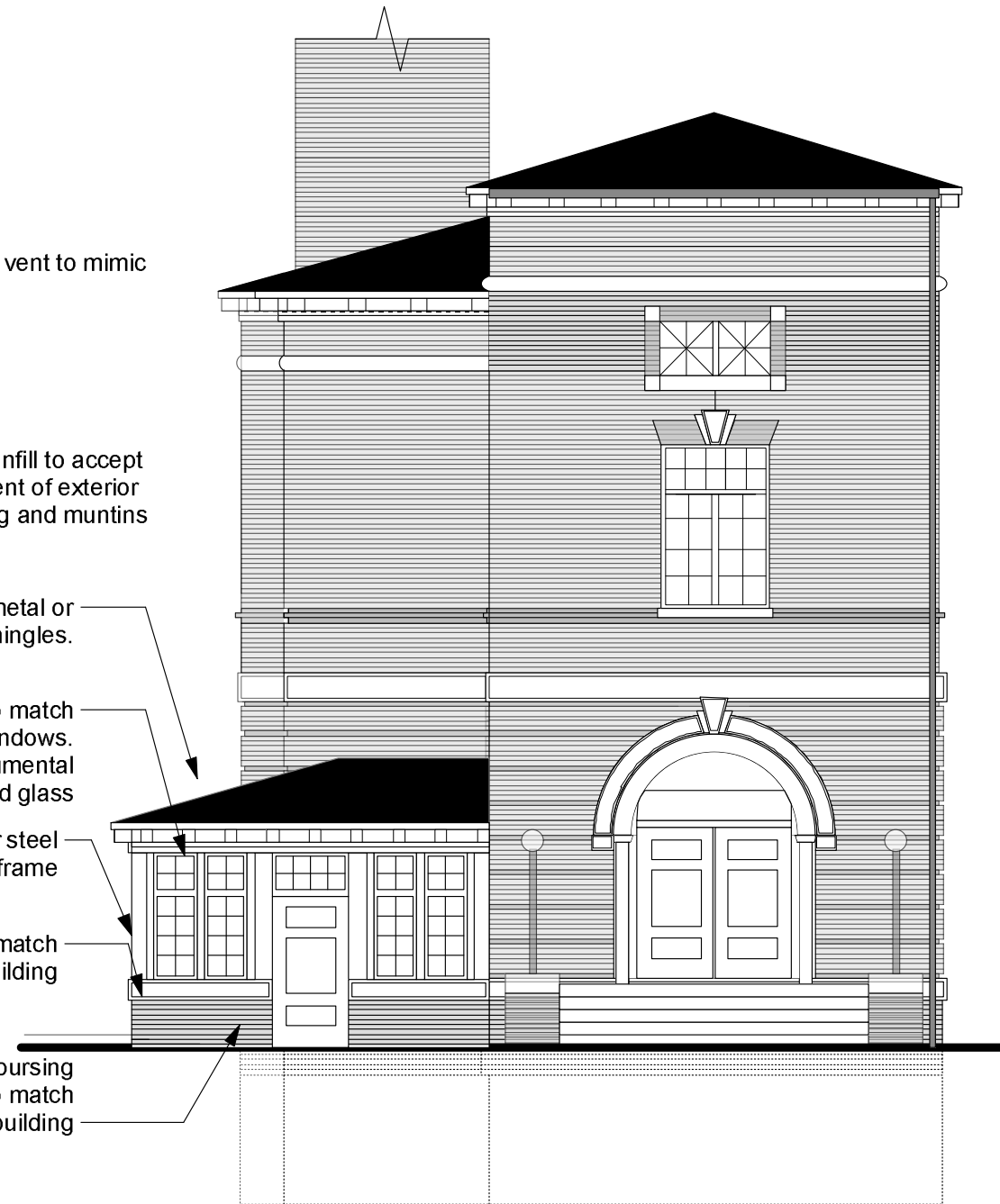
Standing seam metal or
slate shingles.

Window muntins to match
existing windows.
Entry door to be monumental
wood panel and glass

Painted timber or steel
frame

Stone band to match
existing building

Brick material, coursing
and mortar to match
existing building



1 South Elevation
1.2.3 1/8" = 1' - 0"