

# ***TOWN OF STOCKBRIDGE***



## ***PLAIN SCHOOL TOWN OFFICE PROJECT***

### **FACTS & FIGURES**

**MAY, 2006**

# **PLAIN SCHOOL TOWN OFFICE PROJECT**

## **FACTS & FIGURES**

### Background

For the past two years, the Town has been planning for the future of the former Plain School, located on Main Street, in anticipation of its return to local control from the Berkshire Hills Regional School District (BHRSD). Following the completion of their new school building project in Great Barrington, the BHRSD no longer had a need for the school and in September, 2005, it was formally transferred to the Town.

At a Special Town Meeting in October, where results of an eighteen month study of the various options for use of the building were presented by the Plain School Task Force, voters overwhelmingly (157-8) approved a motion to retain ownership of the building. They further voted (147-13) to support its renovation for a multitude of uses, including Town Offices, Police Station, Senior Center, community recreational and office space, and private rental offices. At the same meeting, voters appropriated \$595,000 from Free Cash to hire an architect to prepare detailed plans for the renovation and to retain a project manager who would coordinate the design and obtain a guaranteed contract price by putting it out for public bid.

The architectural firm of Caolo & Bieniek Associates was hired in December to prepare detailed plans and specifications for the project, resulting in an Invitation for Bids being issued in April. Bids were opened on May 8<sup>th</sup> with six bids being received from general contractors. All six bids were within the construction estimate prepared by Caolo & Bieniek and the apparent low bidder is A.R. Green of Holyoke. Should voters grant their blessing to the project, a contract will be executed with A.R. Green by the end of the month.

In order to proceed with the project, voters will need to give their approval at two different forums: the Annual Town Election on May 15, 2006, and the Special Town Meeting on May 22, 2006. At the Annual Town Election, held in Town Hall, 8:00 a.m. to 6:30 p.m., voters will be asked to approve Question One on the ballot which will allow the Town to exempt any debt payments for the project from the provisions of proposition 2½. An affirmative vote at the Town Election will, by itself, not be sufficient for the project to move ahead. Voters will also need to attend a Special Town Meeting at the Plain School on Monday, May 22, 2006 at 6:30 p.m. to authorize the Town to borrow the necessary funds through the issuance of bonds.

This booklet contains relevant facts about the project to assist in making an informed decision at both the Annual Town Election and Special Town Meeting. It also contains architectural floor plans showing the proposed uses of the building as well as an artists rendering of the new accessible entry/lobby off the rear parking lot.

## Facts

### 1. Major Project Components

- \* Town offices, including committee offices, meeting rooms, records storage
- \* Police station, including community room, emergency center/shelter
- \* Gymnasium, for recreation, meeting space
- \* Senior Center
- \* Public Restrooms
- \* Rental community space
- \* Private rental offices, generating income

### 2. Construction Components

New Geo-Thermal Heating/Cooling System  
New Electrical/Plumbing Systems, including Emergency Generator  
New Carpeting/Tile  
New Energy Efficient Lighting  
All New Energy Efficient Windows to Match Existing  
Replace/Repair Slate Roof on Main Building  
Accessible Entry/Elevator/Connector  
New Roof on Gymnasium/Police Station Wing  
Additional Parking (84 spaces), Site Improvements, Landscaping  
Retention of Historic Fabric - Doors, Corridor Floor and Plaster Ceilings  
Rental Space to receive minimal interior improvements  
Technology Infrastructure for Telephone/Computer/Internet

### 3. Project Timetable/Schedule

May 15, 2006 Town Election 8:00 a.m.- 6:30 p.m. - Town Hall  
May 15, 2006 Annual Town Meeting 6:30 p.m. - Plain School  
May 22, 2006 Special Town Meeting 6:30 p.m. - Plain School  
June 15, 2006 Construction Begins  
July 1, 2007 Construction Complete

Figures

1. Project Cost

\$ 7,000,000 broken down as follows

\$ 6,185,000 Construction  
\$ 310,000 Contingency  
\$ 505,000 Soft Costs  
\$ 7,000,000

Soft Costs Include:	\$155,000	Furniture, Fixtures, Equipment
	75,000	Clerk of the Works
	65,000	Technology including Phone System
	28,000	Records Storage
	70,000	Bonding/Legal Costs
	24,000	Other Architectural/Materials Testing
	21,000	Printing
	<u>67,000</u>	Soft Costs Contingency
	\$505,000	Soft Costs Total

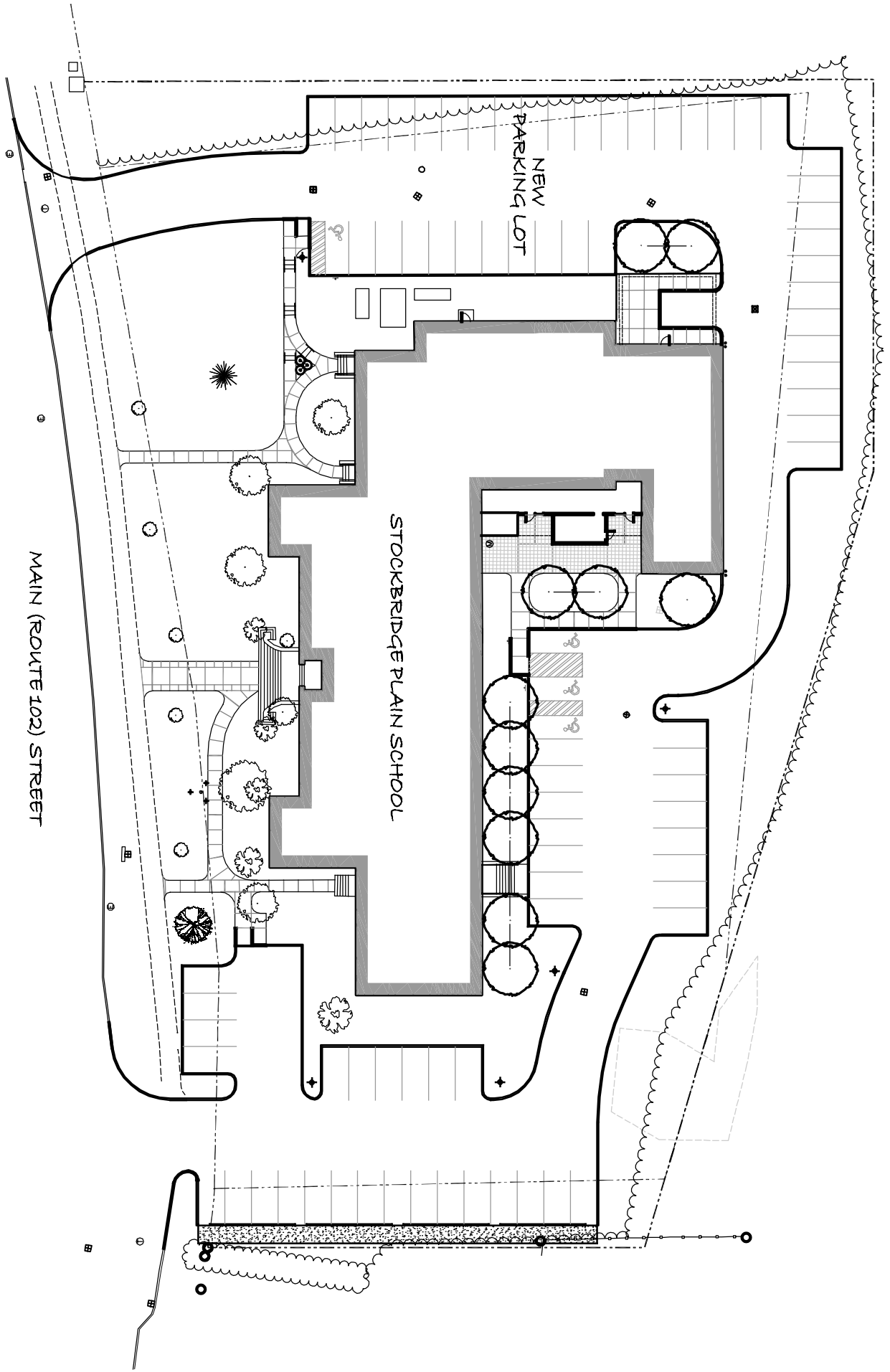
2. Tax Rate Impact

\$ 630,000 Annual Debt Service Payment  
\$ .85 Tax Rate Impact  
\$ 349.35 Average Homeowner (\$411,000) Annual Cost First Year  
\$ 201.39 Average Homeowner (\$411,000) Annual Cost Last Year

To determine the impact on your individual tax bill, divide your assessment by \$1,000 and multiply that number by \$.85

***Any questions about the project should be directed to the Selectmen's office at Town Hall at 298-4714.***

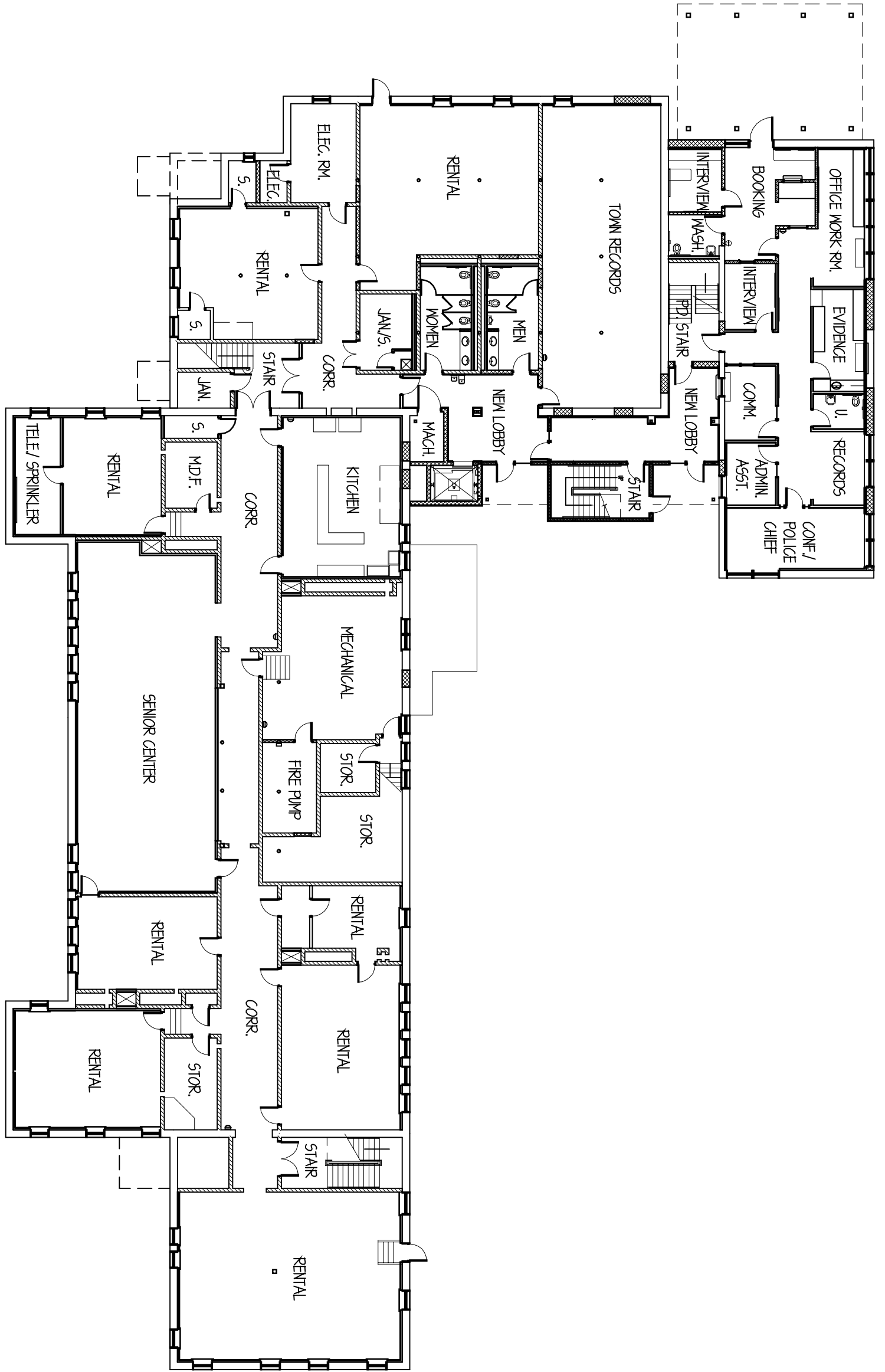




NEW  
PARKING  
LOT

STOCKBRIDGE PLAIN SCHOOL

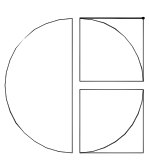
MAIN (ROUTE 102) STREET



1 GROUND FLOOR PLAN  
SCALE: 1/20" = 1'-0"



PROJECT NAME  
STOCKBRIDGE TOWN OFFICES  
STOCKBRIDGE, MASSACHUSETTS



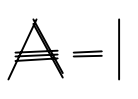
**CAOLO & BIENIEK ASSOCIATES, INC.**

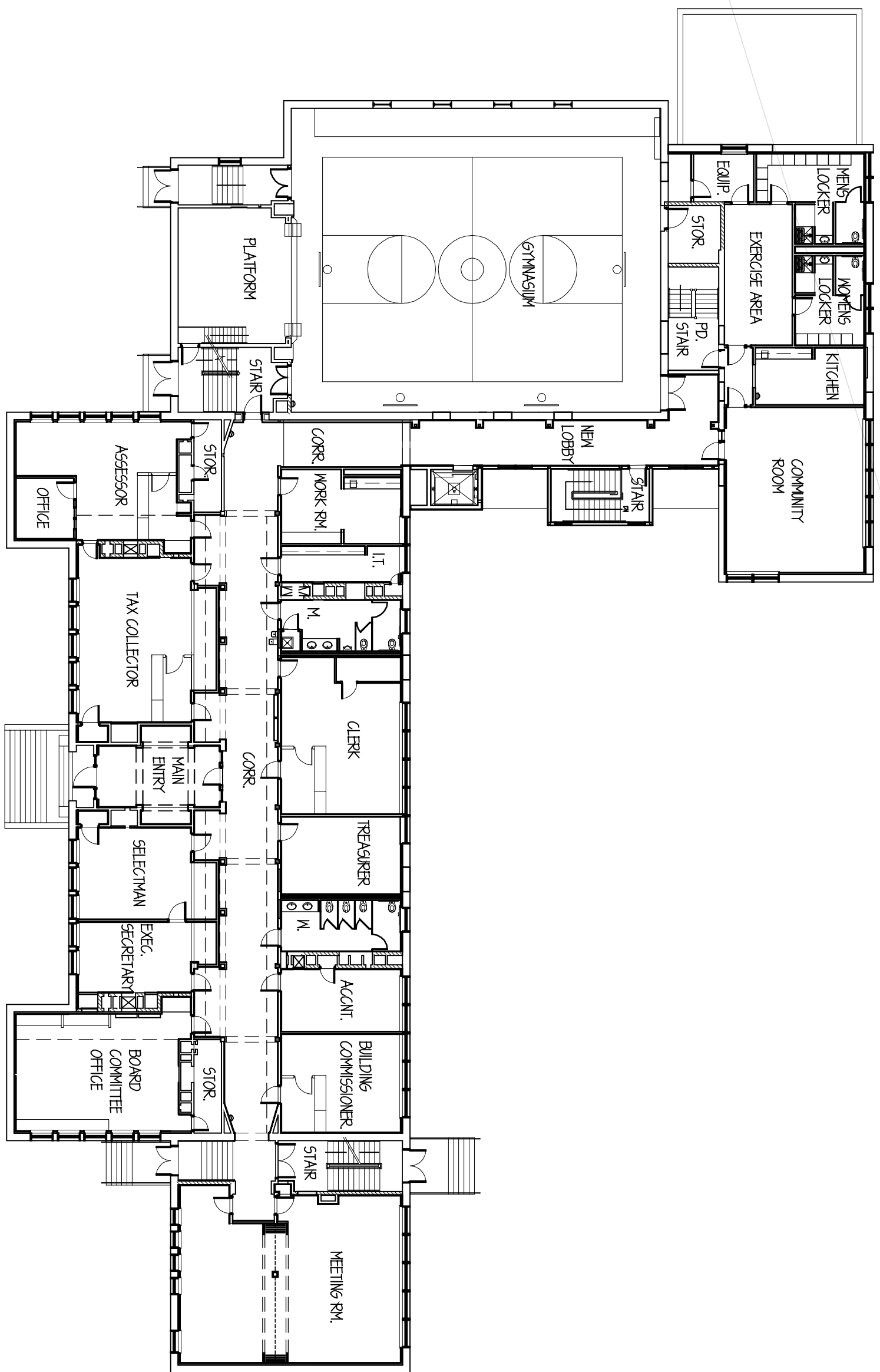
ARCHITECTURE · PLANNING · INTERIOR DESIGN

521 East Street Chicopee, Massachusetts 01020-4161  
(413)594-2800 Fax(413)594-2900 Info@CBAarchitects.net

TITLE:  
BUILDING FLOOR PLAN

DATE : 03.17.2006  
SCALE : NOTED

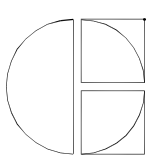




2 FIRST FLOOR PLAN  
 SCALE: 1/20" = 1'-0"



PROJECT NAME  
 STOCKBRIDGE TOWN OFFICES  
 STOCKBRIDGE, MASSACHUSETTS



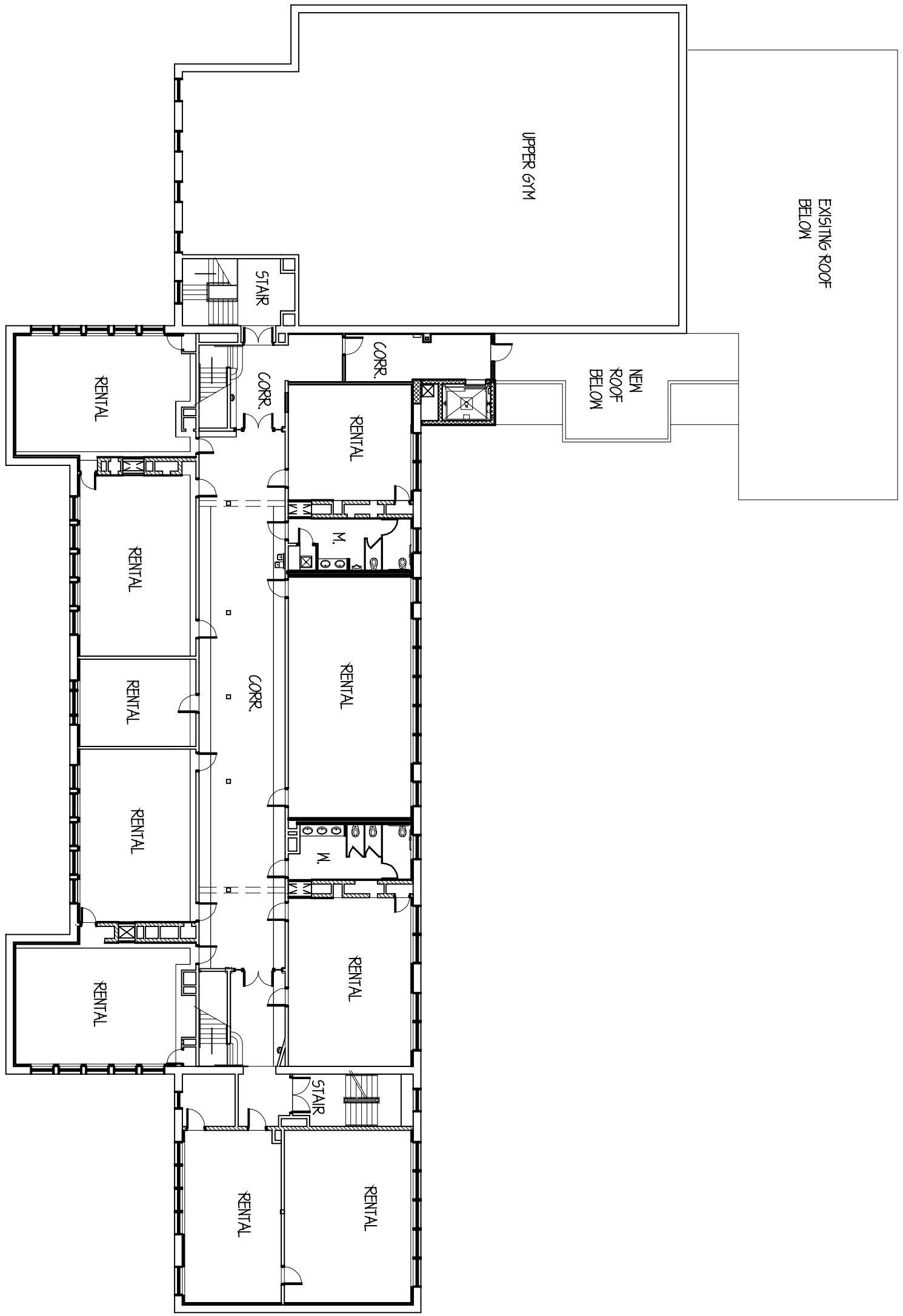
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TITLE:  
 BUILDING FLOOR PLAN

DATE : 03.17.2006  
 SCALE : NOTED

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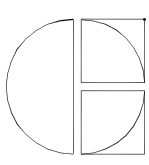
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SECOND FLOOR PLAN

SCALE: 1/20"=1'-0"



PROJECT NAME  
 STOCKBRIDGE TOWN OFFICES  
 STOCKBRIDGE, MASSACHUSETTS



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TITLE:  
 BUILDING FLOOR PLAN

DATE : 03.17.2006  
 SCALE : NOTED

A=3