



DEERFIELD SENIOR HOUSING

| FEASIBILITY STUDY

2023-2024

PREPARED FOR:
THE TOWN OF DEERFIELD SENIOR HOUSING
COMMITTEE

PREPARED BY:
OTO, AUSTIN DESIGN, &
BERKSHIRE DESIGN



DEERFIELD SENIOR HOUSING

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In 2023 the Ad Hoc Deerfield Senior Housing Committee engaged Berkshire Design Group to study the possibility of placing Senior Housing in downtown South Deerfield. This location is ideal for Senior Housing as it is within walking distance of civic services and amenities such as the Tilton Library, Town Hall, the Police Station, and a future Community Center. Further intergenerational interactions in this area with connections to nearby schools and fields provide the opportunity to continue to strengthen social ties.

Berkshire Design enlisted professional services from other consultants to assist in this study, including, Wendell Wetland Services and Goddard Consulting, Professional Wetland Scientists; Austin Design, Architects; OTO, Licensed Site Professional, and EJP Cost Estimators. Additional Geothermal assessments were excluded from the contract due to another Town Center study taking place in parallel. In addition, geotechnical assessment of soils were not pursued as the future developer will need to conduct these at the specific building location of the building layout they develop. Further, a parallel study with VHB explored reuse of the existing Town Hall lot for Senior Housing.



The project began with a site survey and wetlands assessment. The resource areas were confirmed through an ANRAD submission to the Deerfield Conservation Commission, which provided approval as a date of issuance **Dec 15, 2023**. Berkshire Design consulted with MA DEP on the specifics of the Redevelopment within a Riverfront Area regulation and this information was incorporated early on to evaluate other studies prepared by VHB in parallel to this study as well as evaluate the viability of particular scenarios with respect to the wetlands protection act.

Berkshire Design worked with a number of other projects taking place in town such as the Library and Town Hall projects.

During the process, the Town acquired an additional parcel, at 85 North Main, referred to as the St. James Parcel, which hosts the St. James church and Rectory. The church is no longer in use and in need of significant repairs, and the Rectory was rented out to tenants. The St. James parcel was surveyed by Heritage Surveyors and this information was added to the feasibility study scope and base maps.

ANRAD (ABBREVIATED NOTICE OF RESOURCE AREA DELINEATION)

WETLANDS + RIVERFRONT AREA

To the North of both the Town Lot Parcels and the St James Parcel, Bloody Brook flows east to west and is a perennial stream. Therefore it carries a 200' offset horizontally outward from its top of bank, categorized as a Riverfront Area. The 200' Riverfront Area is considered a resource area and is regulated by MA DEP.

In addition two Wetland features were identified upslope of the banks of Bloody Brook. These were described in Wendell Wetland Services' report and data sheets, field verified by the Deerfield Conservation Commission, and supplemental data sheets were provided by Bog Hunter LLC to support the original delineation.

This delineation received approval **Dec 15, 2023**. The ANRAD delineation is valid for three years and will expire **Dec 15, 2026**. **If the Committee wishes to request an extension of the permit they may do so before it expires. The delineation could be extended as far as Dec 15, 2028.** Submitting an ANRAD and confirming the resource areas were essential for the feasibility study to evaluate potential site organizational strategies as they may relate to regulations and constraints on the site.

Wendell Wetland Services

105 Montague Road
Wendell, MA 01379
(978) 544-5607
ward.wes@gmail.com

May 31, 2023

Ms. Rachel Loeffler
The Berkshire Design Group, Inc.
4 Allen Place
Northampton, MA 01060
Via electronic mail

Re: Wetland Delineation, Deerfield Senior Housing Feasibility Study

Dear Ms. Loeffler:

As requested, Wendell Wetland Services (WWS) visited the above referenced site on May 24, 2023 in order to identify and delineate all wetlands that are protectable under the Massachusetts Wetlands Protection Act (M.G.L. chapter 131, section 40) and Regulations (310 CMR 10.00) in the area indicated on your email dated May 16, 2023. All wetlands in this vicinity have been marked in the field with consecutively numbered pink "wetland delineation" flagging tape. The Mean Annual High Water Line (MAHWL) of Bloody Brook has also been marked with pink "wetland delineation" flagging tape. While these boundaries have been accurately identified, only the Deerfield Conservation Commission, or the Massachusetts Department of Environmental Protection (DEP) on appeal, can make the final determination of the extent of the wetland resource areas on the site.

Delineation Methodology

The methodology employed in delineating the "bordering vegetated wetland" boundary utilized both vegetation and hydrology as outlined in the Regulations at 310 CMR 10.55 and in the DEP handbook *Massachusetts Handbook for the Delineation of Bordering Vegetated Wetlands, Second Edition (2022)*. Hydrophytic Vegetation was based upon the US Fish and Wildlife Service's *National List of Plant Species that Occur in Wetlands (2020)*, as well as all plant species listed in the Act. Wetland hydrology includes a high water table, water-stained leaves, and hydric soils. Hydric soils were determined based upon the interagency document *Field Indicators for Identifying Hydric Soils in New England, Version 4 (2019)*.

The Mean Annual High Water Line of Bloody Brook was delineated in accordance with the Regulations. On this site, since the Brook flows within well-defined banks, the MAHWL was coincident with the top of the "bank" resource area, which was determined to be the first observable brook in the slope above the Brook.

Site Description

The site consists of several parcels including the Deerfield Town Hall and Police Station, the baseball field, and existing buildings at 85 North Main Street. To the north, Bloody Brook is crossed by a footpath and culvert that provides access to Deerfield Elementary School. The Brook flows within a linear, well-defined channel that appears to have been dredged and straightened out many years ago. Flags HW-1 to HW-12 and 2HW-1 to 2HW-24 mark the MAHWL.

There are two wetland areas bordering on the Brook that lie within what appear to have once been meander channels for the original Brook. Both wetlands lie at the base of a steep upland slope.

To the west of the culvert and footpath, flags A-1 to A-13 mark a wetland with deep organic soils that is vegetated by cottonwood (*Populus deltoides*), silky dogwood (*Siralis amomum*), sensitive fern (*Osmunda sensibilis*), and jewel weed (*Impatiens* spp.).

To the east of the culvert, a second wetland was marked by flags B-1 to B-15. This area is also in an old oxbow, and is vegetated by similar plant species.

Wetland Resource Areas

Under the state Regulations (310 CMR 10.00), wetlands are broken up into different "resource areas," each of which is regulated in a slightly different manner. The delineated wetlands contain the following resource areas, to which there is a 100 foot buffer zone:

- * Bank (10.54)
- * Bordering Vegetated Wetland (10.55) - the "A" and "B" lines
- * Land Under a Waterway (10.56)

The following resource area is not field delineated, and does not have any additional "buffer zone":

- * Riverfront Area (10.58) - the area within 200 feet of the HW line

The site does not fall within the *Estimated Habitats of Rare Wildlife or Priority Habitats of Rare Species* according to the most recent online mapping. Therefore, unless new information becomes available, you should not have to make any filing with the Natural Heritage and Endangered Species Program.

Project Planning

Any work within the 200-foot "Riverfront Area" will require the filing of a *Notice of Intent* (WPA form 3) with the Deerfield Conservation Commission.

The Regulations for the "Riverfront Area" are complex and cannot be adequately

summarized in this report. The "redevelopment" provision of the Riverfront Area Regulations allows work within the Riverfront Area provided that there are existing "previously developed" areas and the work "improves existing conditions." The "redevelopment" provision is often the easiest means of permitting work within the Riverfront Area if it is applicable. Under this provision, work may be allowed within the 200 foot Riverfront Area provided that, among other requirements, 1) restoration of degraded areas (pavement, buildings, and un-vegetated sand and gravel) is provided and/or 2) enhancement is conducted on areas that are currently mown.

Please feel free to contact me if you have any questions regarding the delineation.

Sincerely,
Wendell Wetland Services

Ward Smith, SPWS
Senior Professional Wetland Scientist

End: DEP data forms

UPLAND SITE
Sampling Point **B-5**

VEGETATION - continued

Wetland Name	Plot size	Indicator Status	Absolute % Cover	Dominant?	Wetland Indicator?
Common name	Scientific name				
1. Upland Creeper	<i>Parthenocissis vitacea</i> FACU	50	YES	NO	
2. Brookswort	<i>Celastrus orbiculatus</i> OPR	10	NO	NO	
3					
4			60		Total Cover

Compliance Test	Number of dominant species	Number of dominant species that are wetland indicator plants	Do wetland indicator plants make up 50% of dominant plant species?
1	2	3	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>

Prevalence Index	Total % Cover (all sites)	Multiply by:	Result
OBL species	-	X 1	=
FACU species	-	X 2	=
FAC species	-	X 3	=
UPL species	-	X 4	=
Other Terrest	-	X 5	=
Prevalence Index	(A)	(B)	
	B/A =	Is the Prevalence Index > 3.0?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Wetland vegetation criterion met? Yes No

Definitions of Vegetation Strata

Tree - Woody plants 3 in. (7.62 cm) or more in diameter at breast height (DBH), regardless of height

Shrub/Decid - Woody plants less than 3 in. (7.62 cm) DBH and greater than or equal to 3.9 ft. (1 m) tall

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.9 ft. (1 m) tall

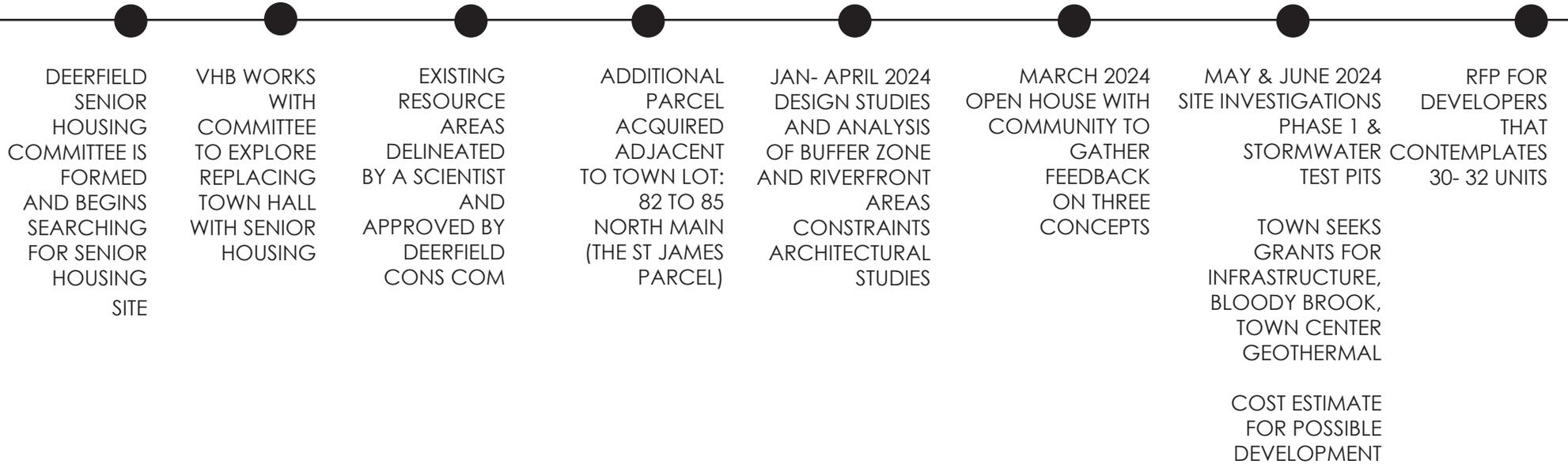
Woody vines - All woody vines greater than 3.9 ft. (1 m) in height

Cover Ranges	Range	Midpoint
1-5%	2.5%	
6-15%	10.5%	
15-25%	20.5%	
25-50%	38.0%	
51-75%	63.0%	
76-95%	85.5%	
96-100%	98.0%	



TIMELINE

SENIOR HOUSING IN THE MAKING





CONTEXT AND FUTURE PLANS

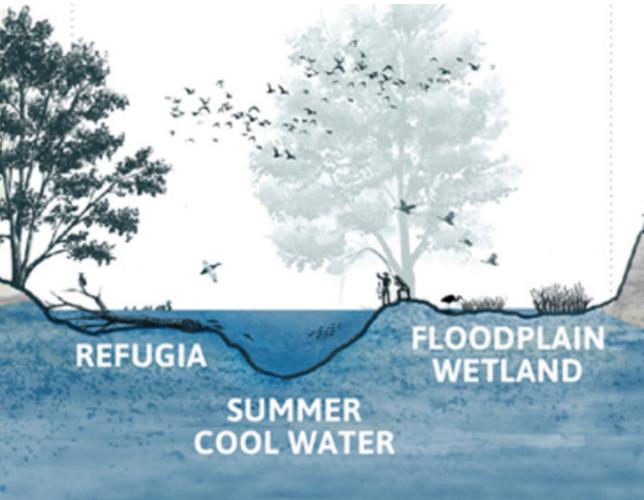
In parallel to the Deerfield Senior Housing Feasibility Study, the Town of Deerfield has been exploring several capital improvement projects to Deerfield's Town Center. This area is a hub of civic architecture and activity, the property is bound by Conway street to the South and North Main to the East. Within this complex are the existing Town Hall offices and meeting spaces, the police department, a ballfield, the Town Library, and two deconsecrated churches. In addition a land bridge provides a pedestrian connection to the north between the Town Hall property, library and sports fields to students at the Deerfield Elementary School and the Frontier Regional School. Other efforts include plans for expansion of the Tilton Library, and redevelopment of the 1888 building at the corner of North Main and Conway Streets.

During the feasibility study, the Town acquired an additional parcel along N Main providing more options for exploring the placement of Senior Housing within the heart of downtown. The team did start with an overall assessment of resource areas, riverfront areas, and development capacity of the two lots with regards to the Wetlands Protection Act. After this initial analysis, the Committee requested that the team focus on the St. James parcel at 85 North Main Street.



- BLOODY BROOK (PERENNIAL STREAM)
- RECTORY AT 85 N MAIN
- EXISTING DRIVE INTO 85 N MAIN
- ST. JAMES CHURCH
- SINGLE FAMILY HOME
81 North Main Street
- TILTON LIBRARY
EXPANSION PROJECT STARTS
IN SPRING 2024
75 North Main Street
- FUTURE COMMUNITY/ SENIOR
CENTER (TEMP LIBRARY)
71 North Main Street
(deconsecrated church)
- 1888 BUILDING
2024 STUDY TO CONVERT TO
TOWN OFFICES
67 North Main Street

CONTEXT AND RESOURCE AREAS
WETLANDS, FLOODPLAIN, AND RIVERFRONT AREA



Floodplain- 100 yr/ 500 yr



**Wetlands +
 100' Wetland Buffer**



**Streams +
 200' Offset= Riverfront Area**

The Deerfield Senior Housing Feasibility Study Design Team started with an existing conditions assessment of existing resource areas within 200' of the property. Ward Smith, of Wendell Wetland Services, a wetland scientist visited the property May 24, 2023 and flagged the top of bank of Bloody Brook and adjacent Bordering Vegetated Wetlands Areas. Berkshire Design's professional land surveyor mapped the 100-year and 500-year floodplain on the property as well as surveyed the delineation established by Ward with supplemental data sheets by Goddard in the fall of 2023. The delineation was solidified as an ANRAD and the final decision by the Deerfield Conservation Commission was issued Dec 15, 2023.

Bloody Brook is characterized as a perennial stream. Therefore the land extending 200' offset from the top of its bank, is considered a resource area under the protection and jurisdiction of the local conservation commission and MA DEP. This area is previously developed and includes various structures, pavements and buildings. The team reached out to DEP for guidance on considerations that should factor into a redevelopment scenario.

Development that stays out of wetlands, floodplains, and minimizes impact to the Riverfront area is more feasible to permit with local and state approvals.

RESOURCE AREA CONTEXT

IMPERVIOUS SURFACE IMPACTS

The regulations protecting the Riverfront Area and limiting development align with our current understanding of impervious area impacts on riparian areas:

“Research indicates that when impervious area in a watershed reaches 10 percent, stream ecosystems begin to show evidence of degradation...and coverage more than 30 percent is associated with severe, practically irreversible degradation.”

Impervious area is often regulated through two entities- planning board through the open space or lot coverage categories, and in more sensitive areas- MA DEP the Riverfront Area section of the Wetlands protection act.



IMAGE SOURCE: LID MANUAL; EXAMPLE OF OVER DEVELOPMENT OF LAND WITH IMPERVIOUS SURFACES (ROADS, PARKING LOTS, LARGE BUILDINGS)

RIVERFRONT REDEVELOPMENT IMPERVIOUS SURFACE IMPACTS

Massachusetts Department of Environmental Protection establishes the max development allowed in the 200' Riverfront Area. This threshold is 10%. Developed areas should be as far away from the top of bank as possible. And should be in the outer 100' if at all possible. In the cases where the riverfront is already developed beyond the 10% threshold the applicant is able to maintain that developed percentage going forward, but any improvements or redevelopment should strive to move the development further away from the top of bank. Additionally any portion of the redevelopment that exceeds 10% will require mitigation on site or on a contiguous parcel.

Protecting the Riverfront Area and limiting impervious surfaces helps ensure that runoff and sediment are minimized into the waterway, promotes shade and temperature provides habitat for aquatic life, and aids in maintaining water quality.

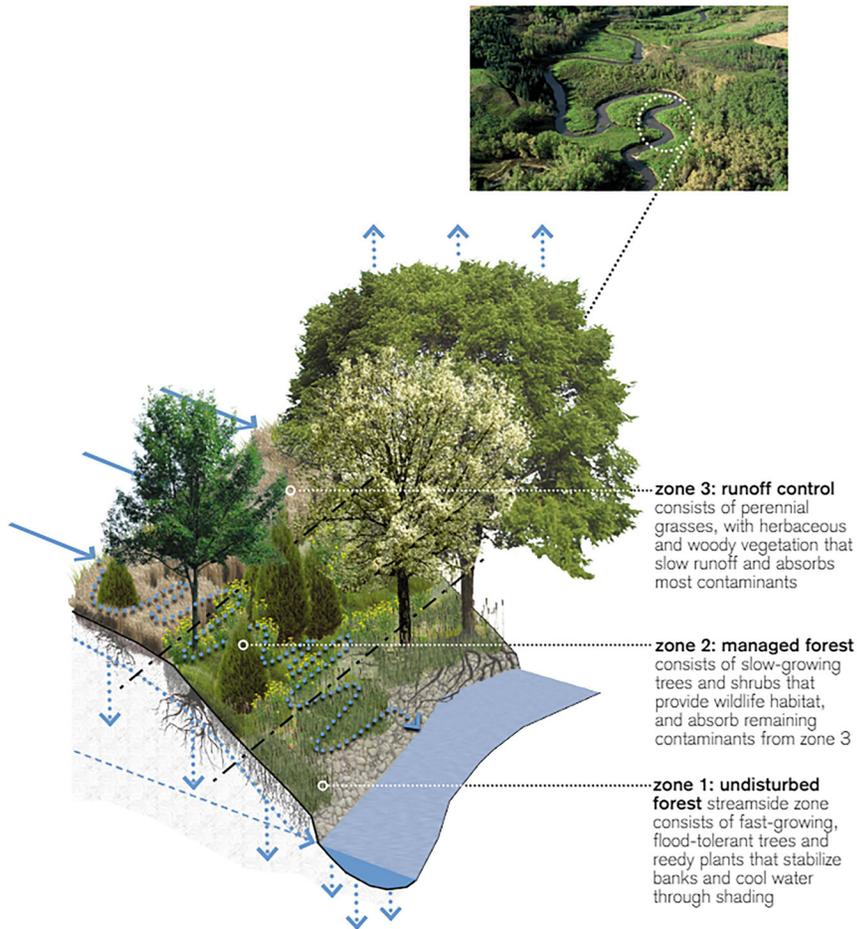


IMAGE SOURCE: LID MANUAL



IMAGE SOURCE: LID MANUAL

IMPERVIOUS SURFACE LOW IMPACT DESIGN APPROACHES

Numerous Low Impact Design Approaches, or approaches which help mitigate the impacts of impervious surface runoff may be implemented on a project. These often require more detailed understanding of depth to groundwater where they are proposed and the types of soils.

The University of Arkansas has published a LID handbook illustrating many of these concepts and features. The image at the left shows how curb cuts and an infiltration swale between a roadway and sidewalk can help filter stormwater runoff and help it infiltrate into the ground.

Additional measures which the project may engage depending on the depth to groundwater and type of soils on site include:

- Subsurface storage or infiltration systems
- Rain gardens,
- Bioswales
- Cisterns
- Tree plantings

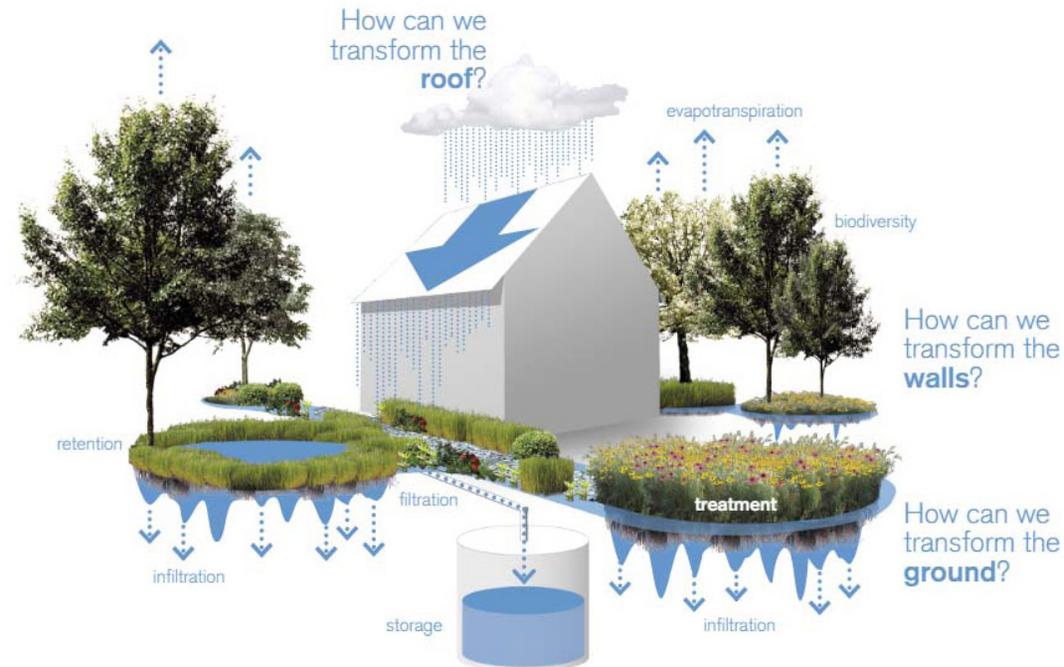
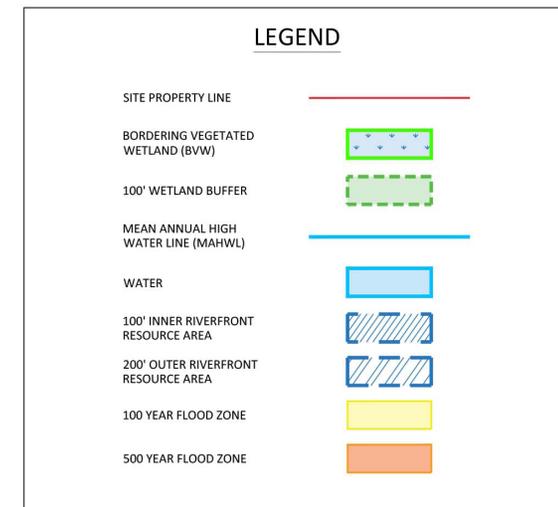
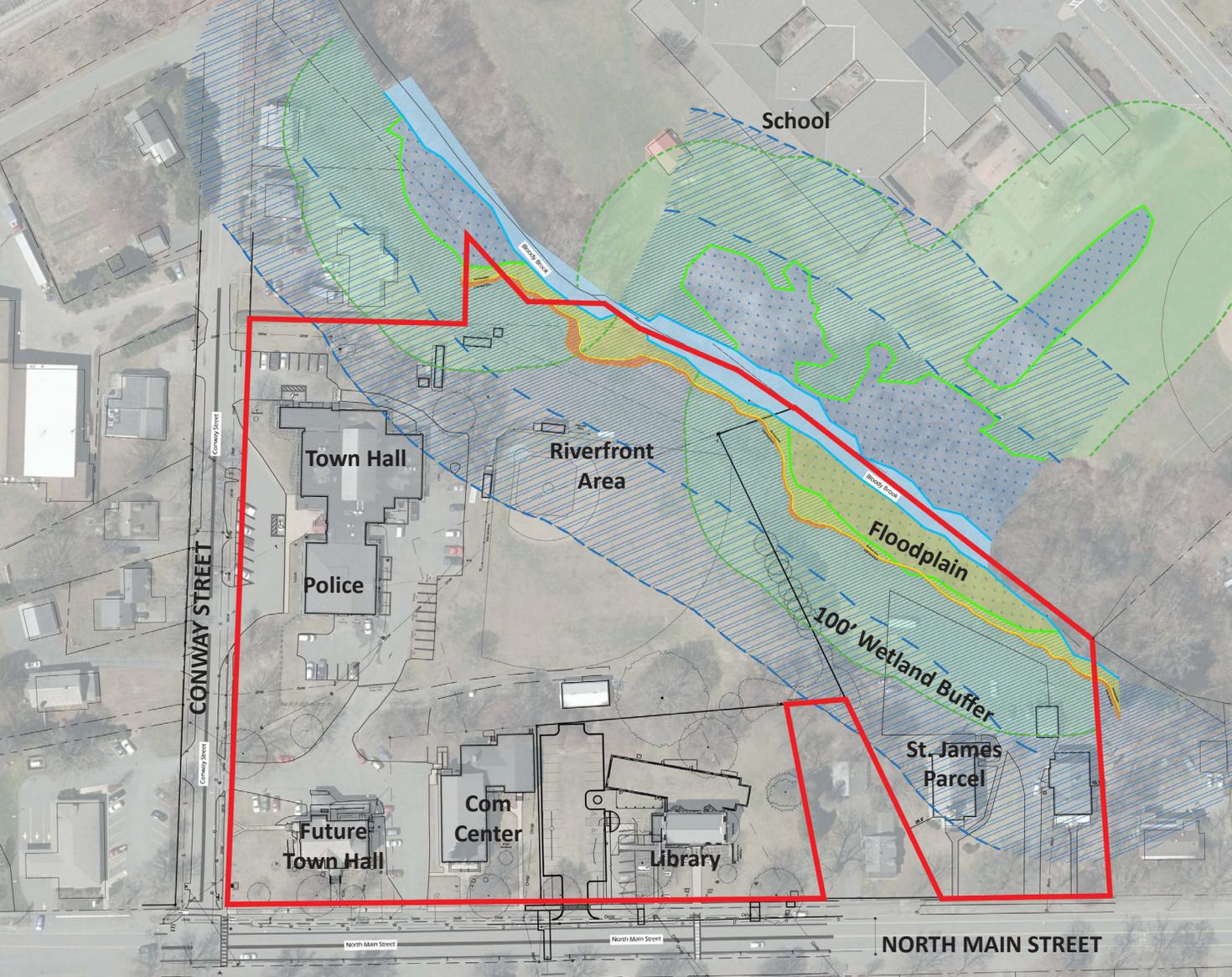


IMAGE SOURCE: LID MANUAL

RESOURCE AREA CONTEXT
RESOURCE AREAS DEFINED



MAP OF RESOURCE AREAS

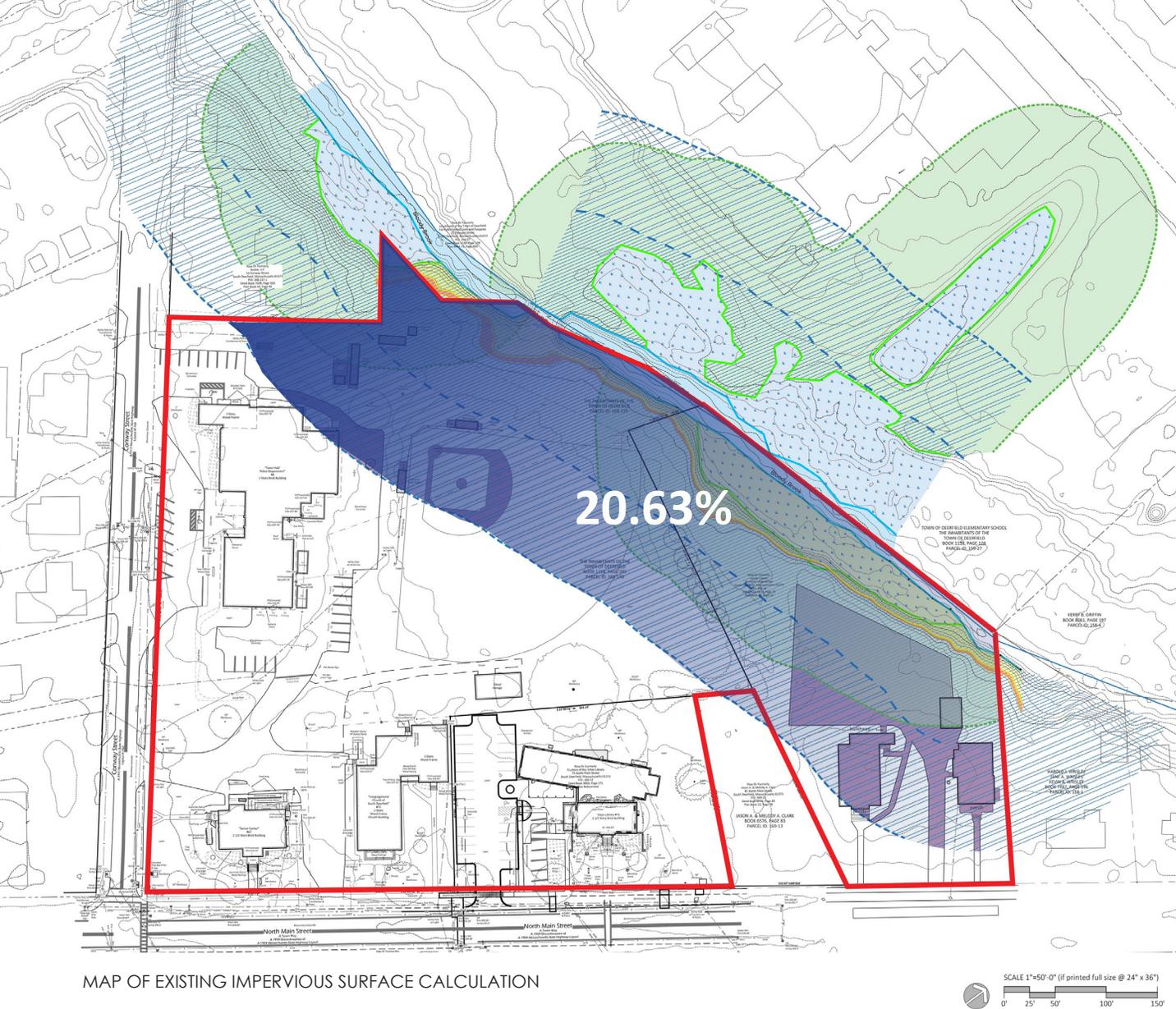
Both the Town Parcel and the St. James parcel contain wetlands and Riverfront Area. The St. James Parcel is almost entirely in the Riverfront Area. The existing developed areas are outside of the delineated wetlands, and floodplain areas. The project will need to consider redevelopment constraints with respect to MA DEP's regulations for Riverfront Areas.

RESOURCE AREA CONTEXT EXISTING IMPERVIOUS SURFACES

Together the Town Parcel and the St. James Parcel account for 20.63% impervious coverage within the Riverfront Area. The ballfield infield, bleachers, some of Town Hall parking areas, access drives, storage sheds, the St. James Driveway, Parking lot, Church, sidewalks, and Rectory building all add up to this number. This percentage is higher than the 10% max development allowed for new development.

Redevelopment is allowed on the Town Lot + St James Parcel as long as the following criteria are met:

1. Development can't be any closer to the top of bank of Bloody Brook than it is now.
2. Development can't exceed existing impervious coverage within the Riverfront Area. (20.63%)
3. Any modifications between 10% and any existing impervious coverage in excess of 10% within the riverfront area will require restoration or mitigation somewhere along Bloody Brook.

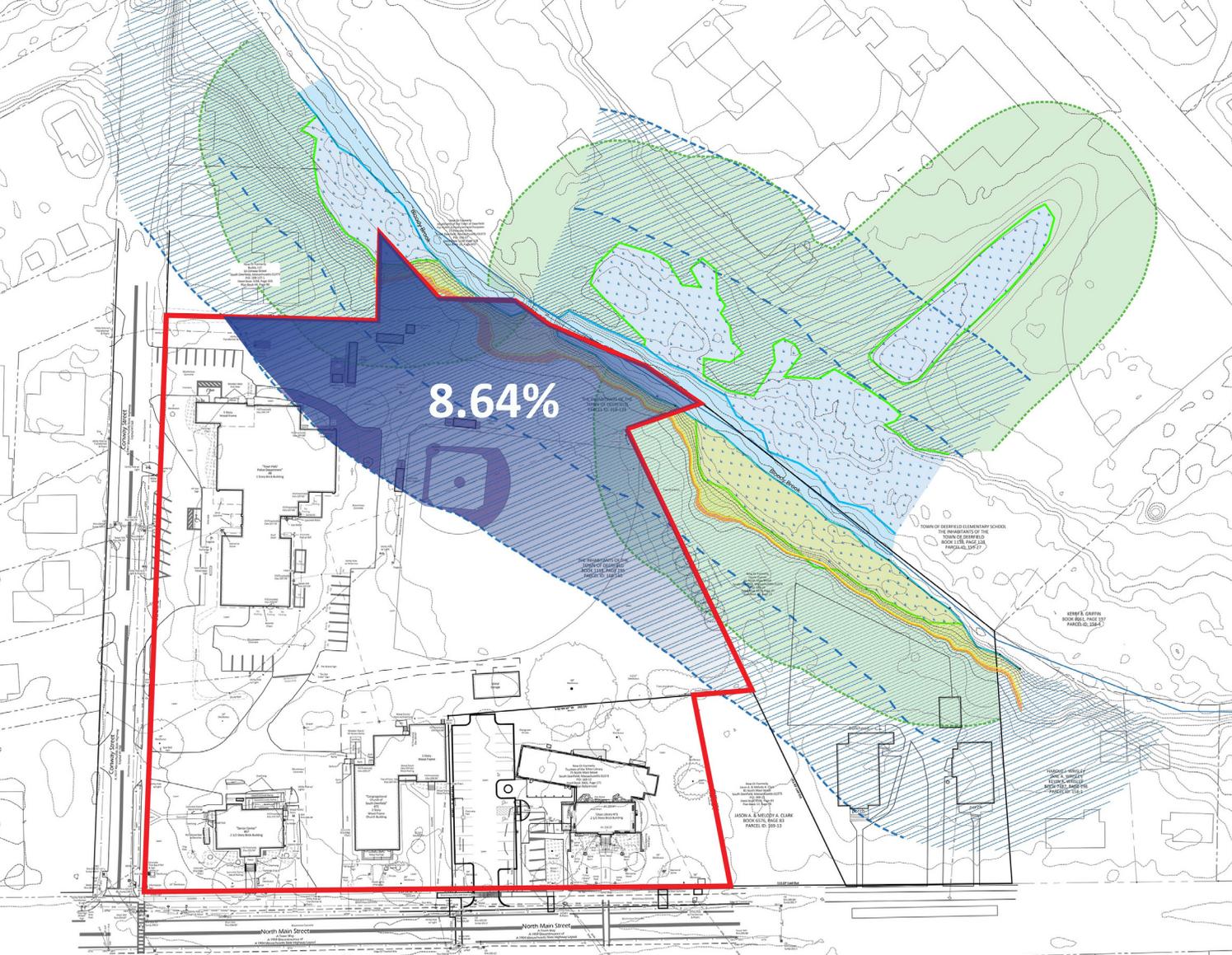


RESOURCE AREA CONTEXT EXISTING IMPERVIOUS SURFACES

Looking at the Town Parcel only at 8 Conway Street, there is less impervious surface within the Riverfront Area. The ballfield infield (clay surfacing) and structures, as well as the Town parking lot and drive and a few storage buildings total 8.64% impervious surface.

The site today by itself complies with the MA DEP criteria and could continue to develop up to 1.76% of the area.

Any work beyond 1.76% would require removing some elements from the Riverfront Area to keep the total impervious surface below 10%.



MAP OF EXISTING IMPERVIOUS SURFACE CALCULATION

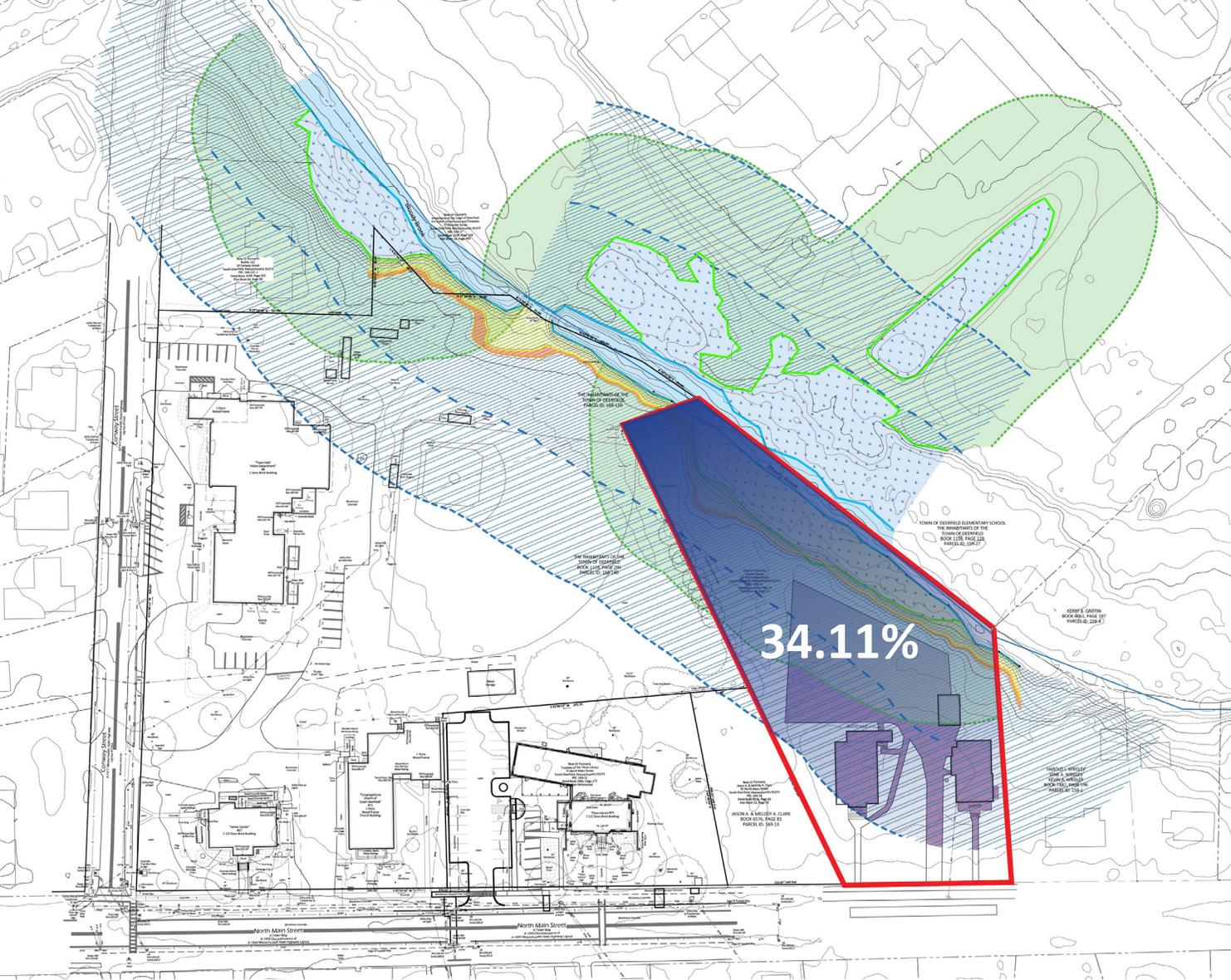
RESOURCE AREA CONTEXT EXISTING IMPERVIOUS SURFACES

Looking at the St. James Parcel by itself, the site exceeds the MA DEP criteria of 10%, with 34.11% of the Riverfront Area being developed with existing parking lot, access drive, sidewalks, and building.

No additional impervious areas can be added without removing some of the impervious areas on site.

Redevelopment is allowed on the St. James Property up to the 34.11% impervious as long as the following criteria are met:

1. Development can't be any closer to the top of bank of Bloody Brook than it is now.
2. Development can't exceed 34.11% within the Riverfront Area.
3. Any modifications between 10% and 34.11% on the property will require restoration or mitigation somewhere along Bloody Brook.



MAP OF EXISTING IMPERVIOUS SURFACE CALCULATION

60 Units

40 Units

20 Units

**Grant Thresholds
vs.
Operating Costs**

The number of units integrated in the design impacts the project's overall funding mechanisms and thresholds. Currently, to receive funding a development must have at least 20 units. Providing 40 or more units helps the project secure even more subsidies and funding support, with 60 or more units being the next threshold.



IMAGES OF SUNDERLAND SENIOR HOUSING

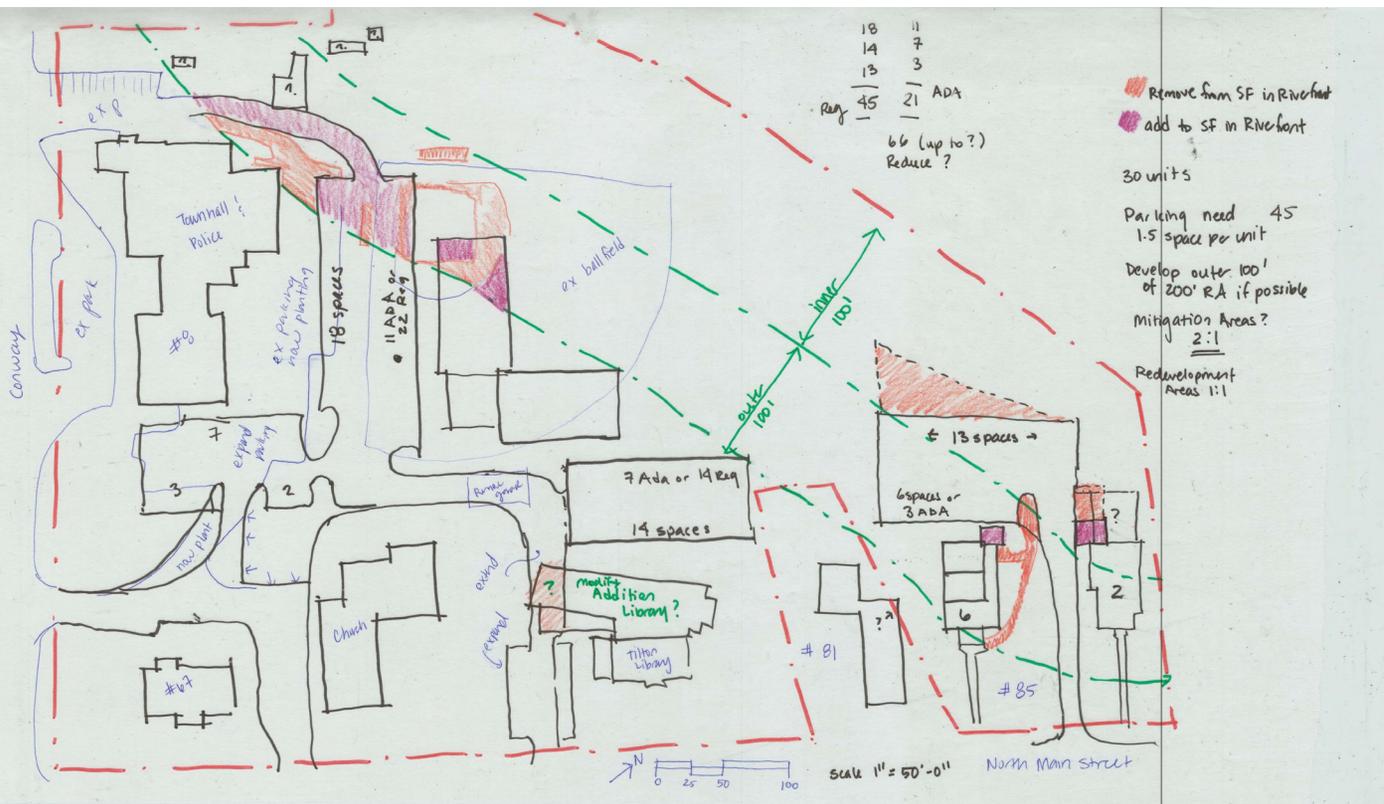
As the design team considered alternatives for integrating the St. James parcel with a senior housing strategy, the number of units became a driving factor and design consideration.

Also, with the new energy code, both the development costs and the operating costs of units are increasing to pay for electric-based heating and electric-based cooling, as well as installation and maintenance of energy efficient appliances.

In addition for Senior Housing and for this funding requirement, all units must be visitable-which means the entry to each unit must be universally accessible. Within the unit hallways, door frames, and bathrooms must be large enough to allow a wheelchair through. Multiple story buildings require an elevator. Elevators carry both an initial upfront cost of \$150k and ongoing operating costs of approximately \$4k-\$5k a year for servicing and inspection.



The team continued to study various design scenarios that would accommodate 30+ units and not exceed the riverfront area thresholds for development. Parking at 1.5 spaces per unit would require 45 spaces on site. The option below reconfigures parking lots to the north of Town Hall and pulls them away from the building while placing a larger building at the corner of the drive, an anchor between the Tilton library, Community Center and Town Hall. The Church is redeveloped with an elevator and provides three (3 qty) units on each floor. The rectory is redeveloped with two (2 qty) units. After review of this scenario, it was decided that the proposed Library was too far advanced, to modify as shown and the removal of the ball field was not desirable.



IMPERVIOUS SURFACE BANKING- EARLY TEST FIT

Another option considered, similar to the first, considered reorganizing circulation and parking within the Town Campus parcel to prioritize pedestrian experiences with dedicated sidewalks and trees. In this scenario the senior housing development is spread into two wings connected beyond an arrival courtyard or plaza.

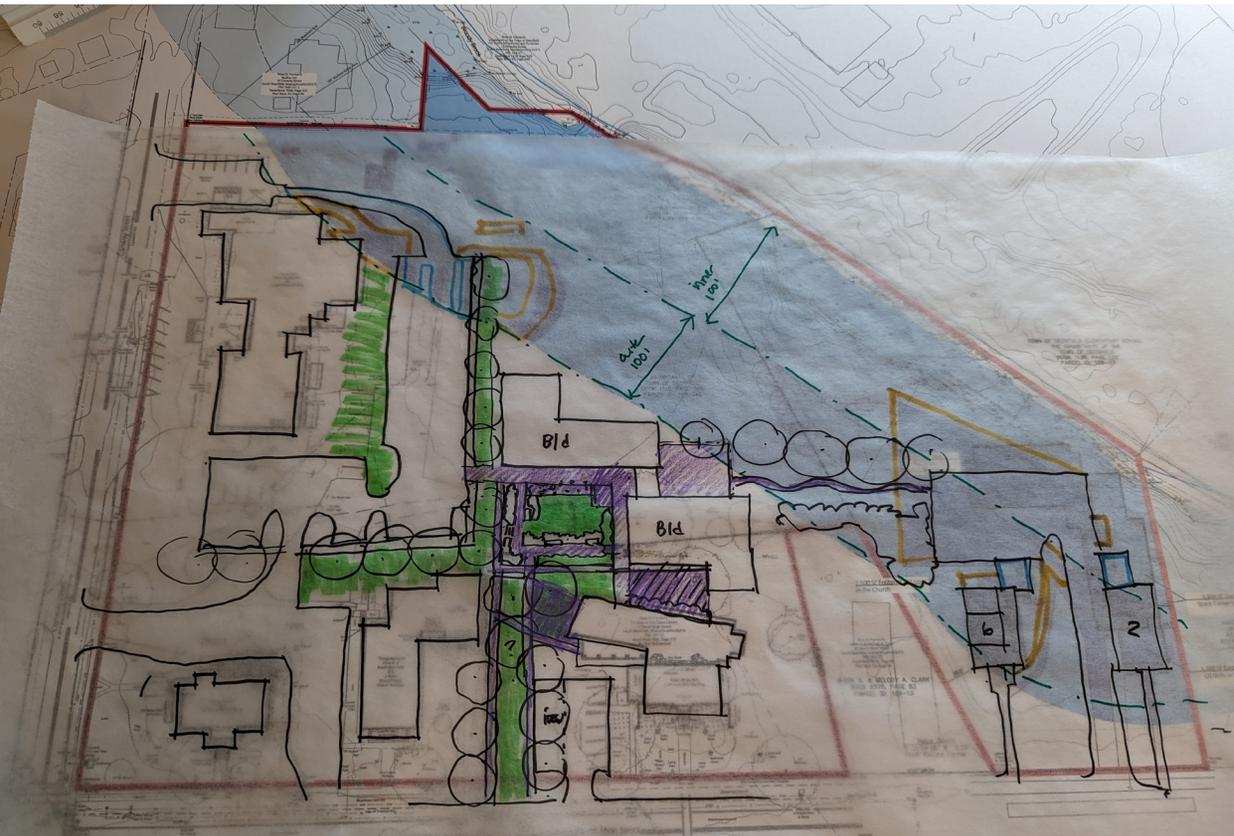


DIAGRAM OF EARLY TEST FIT- CAMPUS CORE

Another option explored a full redevelopment of the Town Campus site. In this scenario the police department and Town hall are part of a renovated 1888 building. The library walking and parking areas tie into an overall campus approach and the Town parking lot is reoriented to be parallel to Conway Street. A new drive and parking areas off of N Main service the Community Center and two new buildings of 30 units. Here the limiting factor is the number of parking spaces for units. At the St. James parcel, the church is added on in the back and the rectory is converted to a parking lot for the development.



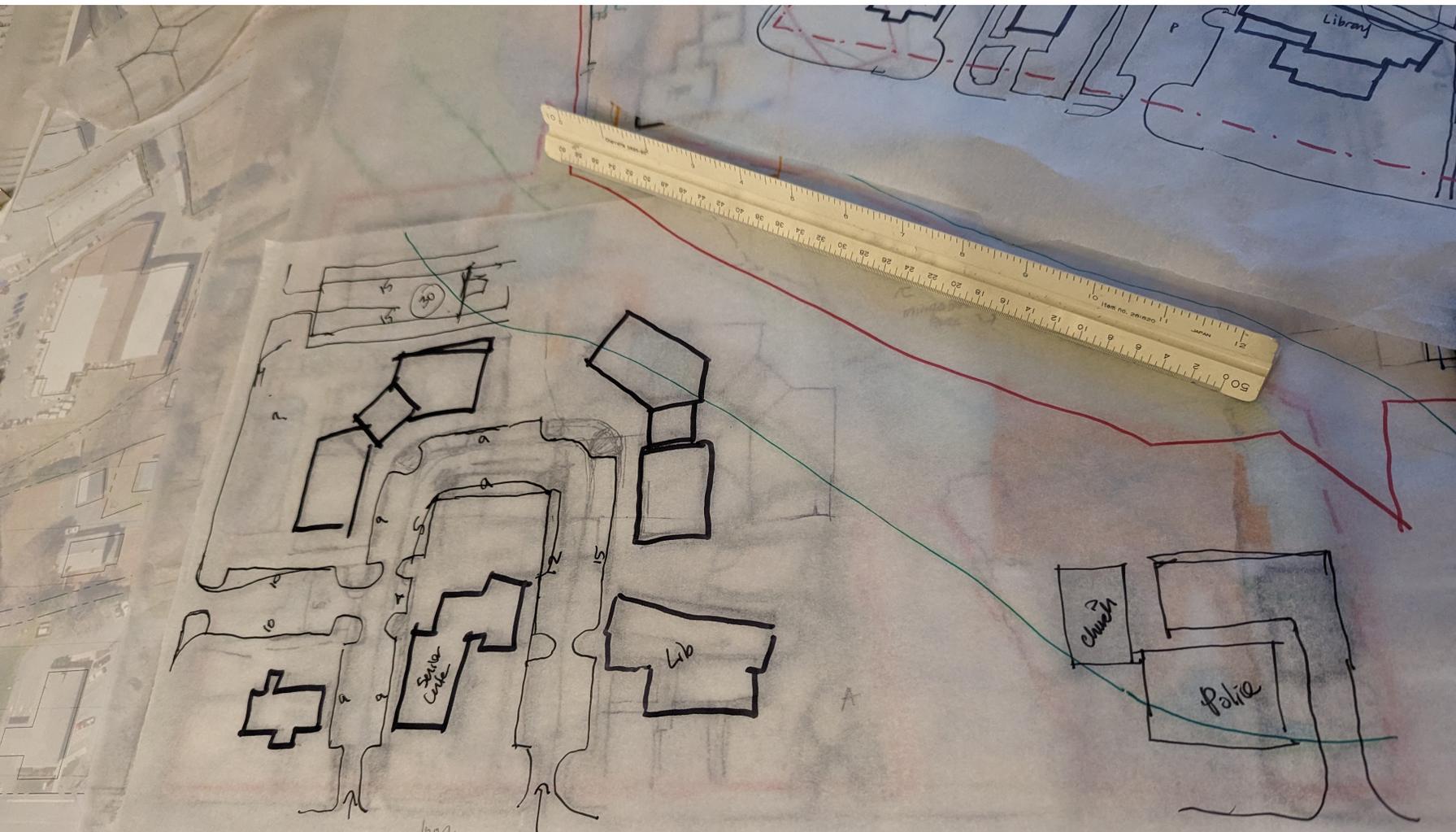
EARLY CONCEPTUAL STUDY- TOWN AND SENIOR HOUSING COMBINED

Another option explored retaining the Police station in its current location and reconfiguring the parking lots and vehicular circulation to work as a cohesive whole. The Church and the Rectory are redeveloped and the parking lot is removed at the back of St. James, to allow for the construction of more units within the Town Parcel. In the diagram below, orange areas are areas where impervious surfacing is removed, and blue are areas where impervious surfacing is added.



EARLY CONCEPTUAL STUDY- TOWN AND SENIOR HOUSING COMBINED

Yet another option looked at moving the police station to the St. James Parcel and maximizing housing within the Town parcel.



EARLY CONCEPTUAL STUDY- TOWN AND SENIOR HOUSING COMBINED

The team also evaluated the proposed designs prepared by VHB as part of the community engagement process and calculated the % of Riverfront Area impacted by the scope of work. Many of these alternatives aren't viable from a permitting perspective due to % cover in Riverfront Area.

Since future plans for the Town parcel are still in flux, it was decided that the team should focus on the St. James Parcel for the remaining scope of study.



THREE TEST FITS
SENIOR HOUSING OPTIONS

The team proceeded to explore three test fits for the St. James Parcel with some additional support from the Town Parcel. Each of these scenarios explores developing senior housing of 20 to 30 units. Both Option 2 and 3 require work on the Town Parcel and removal of the ball field- either to compensate for impervious area in the Riverfront associated with the proposed housing (Option 2), or to allow space for a larger building on the Town Lot (Option 3).

25 Units



Option 1
Re-purpose Church
New Housing Building

30 Units



Option 2
Build New at St James

27 Units



Option 3
Adapt St James &
Rectory +
Build 22 unit on ball field

25 Units Total
 2 way drive Limited to St. James parcel
 25 parking spaces (3 ADA van spaces)
 1:1 Parking ratio

**OPTION 1: RENOVATE
 ST. JAMES CHURCH
 AND BUILD NEW OVER
 PREVIOUS FOOTPRINT
 OF THE RECTORY**

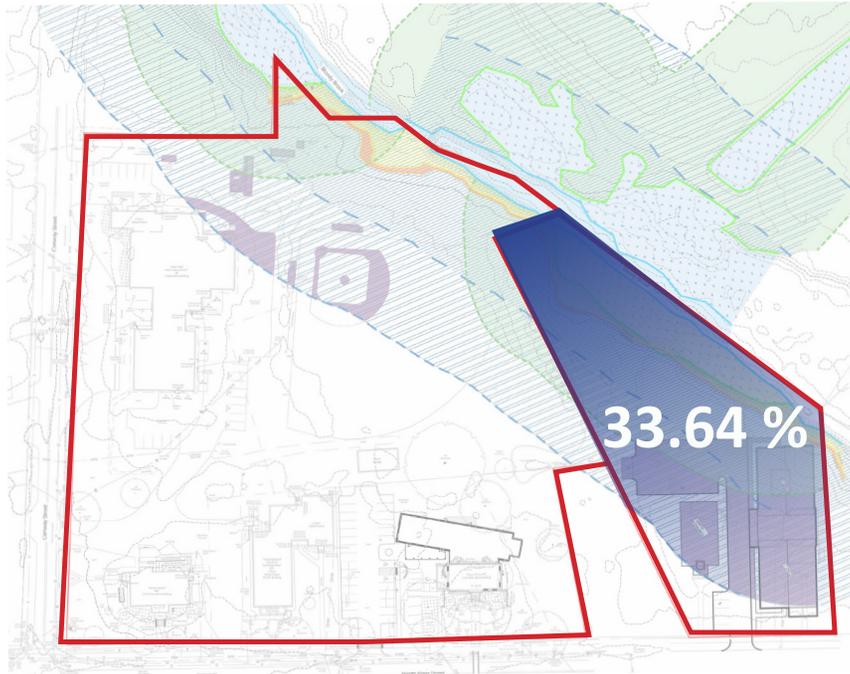


This option limits development to the St. James Parcel, and re-purposes the church building. The rectory is removed and in its place a more efficient multiple story building is built with 22 units and a central elevator. The Church Building is modified to support 3 units on the main floor.

In this scenario, the ball field remains as do other existing Town structures and buildings.

This option received a lot of positive feedback from the public. They liked that this scenario kept the ballfield, and fits with more the down town streetscape aesthetic. One individual noted that if the development is privately owned, not relying on drives and parking on Town land will simplify easements and access agreements.

**OPTION 1: RENOVATE
ST. JAMES CHURCH
AND BUILD NEW OVER
PREVIOUS FOOTPRINT
OF THE RECTORY**



This option results in 33.64% impervious area within the St. James Parcel's Riverfront area.

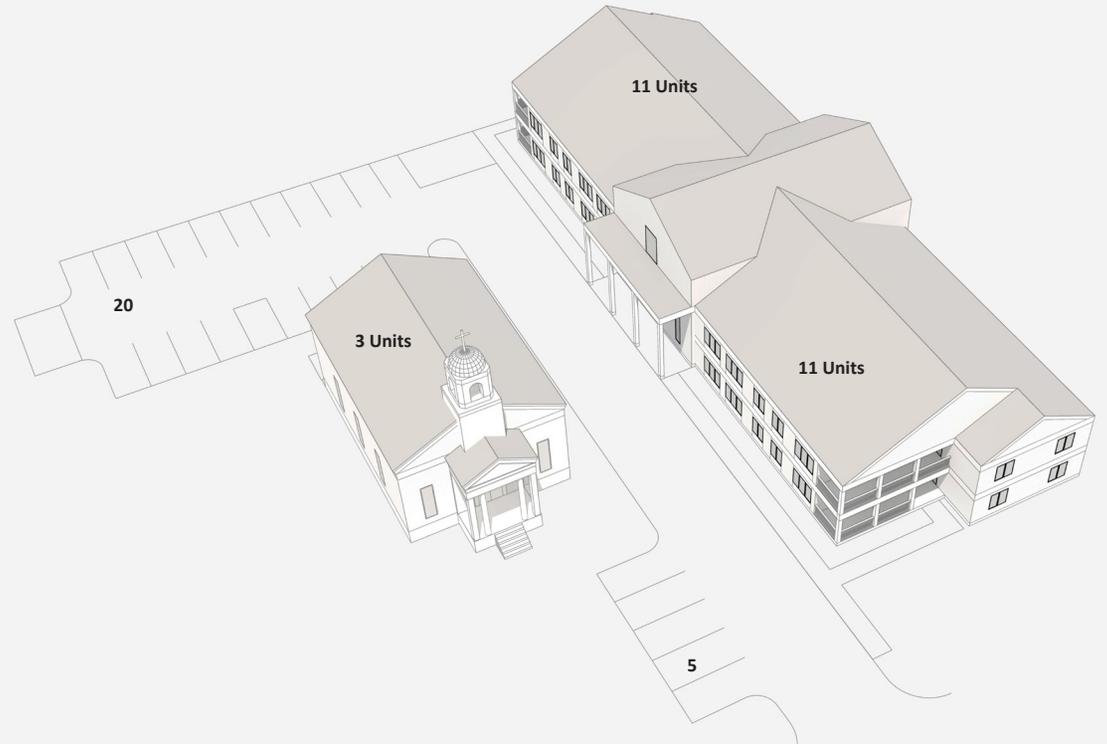
This is a reduction of impervious surfaces within the Riverfront Area of the St. James Parcel (original is 34.11%) but still exceeds the 10% threshold.

Redevelopment is allowed on this property up to the 34.11% impervious area within the Riverfront Area as long as the following criteria are met:

1. Development can't be any closer to the top of bank of Bloody Brook than it is now.
2. Development can't exceed 34.11% within the Riverfront Area.
3. Any modifications between 10% and 34.11% on the property will require restoration and/or mitigation somewhere along Bloody Brook.



Austin Design developed 3D massing models to show how each option looks on the site. This illustration of the building shows how the building places a short end towards the street, tying with the downtown streetscape. The entrance for Option 1 is on the side of the building facing the re-purposed and renovated former St. James Church. An accessible ramp provides access to the church from the parking lot, and an accessible walk connects to the main entry of the new Senior Housing Building.



Aerial View of Option 1 from above



View of Option 1 from N Main Street



View of Option 1 from the back looking towards N Main

- 30 Units Total
- 2 way drive with connection to Town lots
- 32 parking spaces (3 ADA van spaces)
- 1:1 Parking ratio
- Requires relocating ball field
- Requires removal or relocation of St. James Church and Rectory

**OPTION 2:
NEW 30 UNIT BUILDING AT ST
JAMES PARCEL**



Option 2 places a new single 30-unit structure on the St. James Parcel. This is considered a redevelopment project and removes the existing parking lot at the back of the property.

This scenario relies on a two-way drive which passes through the parcel and links to library and town lots. A new expanded single bay of parking is provided along the Town lot to be shared by the Senior Housing and Town uses. Additional spaces can be added along this row as needed.

This option requires relocating the ball field to another parcel to get the impervious calculations to balance on site.

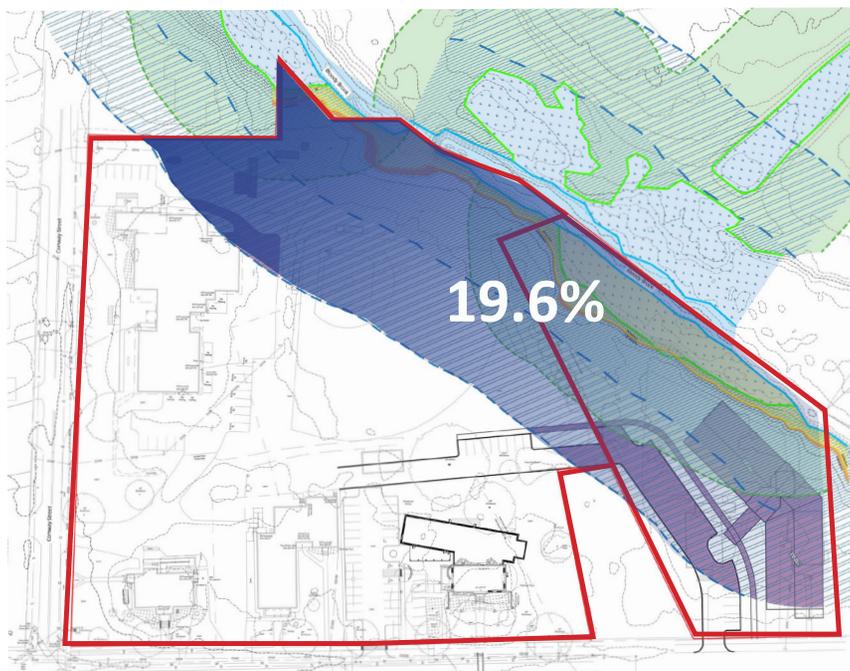
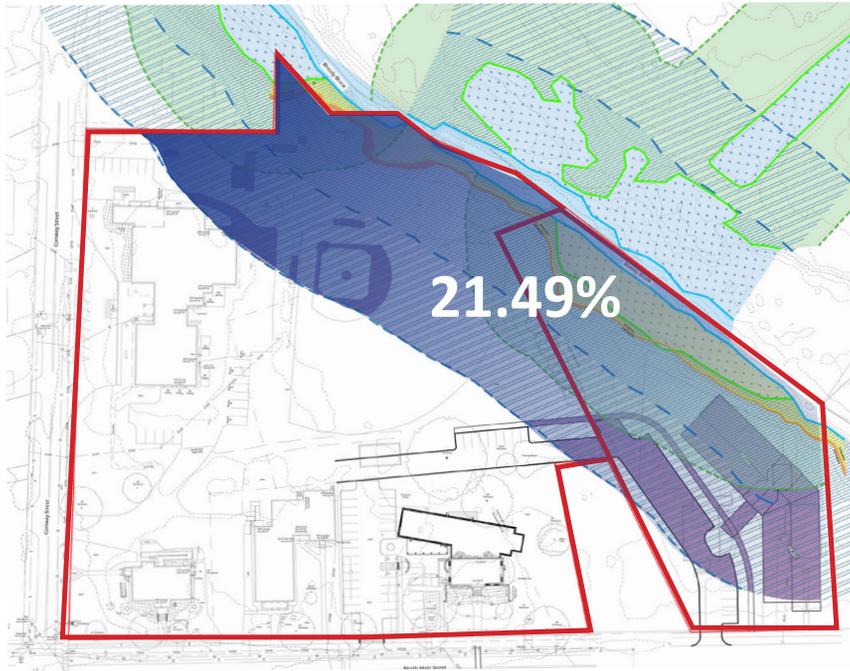
OPTION 2: NEW 30 UNIT BUILDING AT ST JAMES PARCEL

Option 2 Relies on work within both the St. James Parcel and the Town Parcel. The work within the Town Parcel is limited to paving and sidewalks to support the Senior Housing.

Option 2 Results in 21.49% Impervious Surface within the Riverfront Area when we look at both parcels combined. Permitting the project may require eliminating existing impervious surfaces to get the max impervious surface below 20.63%. For example, relocating the ball field to another property would result in an impervious percentage of 19.60% for both properties and would be possible to permit.

Redevelopment is allowed on the Town Lot + St James Parcel as long as the following criteria are met:

1. Development can't be any closer to the top of bank of Bloody Brook than it is now.
2. Development can't exceed existing impervious coverage within the Riverfront Area. (20.63%)
3. Any modifications between 10% and any existing impervious coverage in excess of 10% within the riverfront area will require restoration and/or mitigation somewhere along Bloody Brook.





View of Option 2 from Above



View of Option 2 from North Main

This illustration shows what the 30 unit senior housing building might look like. The massing has a slight bend at the main entry corridor to accommodate resource areas and minimize impact to buffer zones. In this view you can see that the former St. James Church has either been moved off site or demolished.

The size of the building is broken down into separate massings with the shorter lengths oriented towards North Main.



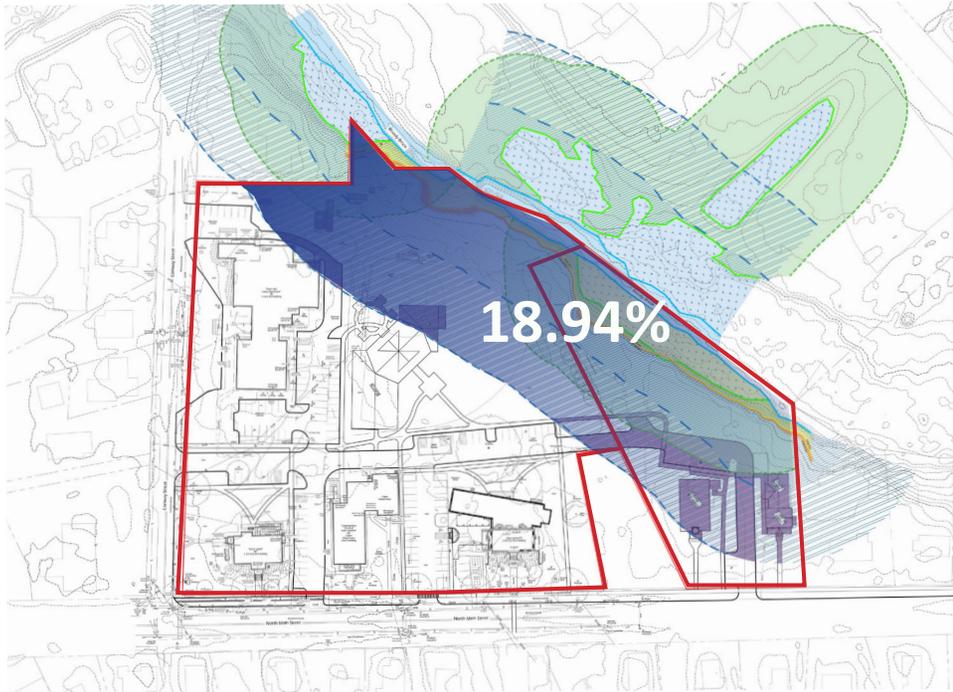
View of Option 2 from back

27 Units Total
2 way drive with connection to Town lots
New Pedestrian Paths to Conway Street, plazas and shade trees
45 parking spaces for housing (5 ADA van spaces)
1:6 Parking ratio
Requires relocating ball field

OPTION 3:
BUILD NEW AT BALL FIELD
RE-PURPOSE ST. JAMES CHURCH
AND RECTORY



Option 3 places 27 units on the combined Town Parcel at 8 Conway and the St James Parcel on North Main, achieving 27 units in total. A larger building with 22 units is located centrally near the library community center and Town Hall. The Church and Rectory are re-purposed as visitable residences with accessible units. Parking is distributed through both parcels. A new two way drive links the St. James Parcel to the Town parcel. Parking lots around Town Hall and the community center are reconfigured for safety and to strengthen pedestrian connections.



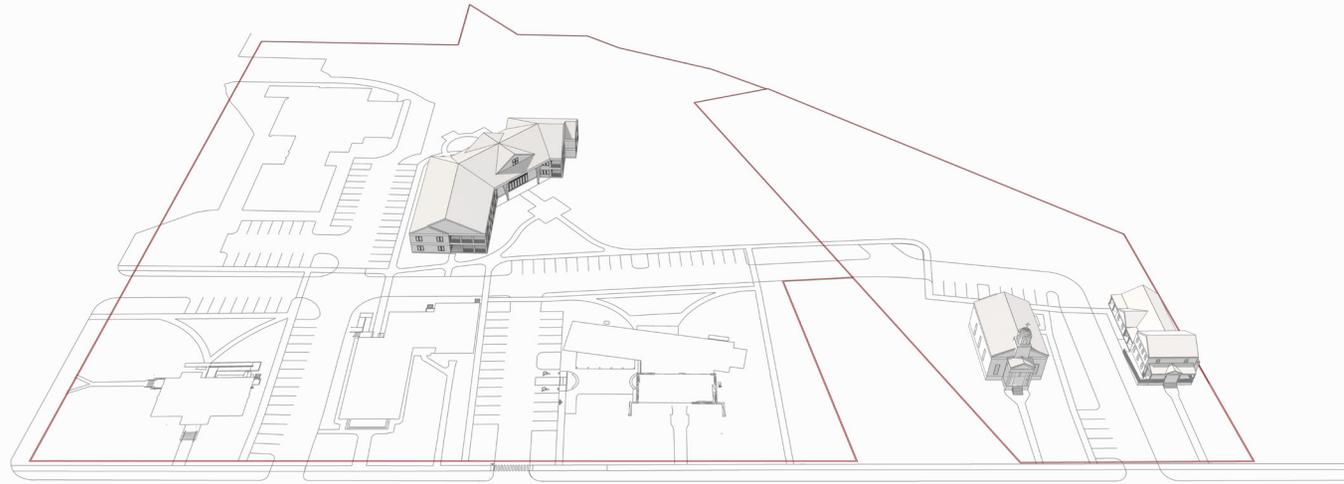
**OPTION 3:
NEW 22 UNIT BUILDING ON
TOWN PARCEL +
RE-PURPOSE CHURCH AND
RECTORY**

Option 3 relies on work in both the St. James Parcel and the Town Parcel.

Option 3 Results in 18.94% Impervious Surface within the Riverfront Area when we look at both parcels combined.

Redevelopment is allowed on the Town Lot + St James Parcel as long as the following criteria are met:

1. Development can't be any closer to the top of bank of Bloody Brook than it is now.
2. Development can't exceed existing impervious coverage within the Riverfront Area. (20.63%)
3. Any modifications between 10% and any existing impervious coverage in excess of 10% within the riverfront area will require restoration and/ or mitigation somewhere along Bloody Brook.



View of Option 3 from above

Option 3 impacts the Town lot more, requiring significant reorganization of Town access drives and parking areas. It does however, preserve both the facades of the former St. James church and rectory within the streetscape.



View of Option 3 from North Main



View of Option 3 from parking lot

OPEN HOUSE/ WORKSHOP

The Senior Housing Committee hosted an open house/ workshop at Town Hall in person the evening of March 21, 2024 at 6:30 pm. The team provided introductions, gave a project overview and then hosted two workshop sessions. After which, the teams reported back to the group as a whole what was discussed and comments shared. Each workshop session was equipped with a table, plans, the templates, a large pad of paper for comments, and comment cards for those who preferred to share their ideas in written form. At the end of the meeting, the team gathered comments, and shared next steps.



Photos by the Daily Hampshire Gazette
STAFF PHOTO/CHRIS LARABEE

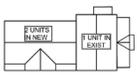


FEASIBILITY STUDY AND MASTER PLAN COMMENTS FROM OPEN HOUSE

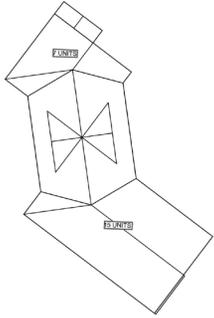
As attendees arrived at the open house they were invited to sign in, put a name tag on, and place a dot on the map of Deerfield showing where they live.

FEEL FREE TO PLACE A DOT
ON THE MAP WHERE YOU
LIVE IN TOWN

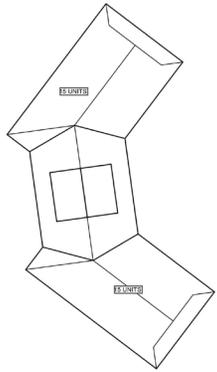
SCALE 1"=1500' (if printed full size @ 24" x 36")
0 750 1500 3000 4500



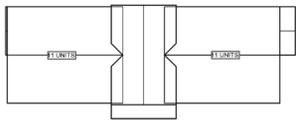
Building Concept 3 Rectory footprint



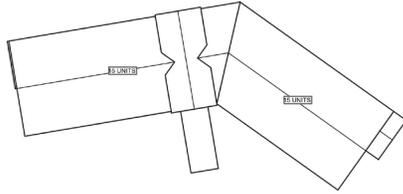
Building Concept 3 Larger Building - 22 Units



Building Concept Larger Building - 30 Units



Building Concept 1 - 22 units



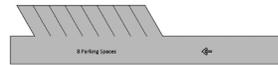
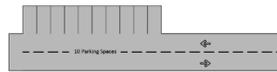
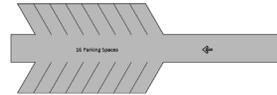
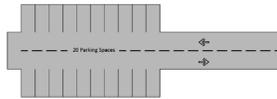
Building Concept 2 - 30 units



Church Building



Dumpster Enclosure



OPEN HOUSE/ WORKSHOP KIT OF PARTS

Austin Design and Berkshire Design worked together to create scaled templates that could be moved around over an existing conditions plan and aerial. This included templates for different types of senior housing footprints, parking and access drive configurations for single and double bay parking lots. During the working sessions attendees were able to make test fits of their own on the parcel to see if additional alternatives might be viable.

**OPEN HOUSE/ WORKSHOP
PUBLIC COMMENT**

Public comments were provided verbally during the breakout sessions and at the summary session. Comment cards were collected, and comments were notated on the large paper tablets.

Save the church!

I think one church is enough

The most cost efficient plan is to do the 30 units on the St James parcel

To: SENIOR HOUSING COMM
FROM: JOHN P. PROVEREK

SUBJECT: OPTION #1 IS THE BEST OPTION BECAUSE

- WE MUST MAINTAIN THE BALDFIELD TOWN YOUTH + SENIORS LIKE TO SEE YOUTH!
- KEEPING THE CHURCH IS IMPORTANT TO A LOT OF PEOPLE

• It makes sense to relocate the ballfield!

• ok to take down one of the churches and renovate the other (for any use)

Willing to move the rectory
Bob Decker to ~~the~~ N Main
196 →

(A) 125' frontage

(B) Move the church to brookside
6-7 acres cemetery
open, chapel, weddings

property was subdivided before
need to be mother

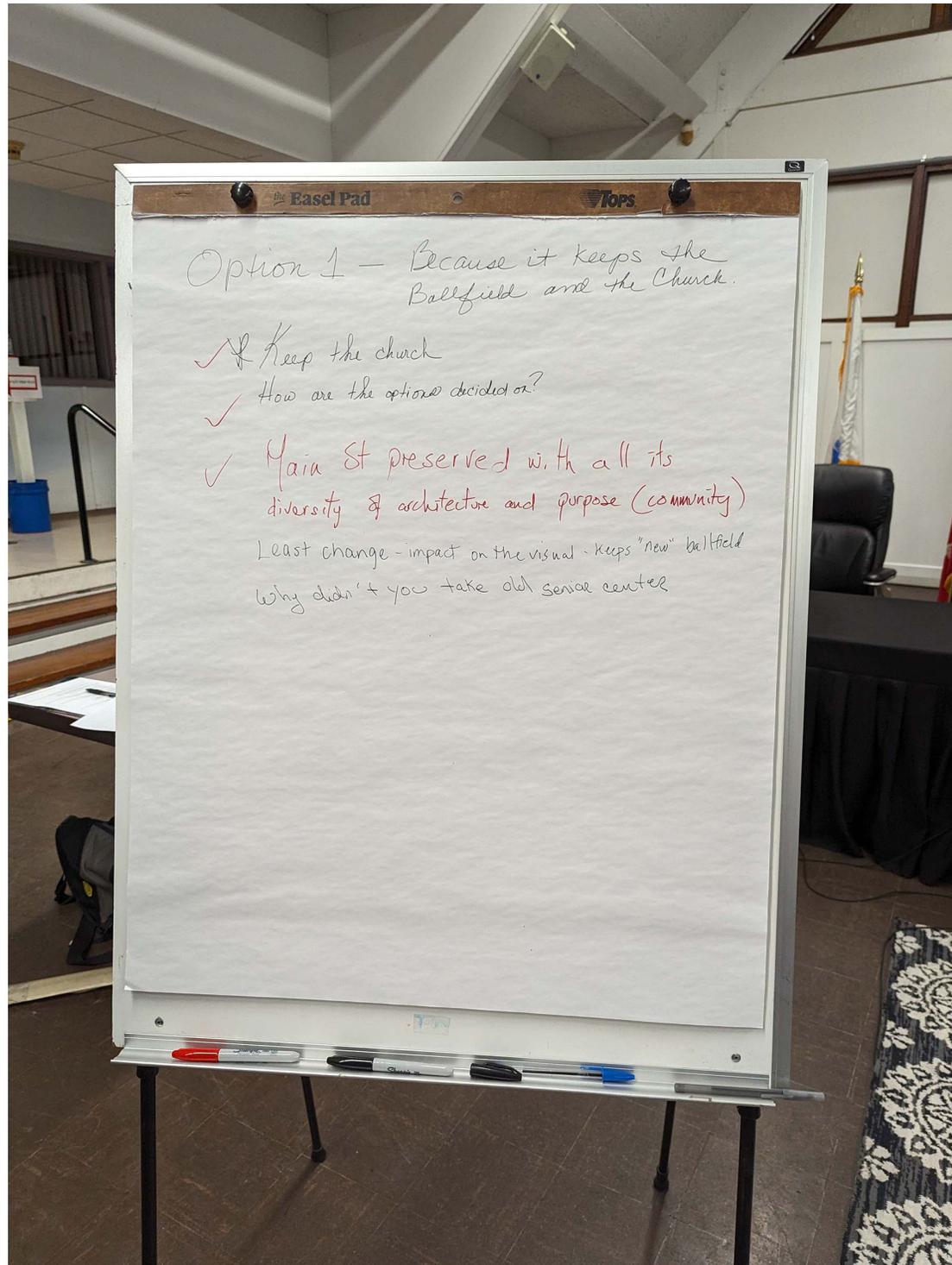
Seasonal water table 36" ¹¹
mostly fill

elementary school - filled in

713 665-2449

OPTION 1 - LOOK @ PARKING
IN BACK TO ADD MORE UNITS

- o preserve streetscape / buildings so we preserve our history
It could be cool to live in a church
- o THINK OF A BUTTER!
- o FIND OUT: WHAT % WANT TO SAVE CHURCH?
- o A physical 3D model of project would help.
 - how large are the units? 1 and 2 bedrooms?
- o 2 Bldgs on St. James → more community scale
 - Historical society in St. James Church?
 - Public owned transfer of St. James
 - Keep ballfield - Seniors like to see kids



Option 1 - Because it keeps the Ballfield and the Church.

✓ Keep the church

✓ How are the options decided on?

✓ Main St preserved with all its diversity of architecture and purpose (community)

Least change - impact on the visual - keeps "new" ballfield
Why didn't you take old senior center

FEASIBILITY STUDY AND MASTER PLAN
SOIL AND STORMWATER INFORMATION

In early June, Berkshire Design Group visited the property with Karls Excavating to dig three deep hole test pits to evaluate the type of soils and review depth to groundwater. The results are shared on the following pages.

TOWN OF DEERFIELD
BOOK 1138, PAGE 128
PARCEL ID: 159-27

KERRY B. GRIFFIN
BOOK 8061, PAGE 197
PARCEL ID: 158-4

LAURIE CUEVAS
BOOK 6474, PAGE 25
PLAN 38, PAGE 13
PARCEL ID: 169-14

HAROLD J. WRISLEY
JANE A. WRISLEY
KEVIN A. WRISLEY
BOOK 7487, PAGE 196
PARCEL ID: 158-1

JASON A. & MELODY A. CLARK
BOOK 6576, PAGE 83
PARCEL ID: 169-13

Rebar Found
N 55°04'48" W 0.29'
From Record Corner

TP-#1

TP-#2

TP-#3

bituminous pavement

bulkhead

porch

porch

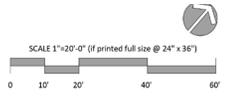
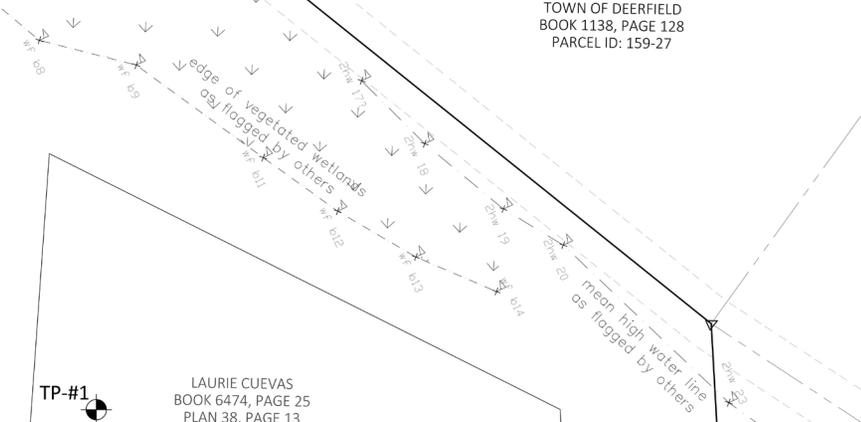
bit. paved sidewalk

bit. paved driveway

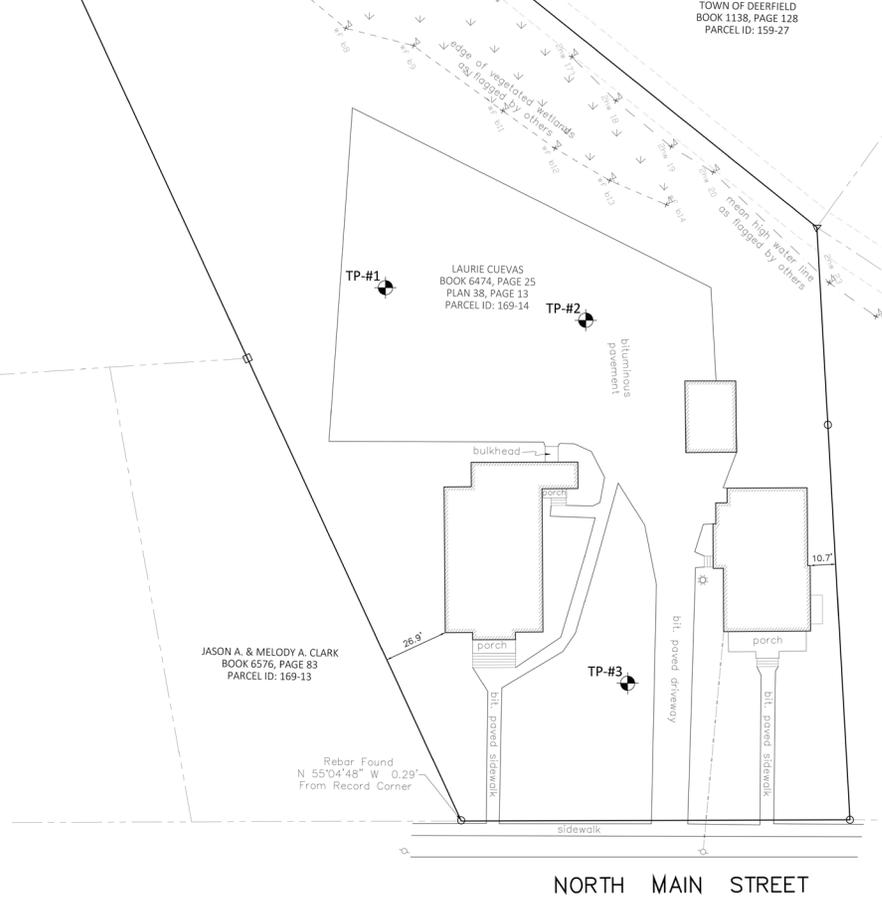
bit. paved sidewalk

sidewalk

NORTH MAIN STREET



Above are the locations of the three stormwater Test pits which are referenced in the following pages.



Soil Evaluation

Location Address or Lot No. 85 N. Main Street, Deerfield, MA

Performed By Chris Chamberland, PE

Deep Hole Number TP-1 Date 6/7/2024 Time 8:30 am Weather P. Cloudy 70°F

Location Description (See Plan) Parking lot behind church building

Land Use Asphalt Parking Lot Slope (%) 0-2 Surface Elevation at Hole TBD*

Vegetation --- Surface Stones --- Soil Parent Material Outwash

Landform Outwash Plain Position on Landscape (SU, SH, BS, FS, TS) TS

Distances from:

Open Water Body	<u>125</u>	Feet	Drainage way	<u>125</u>	Feet
Wetlands	<u>90</u>	Feet	Property Line	<u>65</u>	Feet
Drinking Water Well	<u>---</u>	Feet	Other	<u>---</u>	

Unsuitable Materials Present: Yes No

If Yes: Disturbed Soil/Fill Weathered/Fractured Rock Bedrock

Soil Log

Depth (in)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling			Coarse Fragments % by Volume		Soil Structure	Soil Consistence	Other
				Depth	Color	%	Gravel	Cobbles & Stones			
0-16	F	---	---	---	---	---	---	---	---	---	---
16-36	C1	Very Fine Sand	2.5 Y 4/4	---	---	---	---	---	Single Grain	Loose	---
36-84	C2	Very Fine Sand	2.5 Y 5/3	72	5 YR 3/3	10	---	---	Single Grain	Loose	---
84-96	C3	Very Fine Sandy Loam	2.5 Y 4/2				---	---	Massive	Friable	---

Additional Notes:

*A topographic survey not completed at the time of this soil log. Elevations to be updated once confirmed.

Depth to Groundwater

Weeping from Pit Face --- Standing Water --- Mottling 72"
 ESHGW Depth 72" ESHGW Elev. TBD

Note: This soil evaluation has been performed for the purpose of stormwater management design, and shall not be used for purposes related to Title 5 and/or soil suitability assessments for on-site sewage disposal.



Soil Evaluation

Location Address or Lot No. 85 N. Main Street, Deerfield, MA

Performed By Chris Chamberland, PE

Deep Hole Number TP-2 Date 6/7/2024 Time 9:30 am Weather P. Cloudy 72°F

Location Description (See Plan) Parking lot behind church building

Land Use Asphalt Parking Lot Slope (%) 0-2 Surface Elevation at Hole TBD*

Vegetation --- Surface Stones --- Soil Parent Material Outwash

Landform Outwash Plain Position on Landscape (SU, SH, BS, FS, TS) TS

Distances from:

Open Water Body	<u>80</u>	Feet	Drainage way	<u>80</u>	Feet
Wetlands	<u>55</u>	Feet	Property Line	<u>100</u>	Feet
Drinking Water Well	<u>---</u>	Feet	Other	<u>---</u>	

Unsuitable Materials Present: Yes No

If Yes: Disturbed Soil/Fill Weathered/Fractured Rock Bedrock

Soil Log

Depth (in)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling			Coarse Fragments % by Volume		Soil Structure	Soil Consistence	Other
				Depth	Color	%	Gravel	Cobbles & Stones			
0-16	F	---	---	---	---	---	---	---	---	---	---
16-28	C1	Very Fine Sand	2.5 Y 4/4	---	---	---	---	---	Single Grain	Loose	---
28-84	C2	Very Fine Sand	2.5 Y 5/2	72	5 YR 3/4	10	---	---	Single Grain	Loose	---
84-96	C3	Very Fine Sandy Loam	10 YR 4/2				---	---	Massive	Friable	---

Additional Notes:

*A topographic survey not completed at the time of this soil log. Elevations to be updated once confirmed.

Depth to Groundwater

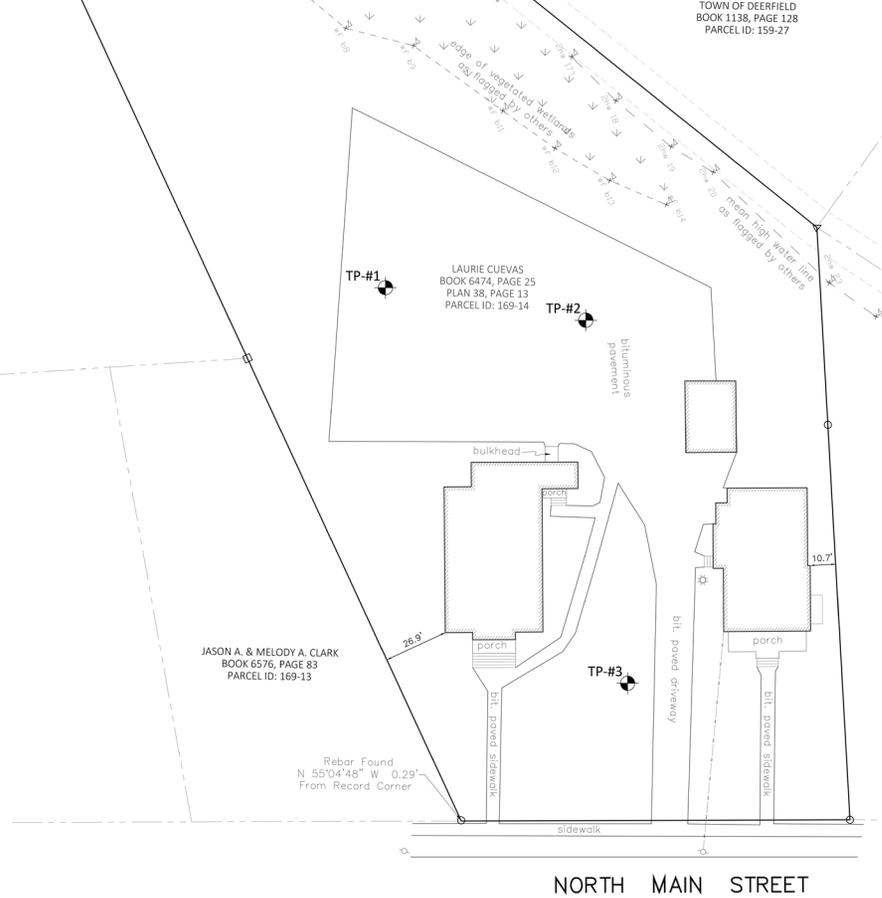
Weeping from Pit Face	<u>96"</u>	Standing Water	<u>---</u>	Mottling	<u>72"</u>
ESHGW Depth	<u>72"</u>	ESHGW Elev.	<u>TBD</u>		

Note: This soil evaluation has been performed for the purpose of stormwater management design, and shall not be used for purposes related to Title 5 and/or soil suitability assessments for on-site sewage disposal.

4 Allen Place, Northampton, MA 01060

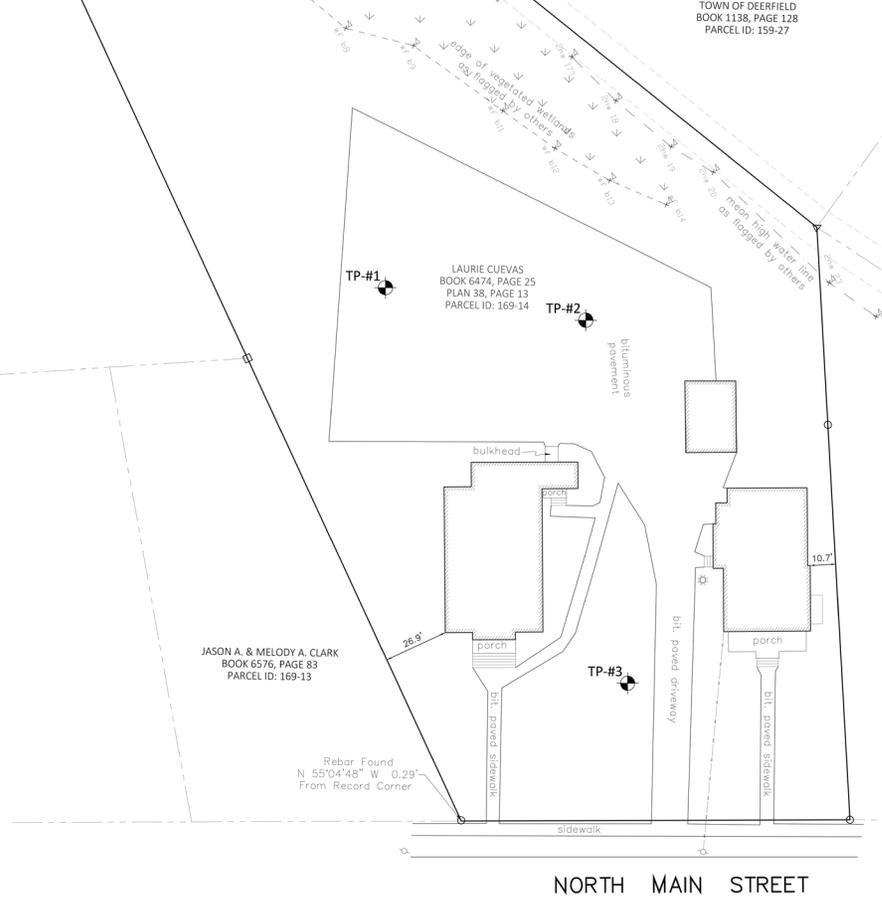
(413) 582-7000

bdg@berkshiredesign.com



NORTH MAIN STREET





Soil Evaluation

Location Address or Lot No. 85 N. Main Street, Deerfield, MA

Performed By Chris Chamberland, PE

Deep Hole Number TP-3 Date 6/7/2024 Time 10:30 am Weather M. Sunny 75°F

Location Description (See Plan) Lawn south of driveway

Land Use Lawn Slope (%) 0-2 Surface Elevation at Hole TBD*

Vegetation Grass Surface Stones --- Soil Parent Material Outwash

Landform Outwash Plain Position on Landscape (SU, SH, BS, FS, TS) TS

Distances from:

Open Water Body	<u>180</u>	Feet	Drainage way	<u>70</u>	Feet
Wetlands	<u>170</u>	Feet	Property Line	<u>60</u>	Feet
Drinking Water Well	<u>---</u>	Feet	Other	<u>---</u>	

Unsuitable Materials Present: Yes No
 If Yes: Disturbed Soil/Fill Weathered/Fractured Rock Bedrock

Soil Log

Depth (in)	Soil Horizon	Soil Texture (USDA)	Soil Color (Munsell)	Soil Mottling			Coarse Fragments % by Volume		Soil Structure	Soil Consistence	Other
				Depth	Color	%	Gravel	Cobbles & Stones			
0-24	F	---	---	---	---	---	---	---	---	---	---
24-33	Ab	Very Fine Sandy Loam	2.5 Y 4/3	---	---	---	---	---	Massive	Very Friable	---
33-84	C1	Very Fine Loamy Sand	2.5 Y 5/3	---	---	---	---	---	Massive	Very Friable	---
84-120	C2	Very Fine Sandy Loam	2.5 Y 4/2	#	5 YR 3/3	10	---	---	Massive	Friable	

Additional Notes:

*A topographic survey not completed at the time of this soil log. Elevations to be updated once confirmed.
 ^Buried topsoil layer
 #Redox was present in lower strata in excavated material, but did not show clearly on TP wall; ESHGW unclear, but no shallower than 72".

Depth to Groundwater

Weeping from Pit Face 120" Standing Water 120" Mottling >72"

ESHGW Depth 72" ESHGW Elev. TBD

Note: This soil evaluation has been performed for the purpose of stormwater management design, and shall not be used for purposes related to Title 5 and/or soil suitability assessments for on-site sewage disposal.





Infiltration Test Log

Site: 85 N. Main Street, Deerfield, MA

Date: 6/7/2024

Time: 9:00 am

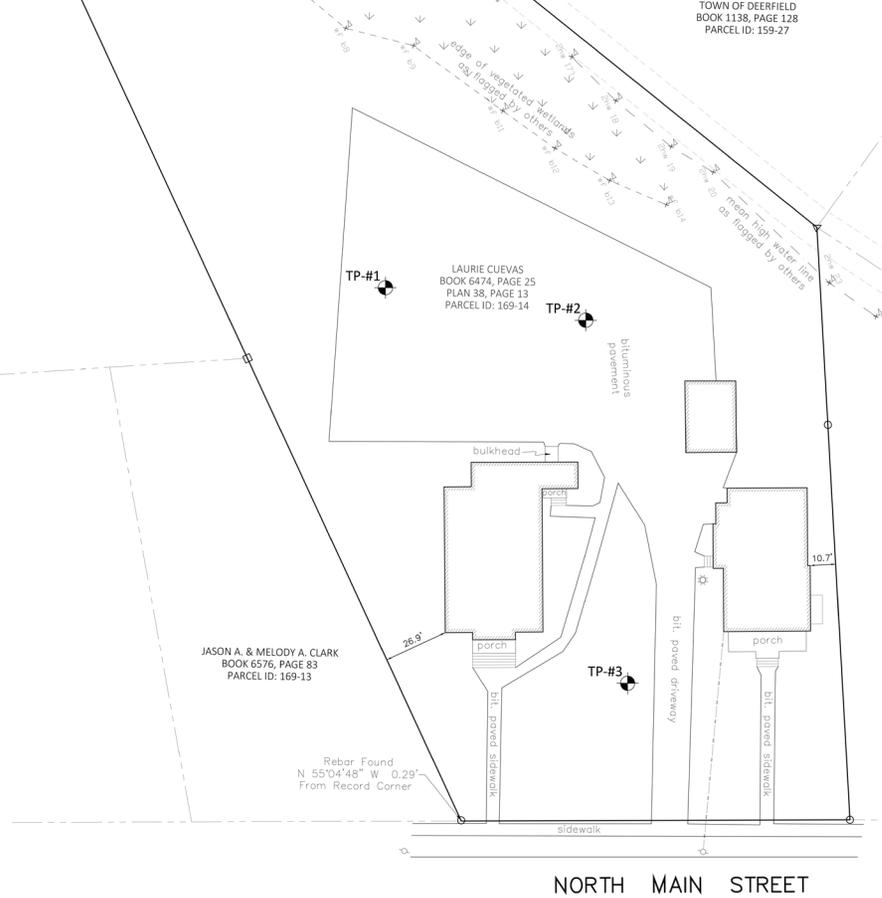
Test ID: I-1 (Test Pit TP-1)

Weather: P. Cloudy, 70°F

Recent Rainfall/Irrigation: Some rainfall, less than 1" over previous 3 days

Test Type: 12" Infiltrometer

Depth from Surface: 48"



Infiltrometer Log

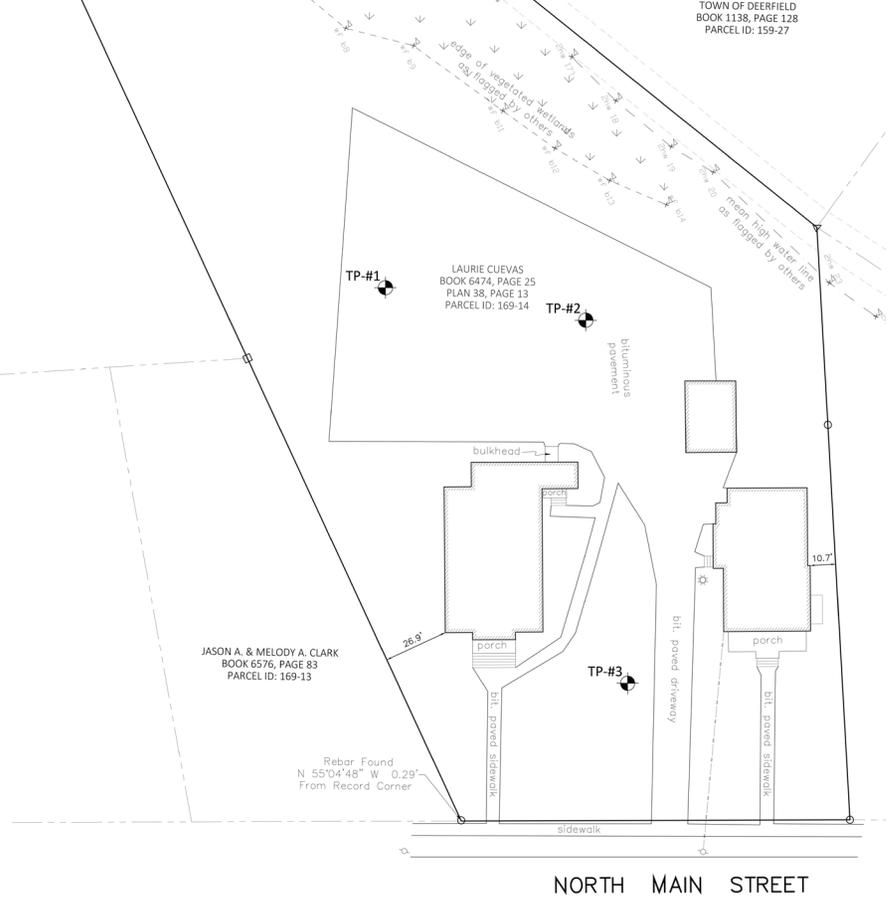
Elapsed Time	Cumulative Infiltration	Incremental Infiltration	Infiltration Rate
<i>Minutes</i>			
1:30	0.5"	0.5"	20 in/hr
2:30	1"	0.5"	30 in/hr
6:30	2"	1"	15 in/hr
8:00	2.5"	0.5"	20 in/hr
		Average:	18.75 in/hr

Note: Soils below 72" has a slightly finer texture and may have a slower infiltration rate, but was too deep to test safely. Soil evaluator recommends using Rawls Rate for sand of 8.27 in/hr as a maximum rate for modeling infiltration.



Infiltration Test Log

Site: 85 N. Main Street, Deerfield, MA
 Date: 6/7/2024
 Time: 10:00 am
 Test ID: I-2 (Test Pit TP-2)
 Weather: P. Cloudy, 73°F
 Recent Rainfall/Irrigation: Some rainfall, less than 1" over previous 3 days
 Test Type: 12" Infiltrometer
 Depth from Surface: 48"



Infiltrometer Log			
Elapsed Time	Cumulative Infiltration	Incremental Infiltration	Infiltration Rate
<i>Minutes</i>			
1:30	0.25"	0.25"	10 in/hr
3:30	0.75"	0.5"	15 in/hr
5:30	1.25"	0.5"	15 in/hr
8:00	1.75"	0.5"	15 in/hr
9:30	2"	0.25"	10 in/hr
10:45	2.25"	0.25"	12 in/hr
		Average:	12.5 in/hr

Note: Soils below 72" has a slightly finer texture and may have a slower infiltration rate, but was too deep to test safely. Soil evaluator recommends using Rawls Rate for sand of 8.27 in/hr as a maximum rate for modeling infiltration.





Infiltration Test Log

Site: 85 N. Main Street, Deerfield, MA

Date: 6/7/2024

Time: 10:00 am

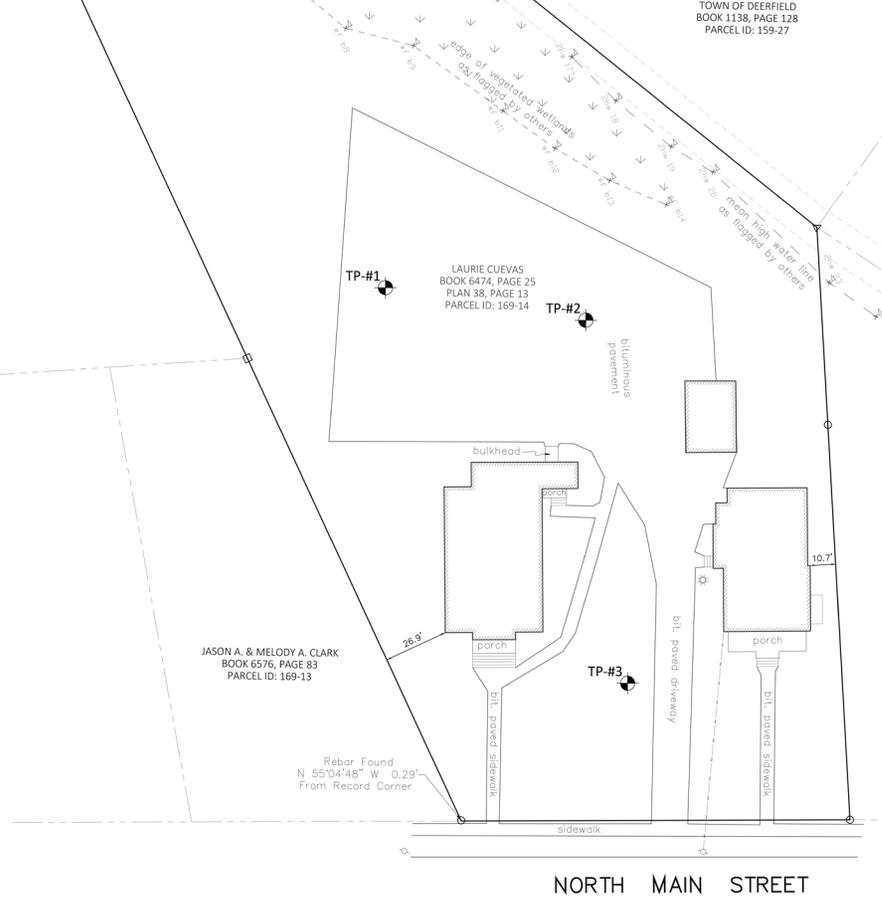
Test ID: I-3 (Test Pit TP-3)

Weather: P. Cloudy, 73°F

Recent Rainfall/Irrigation: Some rainfall, less than 1" over previous 3 days

Test Type: 12" Infiltrometer

Depth from Surface: 48"



Infiltrometer Log			
Elapsed Time	Cumulative Infiltration	Incremental Infiltration	Infiltration Rate
<i>Minutes</i>			
2:45	0.25"	0.25"	5.5 in/hr
5:45	0.5"	0.25"	5 in/hr
7:45	0.75"	0.25"	7.5 in/hr
10:00	1"	0.25"	6.7 in/hr
12:30	1.25"	0.25"	6 in/hr
15:15	1.5"	0.25"	5.5 in/hr
18:00	1.75"	0.25"	5.5 in/hr
21:15	2"	0.25"	4.6 in/hr
24:15	2.25"	0.25"	5 in/hr
27:00	2.5"	0.25"	5.5 in/hr
		Average:	5.5 in/hr

FEASIBILITY STUDY AND MASTER PLAN
PHASE 1 ASSESSMENT SUMMARY

In early June, OTO conducted a Phase 1 Assessment of the St. James parcel. Additional Phase 2 testing was recommended as a result and is being pursued by the Town.

FEASIBILITY STUDY AND MASTER PLAN
TECHNICAL DRAWINGS FOR ESTIMATING

After the open house, Austin Design and Berkshire Design prepared a technical drawing package for a third party-cost estimator to estimate. The team revised option 1 to increase the number of units to 35 (32 in the new building and 3 in the former church.) This cost estimate is highly schematic and may be helpful as a ballpark figure only.

Both the stormwater test pits and Phase 1 and eventual Phase 2 assessment took place after the estimate was provided, as such additional costs may be associated with including and managing these elements during construction.

This drawing is not intended nor shall be used for construction purposes unless signed, sealed and dated by a registered landscape architect, civil engineer or land surveyor employed by the Berkshire Design Group, Inc. as indicated above. Do not scale drawings for quantity takeoffs or construction. Use written dimensions only. If dimensions are incompatible, contact the Berkshire Design Group, Inc. for clarification.

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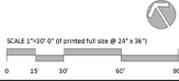
Town of Deerfield

South Deerfield Senior Center

Conway St, South Deerfield, MA 01373

COSTING SET FOR REVIEW ONLY NOT FOR CONSTRUCTION

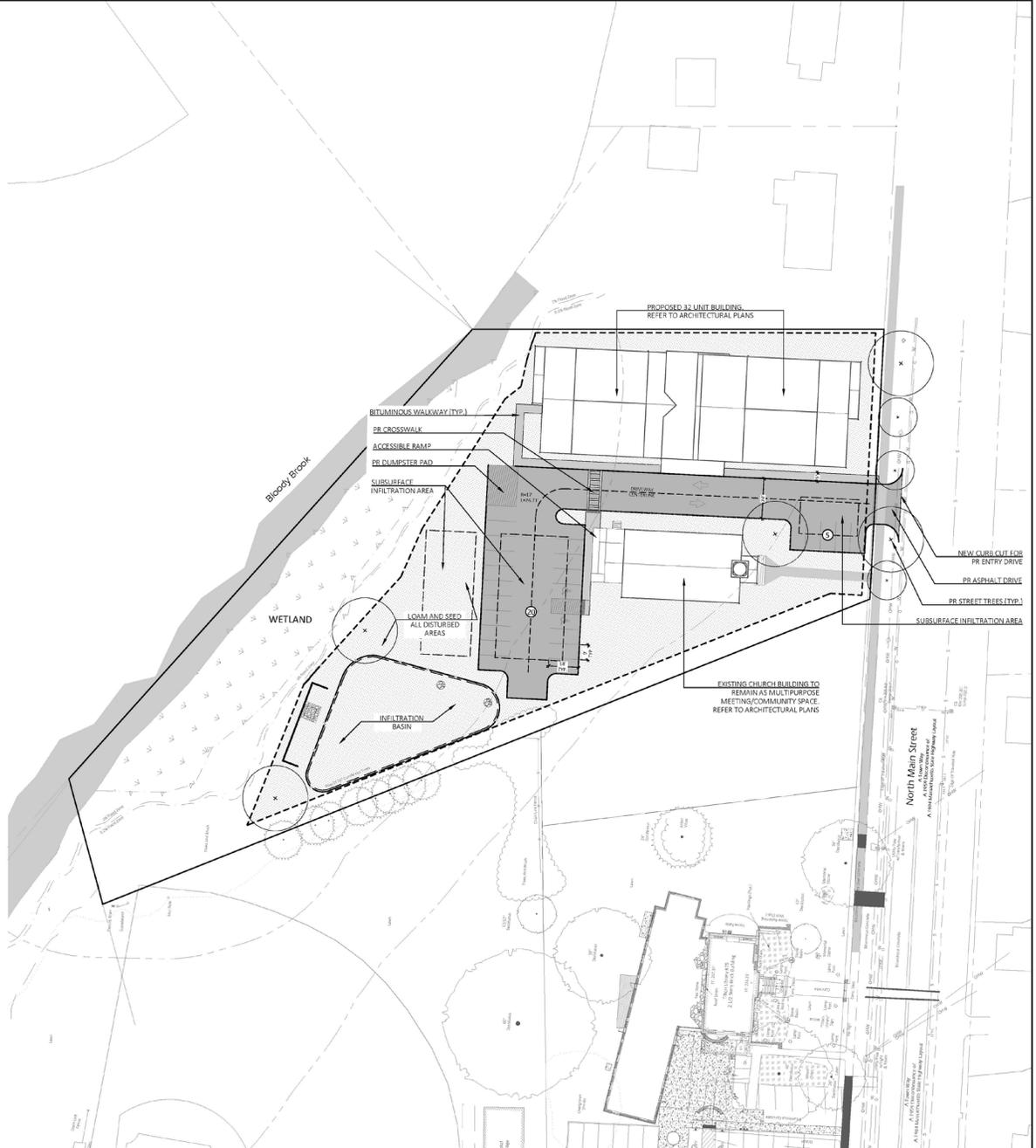
SITE LAYOUT & MATERIALS PLAN



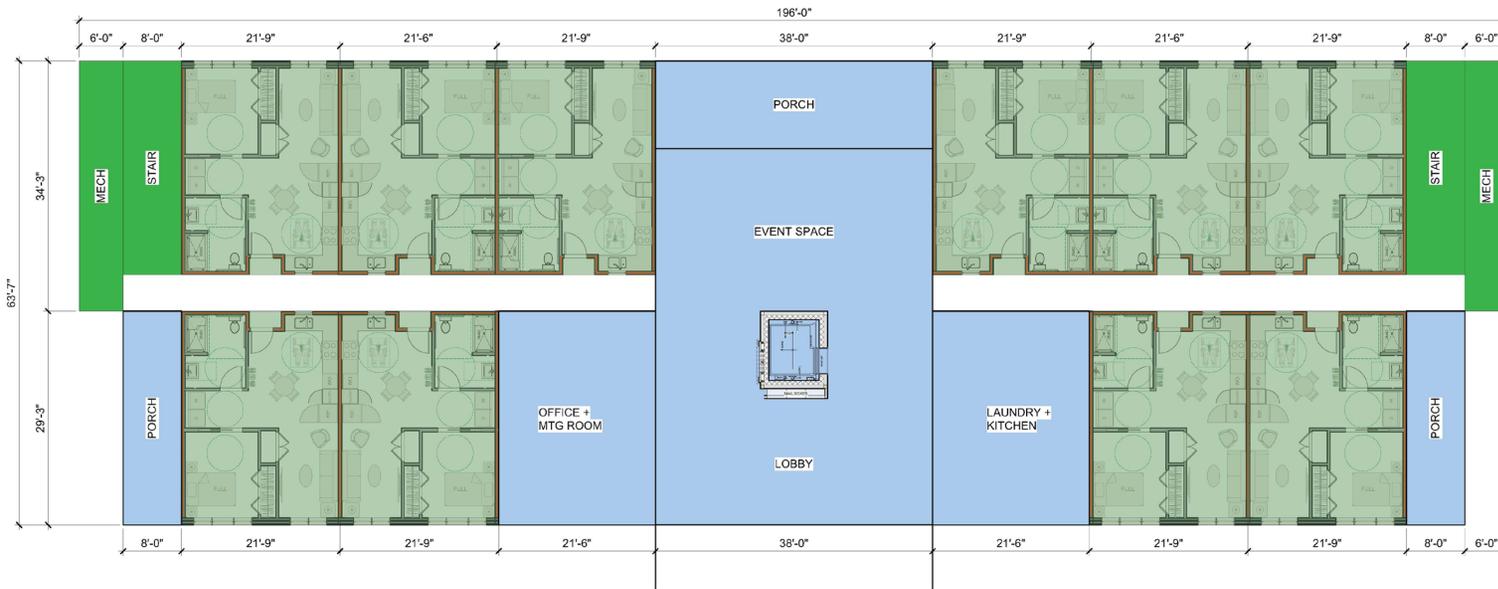
Revisions	
Date:	May 3, 2024
Scale:	1"=30'
Drawn By:	MET
Checked By:	RL
Sheet Number:	LC-111

- LAYOUT NOTES**
- ALL LINES OF POINTS ARE PERPENDICULAR OR PARALLEL TO LINES FROM WHICH THEY ARE MEASURED UNLESS OTHERWISE NOTED. WRITTEN DIMENSIONS SHALL PREVAIL.
 - THE CONTRACTOR SHALL VERIFY ALL LAYOUT DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO BERSHIRE DESIGN GROUP. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.
 - ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE TOWN OF DEERFIELD AND THE MASSACHUSETTS DEPARTMENT OF TRANSPORTATION.
 - ALL AREAS DISTURBED FROM CONSTRUCTION ACTIVITY TO RECEIVE 4" (MIN.) TOPSOIL AND TO BE REAR: SAND/CHES, FERTILIZED AND SEEDED WITH PERENNIAL TURFGRASS UNLESS OTHERWISE NOTED.
 - ALL NEW WALKS AND SURFACES TO MEET EXISTING WALKS AND SURFACE WITH SMOOTH, CONTINUOUS LINE AND GRADE.
 - THE CONTRACTOR SHALL NOT INSTALL CONCRETE, ASPHALT, RUBBER, AND OTHER HARDWARE SURFACING DURING WETTER WEATHER CONDITIONS (RAIN, SLEET, ETC.).
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXCESS OR SPILLED CONCRETE, ASPHALT, AGGREGATE AND OTHER MATERIALS FROM THE SITE.
- GRADING NOTES**
- ALL SIDEWALKS/WALKWAYS SHALL CONFORM TO THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD'S ADA/AAI REQUIREMENTS. TYPICAL SIDEWALK/WALKWAY CROSS SECTION MINIMUM 4.0' MINIMUM MAXIMUM MAXIMUM SIDEWALK/WALKWAY FINISHING SCORE SHALL BE 50%. SLOPES SHALL NOT EXCEED 12% ACROSS ANY ACCESSIBLE FINISHING AREA AND ACCESSIBLE.
 - THE CONTRACTOR SHALL VERIFY ALL LAYOUT DIMENSIONS, GRADES, AND INVERTS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO BERSHIRE DESIGN GROUP. ALL DISCREPANCIES SHALL BE RESOLVED IN WRITING PRIOR TO BEGINNING WORK.
- PLANTING NOTES**
- ALL NURSERY TREES SHALL MEET THE MOST RECENT HORTICULTURAL STANDARDS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) AS TO GROWING AND QUALITY.
 - ALL PLANTY SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES AND SHALL BE GROWN FOR AT LEAST TWO YEARS UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE AT THE PROJECT SITE.
 - ALL PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED. EXCEPT THAT PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED IF APPROVED BY BERSHIRE DESIGN GROUP.
 - PRIOR TO THE TIME OF INSTALLATION BALLED AND BURLAPPED PLANTS SHALL BE MOVED WITH THE ROOT SYSTEM AS SOLID UNITS. ROOT BALLS SHALL BE FIRMLY WRAPPED WITH BURLAP. CONTAINER GROWN PLANTS SHALL NOT BE REMOVED FROM CONTAINER UNTIL TIME OF PLANTING. ROOT SYSTEM SHALL BE FIRMLY SET IN CONTAINER BUT NOT ROOT BOUND.
 - TREES AND SHRUBS SHALL BE PLANTED IN HOLES WITH DIAMETER TWICE THE DIAMETER OF THE ROOT BALL OR AS DIRECTED BY BERSHIRE DESIGN GROUP.
 - THE CONTRACTOR SHALL COMPLY WITH THE FOLLOWING TREE PLANTING PROCEDURE:
 - LOCATE THE ROOT FLARE FOR EACH TREE PRIOR TO REMOVING CONTAINER BURLAP MESH.
 - REMOVE ANY DIRT/MULCH ABOVE FLARE AND SET TREE IN THE HOLE SO THAT THE ROOT FLARE MATCHES THE SURFACE ELEVATION ADJACENT TO THE HOLE.
 - FOR TREES PLANTED ON A SLOPE, THE ROOT FLARE SHALL BE SET ALONG THE CONTORLINE OF THE SLOPE.
 - ONCE THE TREE IS IN THE HOLE, THE CONTRACTOR SHALL LOOSEN ROOTS AT THE PERIMETER OF ROOT BALL, REMOVE ANY CIRCLING ROOTS, AND CUT ANY CROSSING ROOTS OR ROOTS WHICH MAY STRANGLE THE ROOT BALL TRUNK IN THE FUTURE.
 - REMOVE BASKETS AND BURLAP AS DESCRIBED IN NOTE 7 BELOW.
 - INSTALL TREE STABILIZATION AS SHOWN IN THE PLANS OR AS REQUIRED BY THE TECHNICAL SPECIFICATIONS.
 - AFTER ONE CALENDAR YEAR, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ABOVE GROUND TREE STABILIZATION MATERIALS.
 - ALL BALLED AND BURLAPPED PLANTS SHALL HAVE ANY METAL BASKET ENTIRELY REMOVED. BURLAP SHALL BE CUT AND ROLLED OUT OF THE HOLE PRIOR TO BACKFILLING.
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL PLANT TAGS PRIOR TO SUBMITTAL, CONSULT THE SPECIFICATIONS.
 - PLANTING SOIL MIX SHALL CONSIST OF QUALITY TOPSOIL, WITH A PH OF 6.5 TO 7.0 AND ORGANIC CONTENT OF 10% OR GREATER. BESTING SOILS MAY BE REUSED ON SITE AND AMENDED TO MEET THESE REQUIREMENTS. SOIL TESTING AND ANALYSIS RECOMMENDATIONS TO BE PROVIDED BY A THIRD PARTY SOILS LAB AT NO COST TO OWNER.
 - ON-SITE SOILS PROPOSED TO BE RE-USED SHALL BE SIFTED TO REMOVE ALL TWIGS, STICKS AND STONES AND TOPSOILED ON-SITE. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXCESS SOILS THAT WILL NOT BE RECORPORATED INTO THE PROJECT.
 - THE CONTRACTOR SHALL INCORPORATE SEASONED COMPOST, MFCOR-H2A, AND SEASONED BIOCHAR INTO PLANTING SOIL OF ALL NEW PLANTING AREAS.
 - THE CONTRACTOR SHALL FURNISH AND INSTALL 1" DEPTH (MINIMUM) OF SHREDDED CEDAR MULCH, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL PROVIDE A WARRANTY FOR ALL PLANT MATERIALS FOR 12 MONTHS AFTER SUBSTANTIAL COMPLETION OF THE WORK. ANY PLANT MATERIAL WHICH DIES, BROWNS, DEFLATES OR FAILS TO ESTABLISH PRIOR TO ACCEPTANCE OF WORK OR WITHIN ONE YEAR AFTER INSTALLATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIALS OF THE SAME SPECIES, QUALITY, SIZE AND MEETING ALL PLANTING SPECIFICATIONS, AT NO COST TO THE OWNER.
 - PRIOR TO INSTALLATION, THE PLANTING LAYOUT SHALL BE REVIEWED IN THE FIELD AND APPROVED BY BERSHIRE DESIGN GROUP.
 - THE CONTRACTOR SHALL PROVIDE FOUR-DAY WATERING AS NECESSARY TO FULLY ESTABLISH PLANTINGS. WATERING SHALL CONTINUE FROM FINAL LAYOUT UNTIL PLANTINGS ARE FULLY ESTABLISHED AT NO ADDITIONAL COST TO THE OWNER.

- GENERAL SEEDING NOTES**
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE LOAMED AND SEEDED UNLESS NOTED OTHERWISE.
 - SOFT SEED LOAM SHALL BE USED TO FILL A MINIMUM OF 4" DEPTH OF LOAM IS ACHIEVED WITH LIGHT ROLLING IN NATURAL TURF AREAS. LOAM SHALL BE SCREENED AND SHALL BE FREE OF CLAY, STICKS, ROOTS, STONES GREATER THAN 1/2" DIAMETER, OR OTHER OBJECTIONABLE MATTER.
 - LOAM SHALL HAVE A 3-7% ORGANIC CONTENT BY VOLUME. THE CONTRACTOR SHALL AMEND THE LOAM WITH COMPOST OR OTHER APPROVED MATERIAL IF IT DOES NOT MEET THE REQUIRED ORGANIC CONTENT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING OF ON-SITE OR IMPORTED TOPSOIL BY A LOCAL TESTING AGENCY FOR STRUCTURE (SOIL PARTICLE SIZE ANALYSIS), ROUTINE SOIL ANALYSIS, FERTILITY, ORGANIC CONTENT, AND SOLUBLE SALTS. TOPSOIL SHALL BE AMENDED AS PER RECOMMENDATIONS OF THE TESTING AGENCY.
 - PRIOR TO SPREADING LOAM, THE SUBBASE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 4". WHEN SUBBASE HAS BEEN CONTRACTED, CONTRACTOR MAY BE REQUIRED TO INCREASE DEPTH AT NO ADDITIONAL COST TO OWNER. REMOVE STONES GREATER THAN 1/2" OR OTHER OBJECTIONABLE MATTER FROM THE SURFACE.
 - SPREAD TOPSOIL/LOAM OVER AREA AND RAKE AND ROLL TO PROPER DEPTH TO ACHIEVE FIRM EVEN GROUND AND TO MAINTAIN LINES, GRADERS AND ELEVATIONS. ANY DEPRESSIONS OR SETTLEMENT SHALL BE FILLED AND ROLLED WITH ADDITIONAL TOPSOIL TO THE REQUIRED GRADE.
 - SEED AREA EVENLY WITH SPECIFIED SEED MIX USING MECHANICAL SEEDER. SOU AT A RATE FOR THE SUPPLIER'S RECOMMENDATION FOR APPLICATION METHOD. APPLY SEED IN ONE DIRECTION AND THEN AT A RIGHT ANGLE DIRECTION TO FIRST SEEDING. CONTRACTOR SHALL INCLUDE A BULKING AGENT AND/OR COVER CROP PER THE SUPPLIER'S RECOMMENDATION AT NO ADDITIONAL COST TO THE OWNER.
 - HYDRO-SEEDING IS ACCEPTABLE METHOD OF SEEDING FOR LAWNS AND GENERAL STABILIZATION. PROVIDE THE HYDRO-SEED AND FERTILIZER MIX. S-AS SPECIFIED AND APPLIED AT THE EQUIVALENT RATE SPECIFIED ABOVE.
 - PRE-WET THE SOIL BEFORE SEEDING AND WATER PROMPTLY AFTER SEEDING. KEEP ALL SEEDED AREAS MOIST THROUGHOUT THE GERMINATION PERIOD. MULCH UNIFORMLY WITH STRAW IMMEDIATELY AFTER SEEDING. MULCH MAY BE OMITTED FROM HYDRO-SEED AREAS PROVIDED THE SEED AREA IS KEPT MOIST AND THE HYDRO-SEED IS NOT ALLOWED TO DRY OUT DURING THE GERMINATION PERIOD.
 - CONTRACTOR IS RESPONSIBLE FOR WATERING SEEDED AREAS AND SETTING UP A TEMPORARY WATERING SYSTEM. ALL WATERING SHALL BE DONE UNTIL SEEDED AREAS ARE ACCEPTED.
 - PROTECT SEEDED AREAS WITH TEMPORARY BARRIERS CONSISTING OF FENCING, SIGN FENCE, SIGNS OR OTHER APPROVED MEASURES.
 - WALKWAYS, DRIVES, BUILDING ENTRANCES SHALL BE KEPT CLEAR AND CLEAN OF SOIL AND SEEDING DEBRIS. SWEEP AND DISPOSE OF ALL DIRT AND DEBRIS ON EACH SURFACE UPON COMPLETION OF SEEDING OPERATIONS.
 - MAINTENANCE OF SEEDED AREAS SHALL CONTINUE UNTIL ACCEPTANCE BY BERSHIRE DESIGN GROUP. MAINTENANCE SHALL CONSIST OF WATERING, WEEDING, MOWING, BE SEEDING, MOWING, AND REPAIR OF EROSION AS NECESSARY TO ESTABLISH A UNIFORM STAND OF GRASS. ANY AREA THAT FAILS TO SHOW A UNIFORM STANDING OF GRASS SHALL BE SEEDED AND/OR REPAIRED UNTIL A UNIFORM STAND IS ACHIEVED.
 - BERSHIRE DESIGN GROUP WILL INSPECT SEEDED AREAS FOR ACCEPTANCE UPON NOTIFICATION FROM THE CONTRACTOR THAT AREAS ARE READY FOR REVIEW. THE WORK MAY BE ACCEPTED IN PARTS WHEN IT IS DETERMINED IN THE BEST INTEREST OF THE OWNER.



1st fl 10 singles 12111 gsf



1 1st Floor
Scale: 1/8" = 1'-0"



DEERFIELD SENIOR HOUSING

Deerfield, MA
SD
29MAR24

Berkshire Design Group
4 Allen Pl
Northampton, MA

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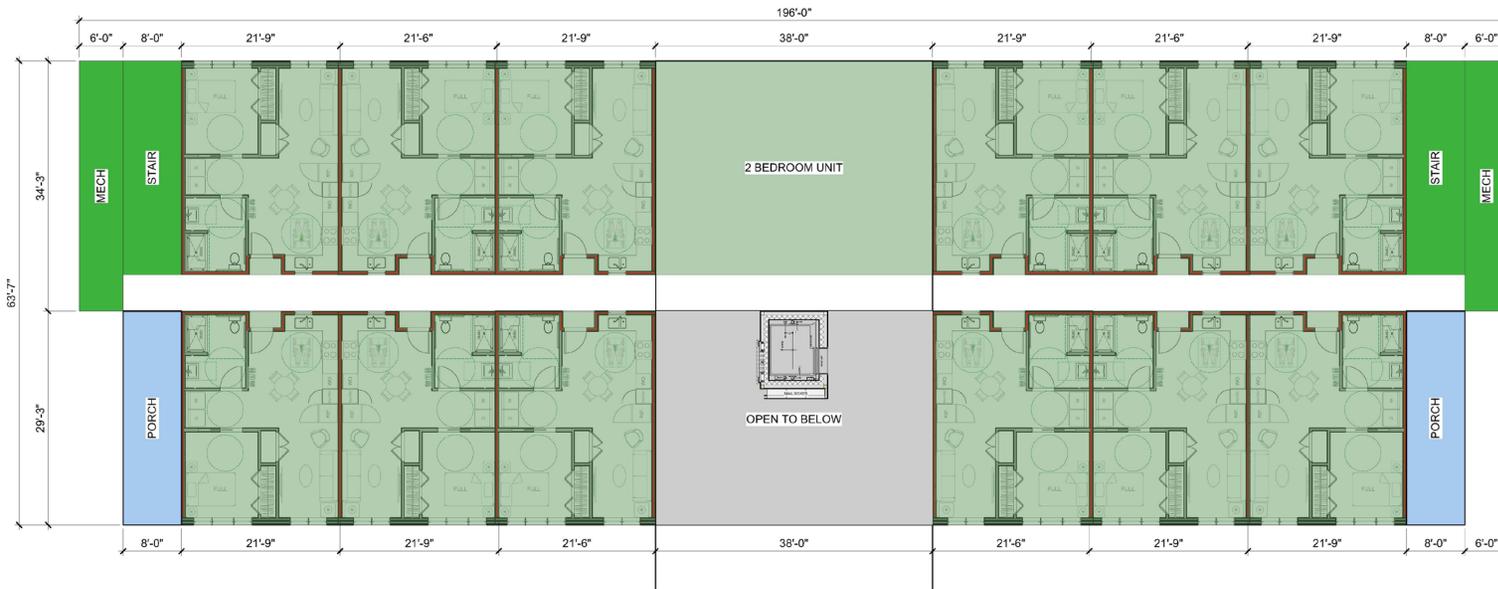
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2nd fl
 12 singles
 1 double
 10998 gsf



1 2nd Floor
 Scale: 1/8" = 1'-0"



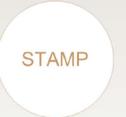
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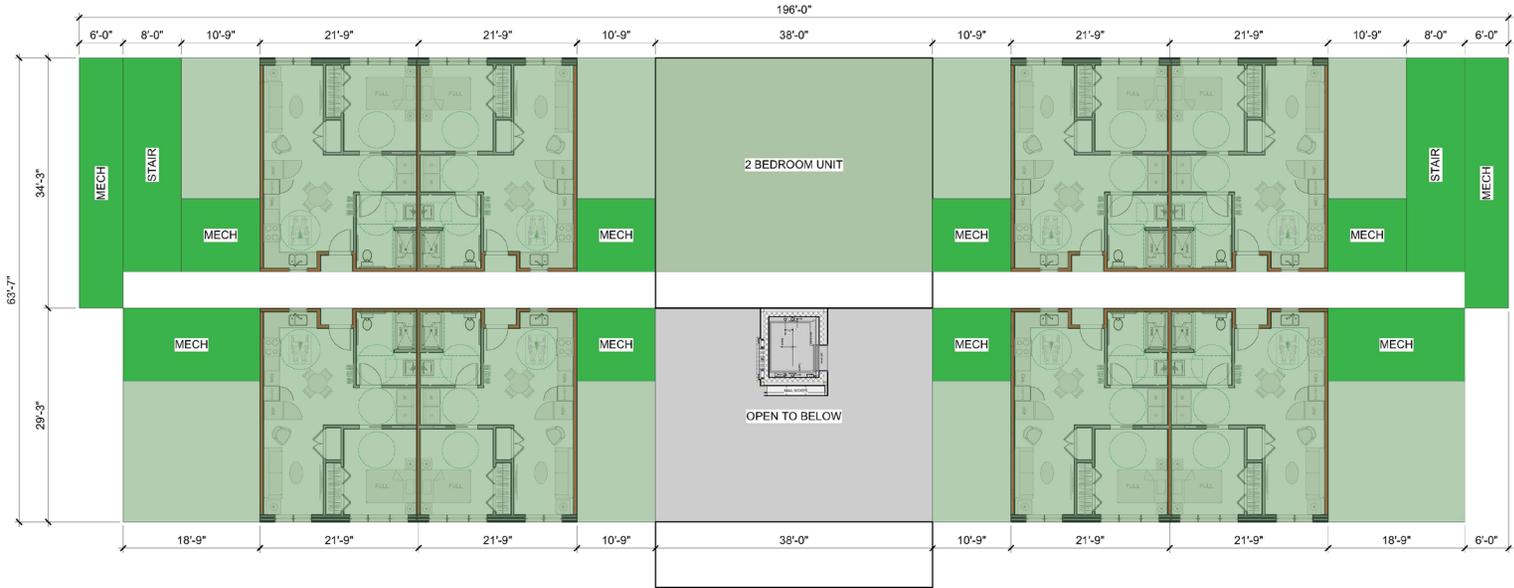


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3rd fl
 8 singles
 1 double
 8773 gsf



1 3rd Floor
 Scale: 1/8" = 1'-0"



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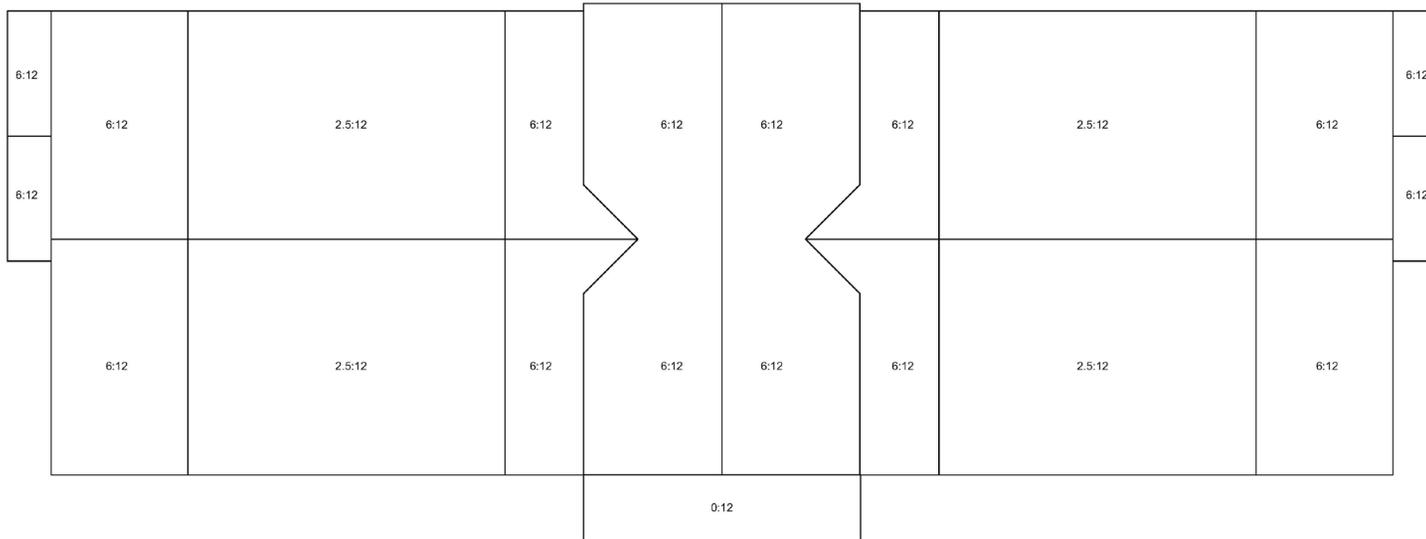
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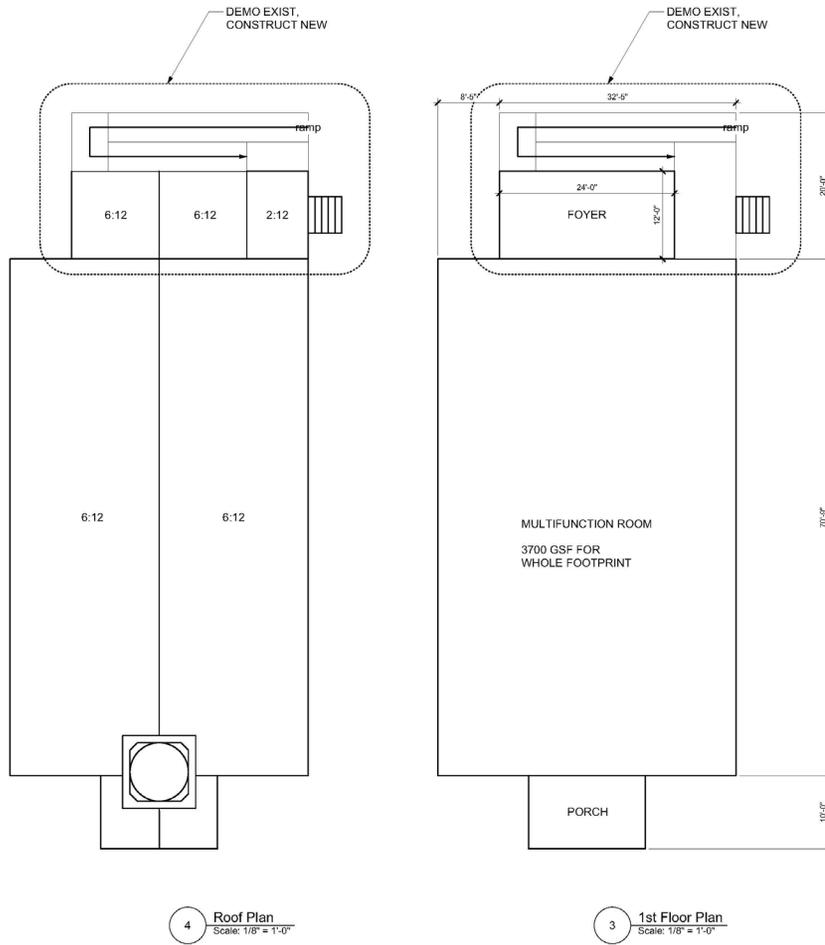
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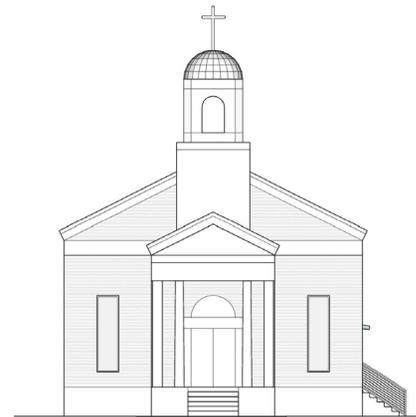
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1 Roof Plan
Scale: 1/8" = 1'-0"



2 Church West Elevation
Scale: 1/8" = 1'-0"



1 Church East Elevation
Scale: 1/8" = 1'-0"



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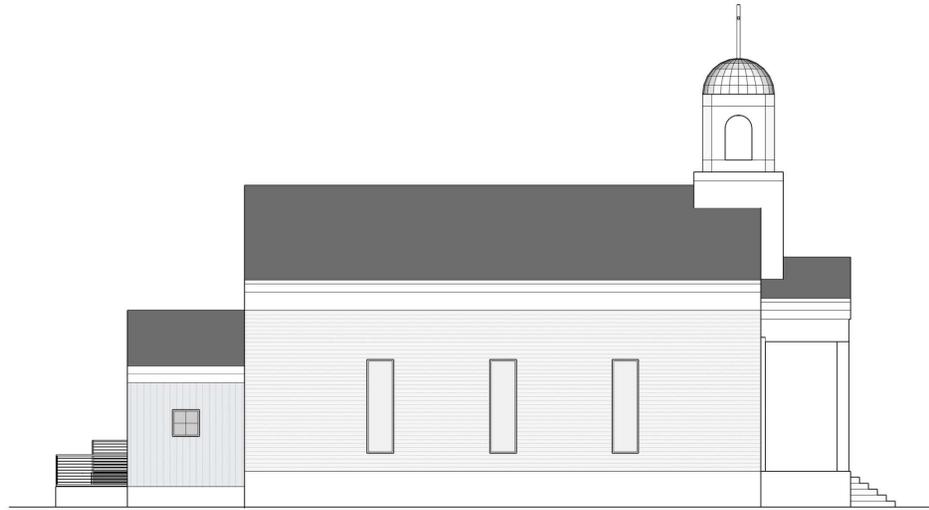
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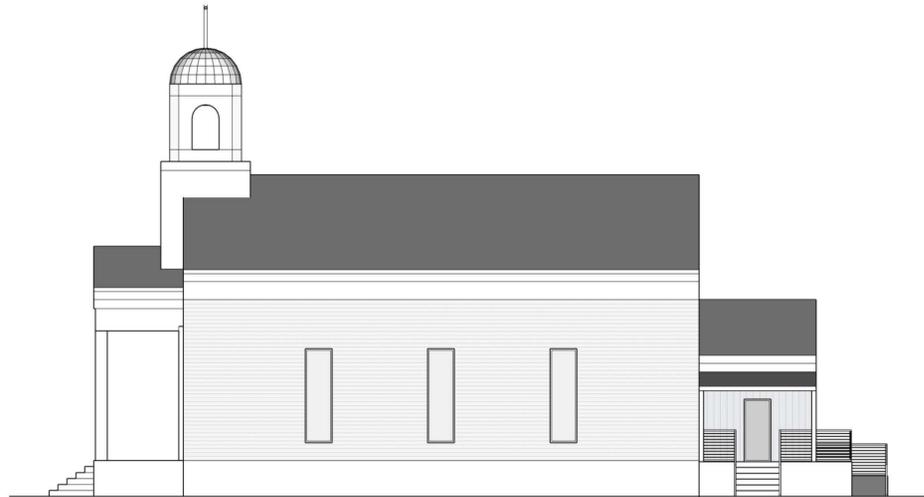
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2 Church_South Elevation
Scale: 1/8" = 1'-0"



1 Church_North Elevation
Scale: 1/8" = 1'-0"



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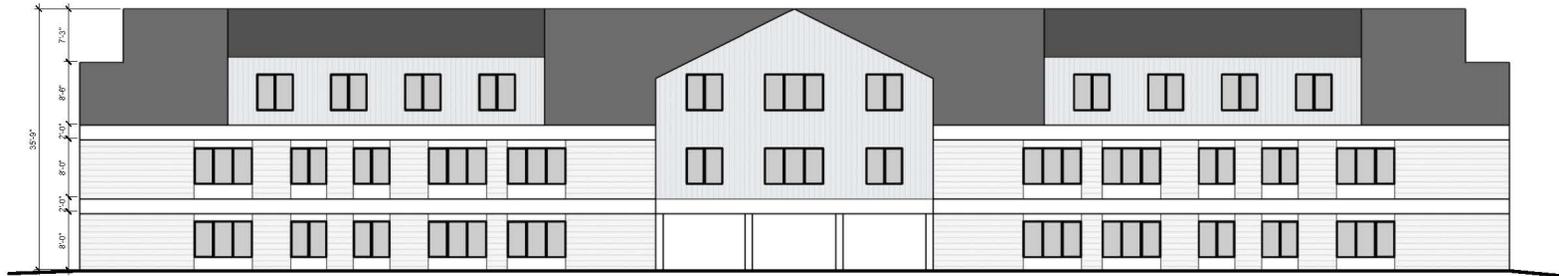


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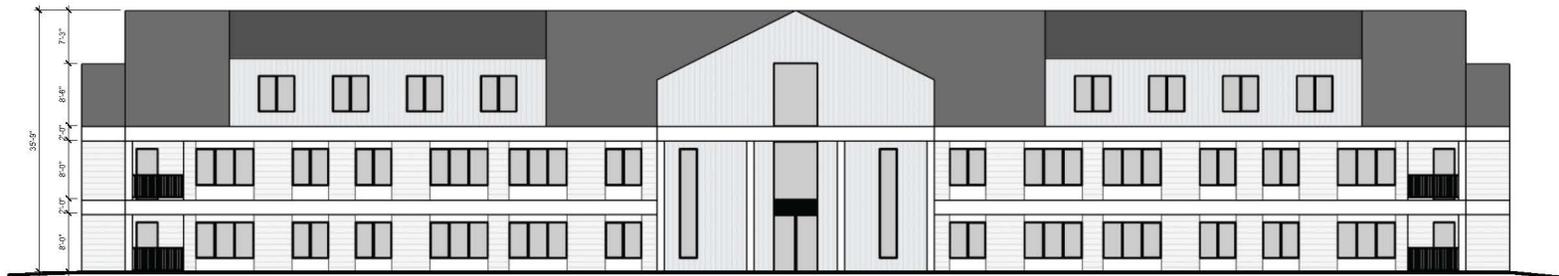
EXTERIOR ELEVATION

A2.10

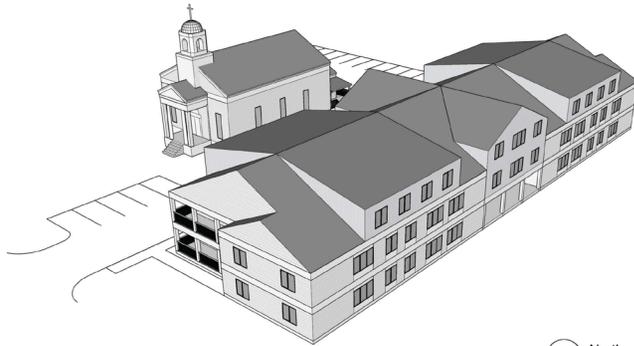
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2 North Elevation
Scale: 1/8" = 1'-0"



1 South Elevation
Scale: 1/8" = 1'-0"



4 Northeast Perspective
Scale: NTS



2 West Elevation
Scale: 1/8" = 1'-0"



3 Southeast Perspective
Scale: NTS



1 East Elevation
Scale: 1/8" = 1'-0"



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SENIOR HOUSING**

Deerfield, MA

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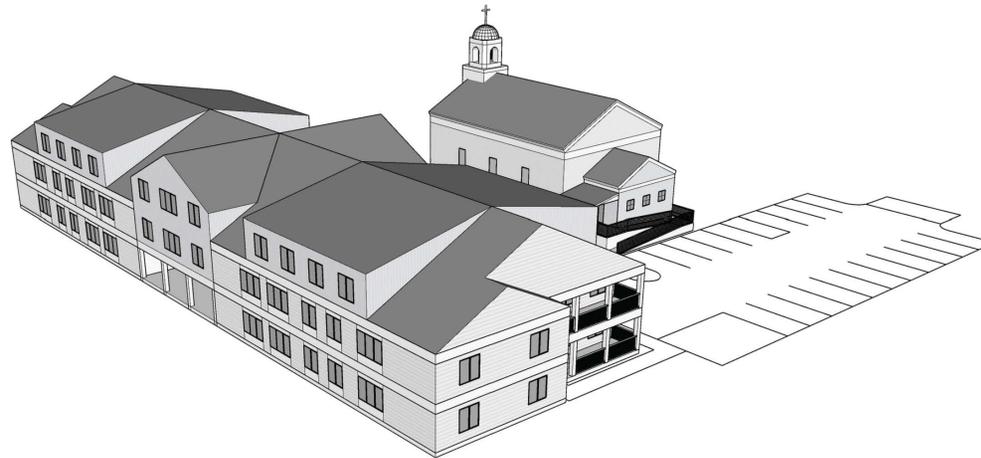
EXTERIOR ELEVATION

A2.11

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2 Southwest Perspective
Scale: NTS



1 Northwest Perspective
Scale: NTS



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EXTERIOR ELEVATION

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FEASIBILITY STUDY AND MASTER PLAN
**OPINION OF PROBABLE COST BY
THIRD PARTY COST ESTIMATOR**

This cost estimate is highly schematic and may be helpful as a ballpark figure only.

Both the stormwater test pits and Phase 1 and eventual Phase 2 assessment took place after the estimate was provided, as such additional costs may be associated with managing these elements during construction.

A developer may generate their own cost estimate as they develop their own design for the site.

Summary Sheet						
EJP Estimating			Deerfield Senior Housing			
Date:	29-May-24	Type of Estimate:	SD Estimate			
Est. No.	52924	Architect:	Austin Design Coop.			
Project:	Deerfield Senior Housing	Plans Dated:	5/3/2024			
City:	Deerfield, MA	Estimate Prepared By:	EJP			
Div. No.	Division	Labor	Material	Other	Total	Remarks
10000	General Requirements	412,640	476,700	0	889,340	-
31000	Sitework/Demolition	393,140	593,315	0	986,455	-
30000	Concrete	157,000	219,800	0	376,800	-
40000	Masonry	22,500	27,000	0	49,500	-
50000	Metals	16,890	78,000	0	94,890	-
60000	Wood & Plastics	750,640	1,177,170	0	1,927,810	-
70000	Thermal & Moist. Protection	145,440	418,530	0	563,970	-
80000	Openings	26,000	514,400	0	540,400	-
90000	Finishes	547,900	725,100	0	1,273,000	-
10000	Specialties	92,050	189,900	0	281,950	-
11000	Equipment	48,000	320,000	0	368,000	-
12000	Furnishings	71,080	508,200	0	579,280	-
13000	Special Construction	24,000	4,800	0	28,800	-
14000	Conveying Systems	51,000	165,000	0	216,000	-
22000	Plumbing	480,000	576,000	0	1,056,000	-
21000	Fire Supression	134,400	192,000	0	326,400	-
23000	HVAC	560,000	800,000	0	1,360,000	-
26000	Electrical	535,200	914,000	0	1,449,200	-
Totals		4,467,880	7,899,915	0	12,367,795	0
	Overhead & Profit x 12 %				1,484,135	0
	Contingencies x 3%				371,034	0
	Performance/Payment Bonds				426,689	
Total					14,649,653	0
	Bldg. Size (SF):	31,882	SF. Cost:	459.50		0.00
	Units	32	Unit Cost	457,802		
						Page 1

No: 52924		Deerfield Senior Housing							Page 3	
Proj: Deerfield Senior Housing										
Date: 29-May-24										
Div. 31000 Site/Demolition										
Sec #	Description	Qty.	Unit	Lab.	Mat.	Equip.	Labor	Material	Equip	Total
	Lead Abatement	1	ls	0.0	0.0	0.0	0	0	0	0
	Asbestos Abatement	1	ls	0.0	0.0	0.0	0	0	0	0
	Construction entrances	1	ea	1,500.0	2,000.0	0.0	1,500	2,000	0	3,500
	Remove House & garage	1	ls	25,000.0	0.0	0.0	25,000	0	0	25,000
	Site protections	1	ls	5,000.0	5,000.0	0.0	5,000	5,000	0	10,000
	ErosionSed/ Controls	1,300	lf	7.0	12.0	0.0	9,100	15,600	0	24,700
	Exist. Pav't removals	4,800	sy	10.0	9.0	0.0	48,000	43,200	0	91,200
	Removals at church	1	ls	3,000.0	2,000.0	0.0	3,000	2,000	0	5,000
	Sidewalk removals	1	ls	3,000.0	1,500.0	0.0	3,000	1,500	0	4,500
	Excavations/backfills	4,200	cy	10.0	9.0	0.0	42,000	37,800	0	79,800
	Structural fill	2,100	cy	9.0	17.0	0.0	18,900	35,700	0	54,600
		0		0.0	0.0	0.0	0	0	0	0
	Gravel drip strip	85	cy	50.0	35.0	0.0	4,250	2,975	0	7,225
	Electric Service Distrib.	370	lf	50.0	80.0	0.0	18,500	29,600	0	48,100
	Water distribution syst	260	lf	35.0	85.0	0.0	9,100	22,100	0	31,200
	Sanitary sewer sytem	200	lf	45.0	85.0	0.0	9,000	17,000	0	26,000
	Storm Drainage system	2,050	lf	45.0	85.0	0.0	92,250	174,250	0	266,500
	Infiltration area	1,400	cy	12.0	25.0	0.0	16,800	35,000	0	51,800
	Infiltration Basins	1,300	cy	15.0	35.0	0.0	19,500	45,500	0	65,000
	Asphalt Paving/curbs	1,600	sy	20.0	45.0	0.0	32,000	72,000	0	104,000
	Conc. Curbing	120	lf	12.0	22.0	0.0	1,440	2,640	0	4,080
	Line Painting	600	lf	1.5	1.5	0.0	900	900	0	1,800
	Bituminous walks	150	cy	20.0	45.0	0.0	3,000	6,750	0	9,750
	Concrete walks	13	cy	200.0	350.0	0.0	2,600	4,550	0	7,150
	HVAC conc. Pads	5	cy	200.0	350.0	0.0	1,000	1,750	0	2,750
	Transformer pads	10	cy	200.0	350.0	0.0	2,000	3,500	0	5,500
		0		0.0	0.0	0.0	0	0	0	0
		0		0.0	0.0	0.0	0	0	0	0
		0		0.0	0.0	0.0	0	0	0	0
		0		0.0	0.0	0.0	0	0	0	0
	ADA Parking signs	2	ea	300.0	350.0	0.0	600	700	0	1,300
	Lawns	2,000	sy	2.5	3.0	0.0	5,000	6,000	0	11,000
	Landscape plantings	1	ls	1,500.0	4,000.0	0.0	1,500	4,000	0	5,500
	Site improvements	1	ls	0.0	0.0	0.0	0	0	0	0
	Fencing	300	lf	15.0	30.0	0.0	4,500	9,000	0	13,500
	Misc.	1	ls	2,500.0	2,500.0	0.0	2,500	2,500	0	5,000
	Dumster Enclosures	80	lf	15.0	35.0	0.0	1,200	2,800	0	4,000
		0		0.0	0.0	0.0	0	0	0	0
		0		0.0	0.0	0.0	0	0	0	0
		0		0.0	0.0	0.0	0	0	0	0
	Misc. handwork	1	ls	10,000.0	7,000.0	0.0	10,000	7,000	0	17,000
		0		0.0	0.0	0.0	0	0	0	0
		0		0.0	0.0	0.0	0	0	0	0
		0		0.0	0.0	0.0	0	0	0	0
		0		0.0	0.0	0.0	0	0	0	0
	Totals						393,140	593,315	0	986,455

No.	Deerfield Senior Housing										Page 6
Project:	Deerfield Senior Housing										
Date:	29-May-24										
Section	Description	Quantity	Unit	Lab.	Mat.	Equip.	Labor	Material	Equip.	Total	
DIV. 70000 THERMAL & MOISTURE PROTECTION											
	Waterproof/Damp.	5,200	sf	2.00	3.00		10,400	15,600	0	26,000	
	Insulation	98,200	sf	0.20	1.15		19,640	112,930	0	132,570	
		0		0.00	0.00		0	0	0	0	
	Asph Singles/Flash	19,000	sf	4.00	12.50		76,000	237,500	0	313,500	
	Vapor barrier	15,000	sf	0.20	0.70		3,000	10,500	0	13,500	
		0		0.00	0.00		0	0	0	0	
	Roof Specialties	0		0.00	0.00		0	0	0	0	
		0		0.00	0.00		0	0	0	0	
	Firestopping	15,000	sf	2.00	2.00		30,000	30,000	0	60,000	
	Joint Sealants	1	ls	6,400.00	12,000.00		6,400	12,000	0	18,400	
							0	0	0	0	
							0	0	0	0	
Total							145,440	418,530	0	563,970	
DIV. 80000 DOORS & WINDOWS											
	HM Drs/Fms/Hdw	320	ea	0.00	1,250.00		0	400,000	0	400,000	
	Exterior Drs/Fms/Hdw	8	ea	250.00	1,500.00		2,000	12,000	0	14,000	
	Bi-Fold Comp. Doors	32	ea	150.00	350.00		4,800	11,200	0	16,000	
	Windows	88	ea	150.00	900.00		13,200	79,200	0	92,400	
	Glass & Glazing	0		0.00	0.00		0	0	0	0	
		0		0.00	0.00		0	0	0	0	
	Access Doors/Panels	40	ea	150.00	300.00		6,000	12,000	0	18,000	
		0		0.00	0.00		0	0	0	0	
		0		0.00	0.00		0	0	0	0	
		0		0.00	0.00		0	0	0	0	
							0	0	0	0	
							0	0	0	0	
Total							26,000	514,400	0	540,400	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
							0	0	0	0	
Total							0	0	0	0	

No.	52924	Deerfield Senior Housing							Page 7	
Project:	Deerfield Senior Housing									
Date:	29-May-24									
Div. 90000 FINISHES										
Section	Description	Quantity	Unit	Lab.	Mat.	Equip.	Labor	Material	Equip.	Total
Gypsum Drywall										
	Gypsum Drywall	138,000	sf	1.75	2.50		241,500	345,000	0	586,500
	Drywall Ceilings	36,000	sf	1.75	2.75		63,000	99,000	0	162,000
		0		0.00	0.00		0	0	0	0
							0	0	0	0
							0	0	0	0
Total							304,500	444,000	0	748,500
Plastering										
		0		0.00	0.00		0	0	0	0
							0	0	0	0
							0	0	0	0
Total							0	0	0	0
Tile										
	Ceramic Tile	8,300	sf	4.00	6.00		33,200	49,800	0	83,000
							0	0	0	0
							0	0	0	0
Total							33,200	49,800	0	83,000
Acoustical										
		0		3.00	3.50		0	0	0	0
							0	0	0	0
							0	0	0	0
Total							0	0	0	0
Resilient Tile										
	LVT	30,000	sf	2.50	6.00		75,000	180,000	0	255,000
		0		0.00	0.00		0	0	0	0
							0	0	0	0
Total							75,000	180,000	0	255,000
Carpet										
	Carpet	0	sy	0.00	0.00		0	0	0	0
							0	0	0	0
							0	0	0	0
Total							0	0	0	0
Special Flooring										
	Wood Flooring	0	sf	0.00	0.00		0	0	0	0
							0	0	0	0
							0	0	0	0
Total							0	0	0	0
Painting & Wallcovering										
	Exterior painting	24,000	sf	1.00	0.40		24,000	9,600	0	33,600
	Interior painting	139,000	sf	0.80	0.30		111,200	41,700	0	152,900
		0		0.00	0.00		0	0	0	0
							0	0	0	0
Total							135,200	51,300	0	186,500
Totals							547,900	725,100	0	1,273,000

No.	Deerfield Senior Housing									Page 8
Project:	Deerfield Senior Housing									
Date:	29-May-24									
Section	Description	Quantity	Unit	Lab.	Mat.	Equip.	Labor	Material	Equip.	Total
DIV.10000 SPECIALTIES										
	Toilet/Bath Accessories	32	ea	1,200.00	2,600.00		38,400	83,200	0	121,600
	Louvers and Vents	32	ea	800.00	1,200.00		25,600	38,400	0	64,000
	HP access signage	1	ls	2,000.00	3,000.00		2,000	3,000	0	5,000
	Signage	1	ls	3,000.00	5,000.00		3,000	5,000	0	8,000
	FE Cabs/Accessories	15	ea	150.00	500.00		2,250	7,500	0	9,750
	Mail boxes	32	ea	250.00	450.00		8,000	14,400	0	22,400
	Wardrobe/Closet Spec.	32	ea	400.00	1,200.00		12,800	38,400	0	51,200
		0		0.00	0.00		0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
Total							92,050	189,900	0	281,950
DIV. 11000 EQUIPMENT										
	Kitchen Appliances	32	ea	1,500.00	10,000.00		48,000	320,000	0	368,000
	Ranges	0	ea	0.00	0.00		0	0	0	0
	Range Hoods	0	ea	0.00	0.00		0	0	0	0
	Refrigerators	0	ea	0.00	0.00		0	0	0	0
	Wall ovens	0	ea	0.00	0.00		0	0	0	0
	Dishwashers	0	ea	0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
Total							48,000	320,000	0	368,000
DIV. 12000 FURNISHINGS										
	Window shades	88	ea	35.00	150.00		3,080	13,200	0	16,280
	Kitchen Cabs/Ctrtps	32	ea	2,000.00	15,000.00		64,000	480,000	0	544,000
	Washers/dryers	10	ea	400.00	1,500.00		4,000	15,000	0	19,000
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
Total							71,080	508,200	0	579,280

No.	52924	Deerfield Senior Housing						Page 10		
Project	Deerfield Senior Housing									
Date:	29-May-24									
Section	Description	Qty.	Unit	Lab/Mat	Equip	Lab/Mat	Eq	Total		
DIV. 22000 PLUMBING										
	Plumbing Systems	32	ea	15,000.00	18,000.00		480,000	576,000	0	1,056,000
	Waste piping	1	ls	0.00	0.00		0	0	0	0
	Vent piping	1	ls				0	0	0	0
	Hot/cold water pipe	1	ls				0	0	0	0
	Water heaters	1	ls				0	0	0	0
	Fixtures	1	ls				0	0	0	0
							0	0	0	0
Total							480,000	576,000	0	1,056,000
DIV. 21000 FIRE SUPPRESSION										
	Fire Supression	32	ea	4,200.00	6,000.00		134,400	192,000	0	326,400
		0		0.00	0.00		0	0	0	0
							0	0	0	0
Total							134,400	192,000	0	326,400
DIV. 23000 HVAC										
	HVAC	32	ea	17,500.00	25,000.00		560,000	800,000	0	1,360,000
	Mini-split systems	1	ls	0.00	0.00		0	0	0	0
	Ducted systems	1	ls				0	0	0	0
	ERV Units etc.	1	ls				0	0	0	0
	Dryer ducting	1	ls				0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
Total							560,000	800,000	0	1,360,000
DIV. 26000 ELECTRICAL										
	Electrical	32	ea	16,500.00	28,000.00		528,000	896,000	0	1,424,000
	Telecommunications	1	ls	0.00	0.00		0	0	0	0
	Fire Alarms	1	ls	0.00	0.00		0	0	0	0
	Security systems	1	ls	0.00	0.00		0	0	0	0
	Electric service	1	ls	0.00	0.00		0	0	0	0
		0		0.00	0.00		0	0	0	0
	Pole Mtd Pkg lights	6	ea	1,200.00	3,000.00		7,200	18,000	0	25,200
		0		0.00	0.00		0	0	0	0
							0	0	0	0
							0	0	0	0
							0	0	0	0
Total							535,200	914,000	0	1,449,200



TO THE DEERFIELD SENIOR
HOUSING COMMITTEE,
THE TOWN OF DEERFIELD,
AND THE RESIDENTS WHO
ATTENDED THE OPEN HOUSE
AND SHARED THEIR THOUGHTS

THANK YOU!