

SCHEMATIC DESIGN REPORT

of the

BANK ROW PARKING GARAGE

Greenfield, Massachusetts

Prepared for

**Town of Greenfield, MA
Department of Planning & Development
14 Court Square
Greenfield, MA 01301**

Submitted by

**DESMAN ASSOCIATES
18 Tremont Street, Suite 300
Boston, MA 02109**

February 12, 2010

DESMAN
A S S O C I A T E S



SVE

February 12, 2010

Mr. Eric Twarog, AICP
Senior Planner/GIS Coordinator
Town of Greenfield, MA
14 Court Square
Greenfield, MA 01301

Re: Bank Row Parking Garage Schematic Design

Dear Mr. Twarog:

Desman Associates and our design team members at Margo Jones Architects and SVE Associates have completed the Schematic Design Phase for the Bank Row Parking Garage Project. The intent of this study was to develop schematic design illustrations and cost estimates for construction of a new Bank Row Garage within the existing site and in compliance with applicable zoning.

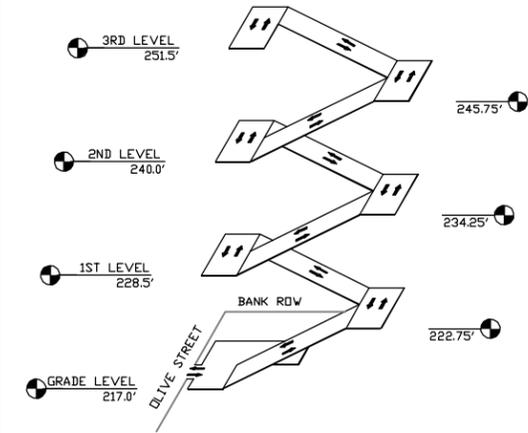
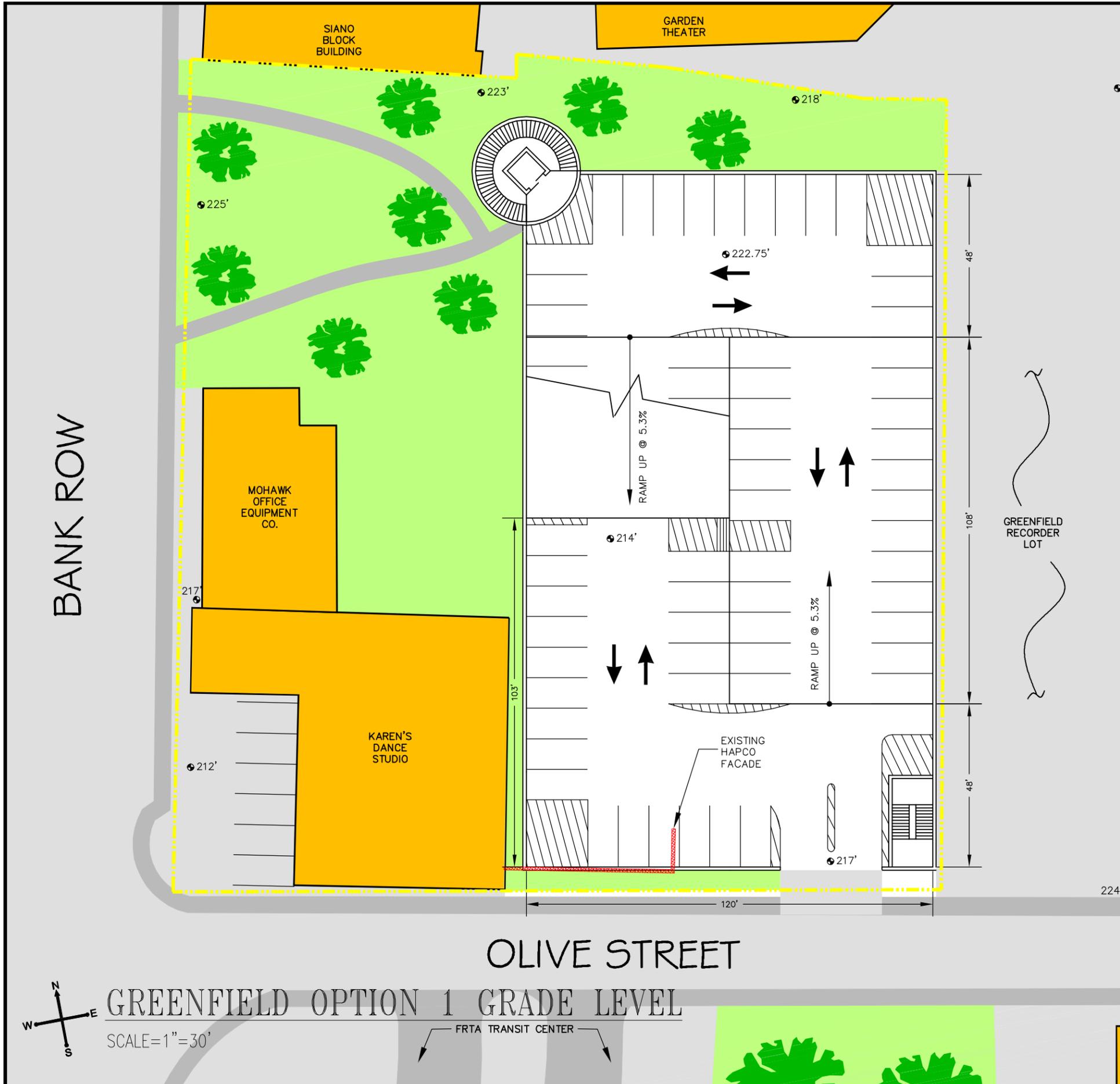
Results of our Schematic analysis have yielded two viable four-level garage options with vehicular entry/exit egress located on Olive Street. Plans depicting these options along with an architectural rendering of the Bank Row Parking Garage Façade have been included with this letter. A summary description of each of the presented options is as follows:

Option 1:

- Three-level, 2-bay facility with approximately 250 parking spaces
 - 21,300 sf slab-on-grade parking
 - 61,200 sf structured parking
- Vehicular egress point off of Olive Street.
- Elevation along Bank Row slopes towards the south at approximately 10% with Olive Street sloping west at approximately 3%.
- Pedestrian stair towers at the Northwest and Southeast corners of the garage.

Option 2:

- Three-level, 2-bay (plus “dog-leg” bay on Northwest corner) facility with approximately 269 parking spaces
 - 24,200 sf slab-on-grade parking
 - 66,960 sf structured parking
- Vehicular egress point off of Olive Street.
- Elevation along Bank Row slopes towards the south at approximately 10% with Olive Street sloping west at approximately 3%.
- Pedestrian stair towers at the Northwest and Southeast corners of the garage.



CAR COUNT

LEVEL	SPACES	S.F.	EFF. %
EXISTING ON GRADE	60		
NEW ON GRADE	59	21,287	361

SUPPORTED LEVELS

1	38	12,240	322
2	77	24,480	318
3	76	24,480	318
TOTAL	250	82,487	330
NET GAIN	190		

NOTE:
DOES NOT INCLUDE LOSS
FOR ACCESSIBLE PARKING
SPACES

MARGO JONES
Architects

SVE

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ASSOCIATES

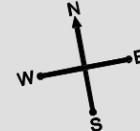
BANK ROW GARAGE

GREENFIELD, MA

DATE:
FEB 2010

PROJECT NO.
20-09130.00-3

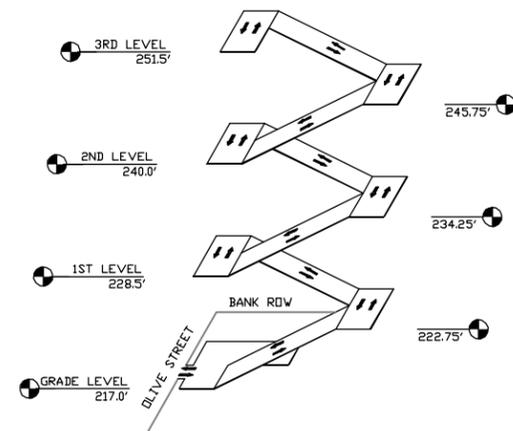
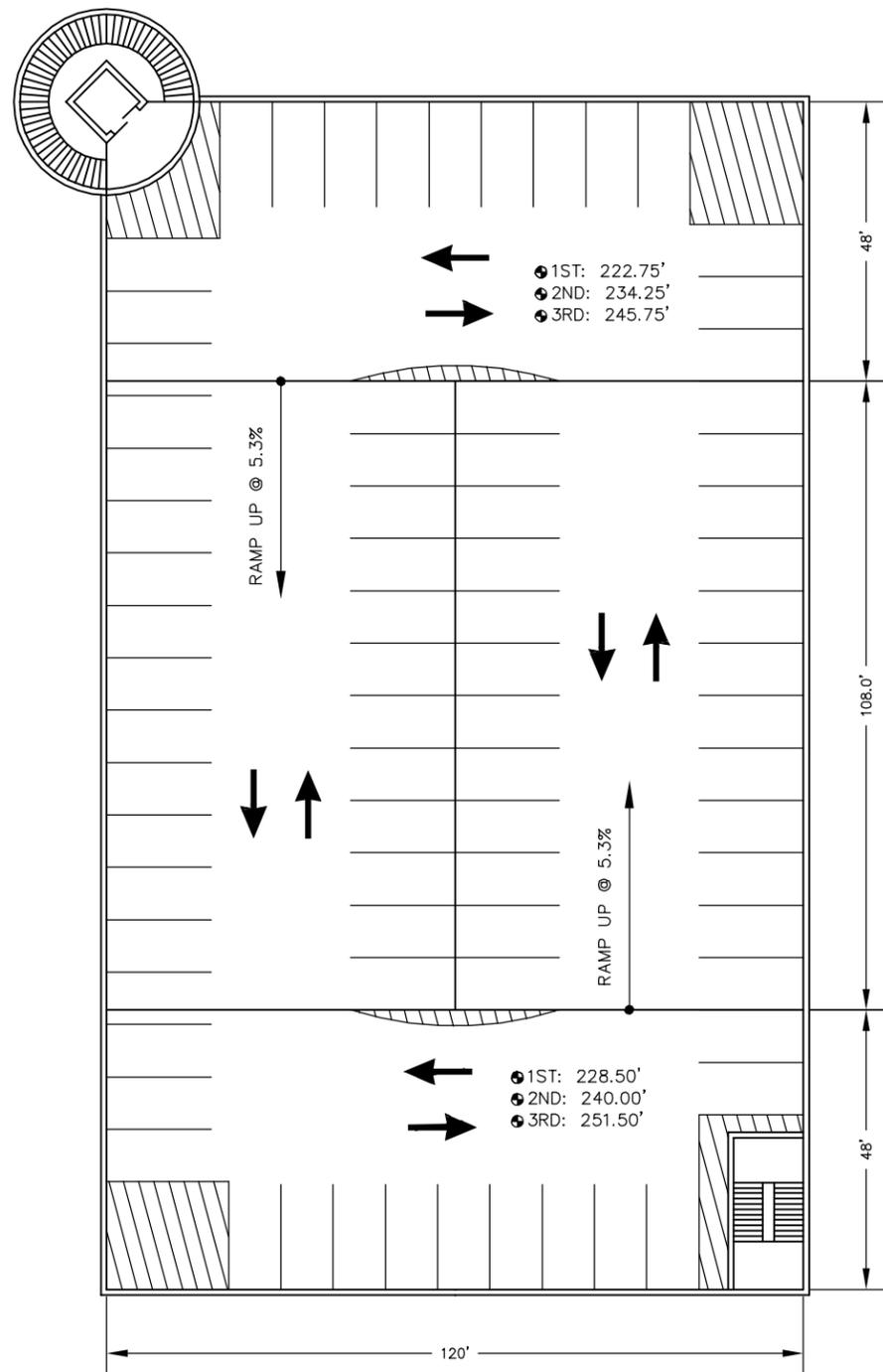
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GF-1



GREENFIELD OPTION 1 GRADE LEVEL

SCALE=1"=30'

FRTA TRANSIT CENTER



MARGO JONES
Architects

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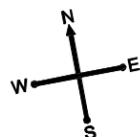
BANK ROW GARAGE

GREENFIELD, MA

DATE:
FEB 2010

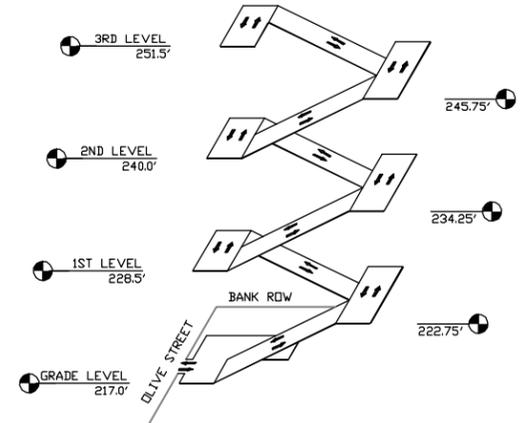
PROJECT NO.
20-09130.00-3

SHEET NO.
GF-1A



GREENFIELD OPTION 1 TYPICAL LEVEL

SCALE=1"=30'



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CAR COUNT

LEVEL	SPACES	S.F.	EFF. %
EXISTING ON GRADE	60		
NEW ON GRADE	65	24,167	372

SUPPORTED LEVELS

1	38	12,240	322
2	83	27,360	330
3	83	27,360	330
TOTAL	269	91,127	339
NET GAIN	209		

NOTE:
DOES NOT INCLUDE LOSS
FOR ACCESSIBLE PARKING
SPACES

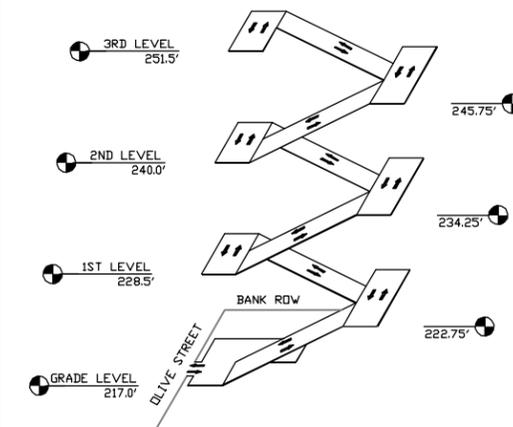
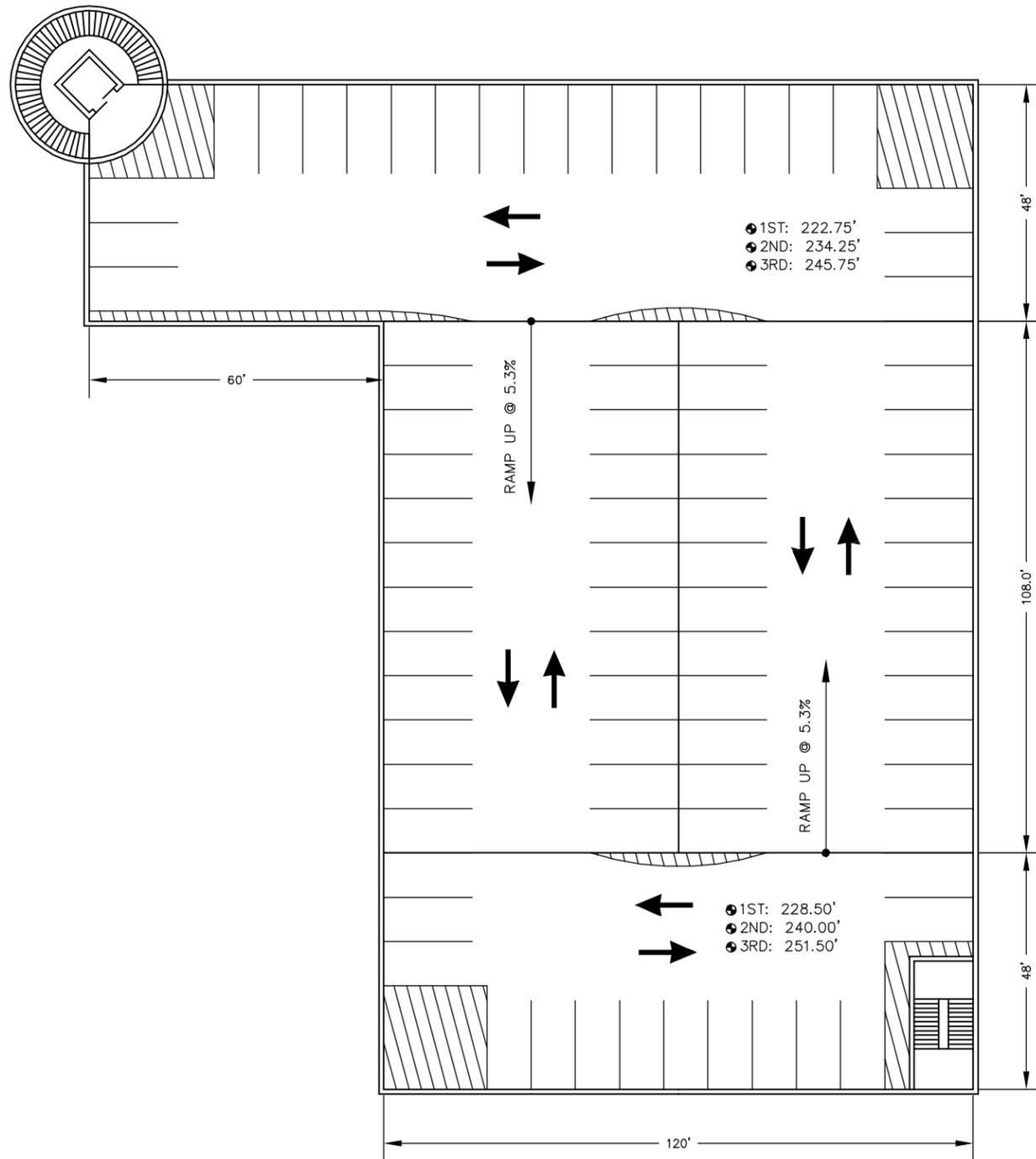
BANK ROW GARAGE

GREENFIELD, MA

DATE:
FEB 2010

PROJECT NO.
20-09130.00-3

SHEET NO.
GF-2



MARGO JONES
Architects

SVE

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ASSOCIATES

CAR COUNT

LEVEL	SPACES	S.F.	EFF. %
EXISTING ON GRADE	60		
NEW ON GRADE	65	24,167	372
SUPPORTED LEVELS			
1	38	12,240	322
2	83	27,360	330
3	83	27,360	330
TOTAL	269	91,127	339
NET GAIN	209		

NOTE:
DOES NOT INCLUDE LOSS
FOR ACCESSIBLE PARKING
SPACES

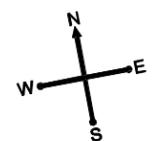
BANK ROW GARAGE

GREENFIELD, MA

DATE:
FEB 2010

PROJECT NO.
20-09130.00-3

SHEET NO.
GF-2A



GREENFIELD OPTION 2 TYPICAL LEVEL

SCALE=1"=30'

Estimated Costs:

The following “ballpark” ranges for the estimated costs of construction based on a square footage construction have been developed for both Option 1 & 2.

Bank Row Parking Facility, Greenfield, MA

Estimated cost of Construction

Area	Option 1	Option 2		Option 1		Option 2	
				Estimated Range		Estimated Range	
SOG	21,300	24,200	sf				
Supported	61,200	66,960	sf				
Total	82,500	91,160	sf				
Cars	250	269					
	Unit	Estimated Range		Option 1		Option 2	
				Estimated Range		Estimated Range	
General Conditions	%	4%	6%	\$160,232	\$325,061	\$176,516	\$358,483
Mobilization & Misc	%	12%	17%	\$429,192	\$787,185	\$472,810	\$868,122
Foundations	\$/sf SOG	\$20.00	\$30.00	\$426,000	\$639,000	\$484,000	\$726,000
Superstruture	\$/sf Supported	\$38.00	\$45.00	\$2,325,600	\$2,754,000	\$2,544,480	\$3,013,200
MEP	\$/sf Total	\$2.00	\$3.00	\$165,000	\$247,500	\$182,320	\$273,480
Site/Civil	\$/sf Total	\$8.00	\$12.00	\$660,000	\$990,000	\$729,280	\$1,093,920
Contingency	%	15%	15%	\$624,904	\$861,412	\$688,411	\$949,981
			Range	\$4,790,927	\$6,604,158	\$5,277,816	\$7,283,186

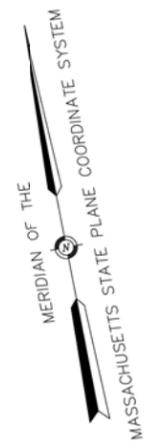
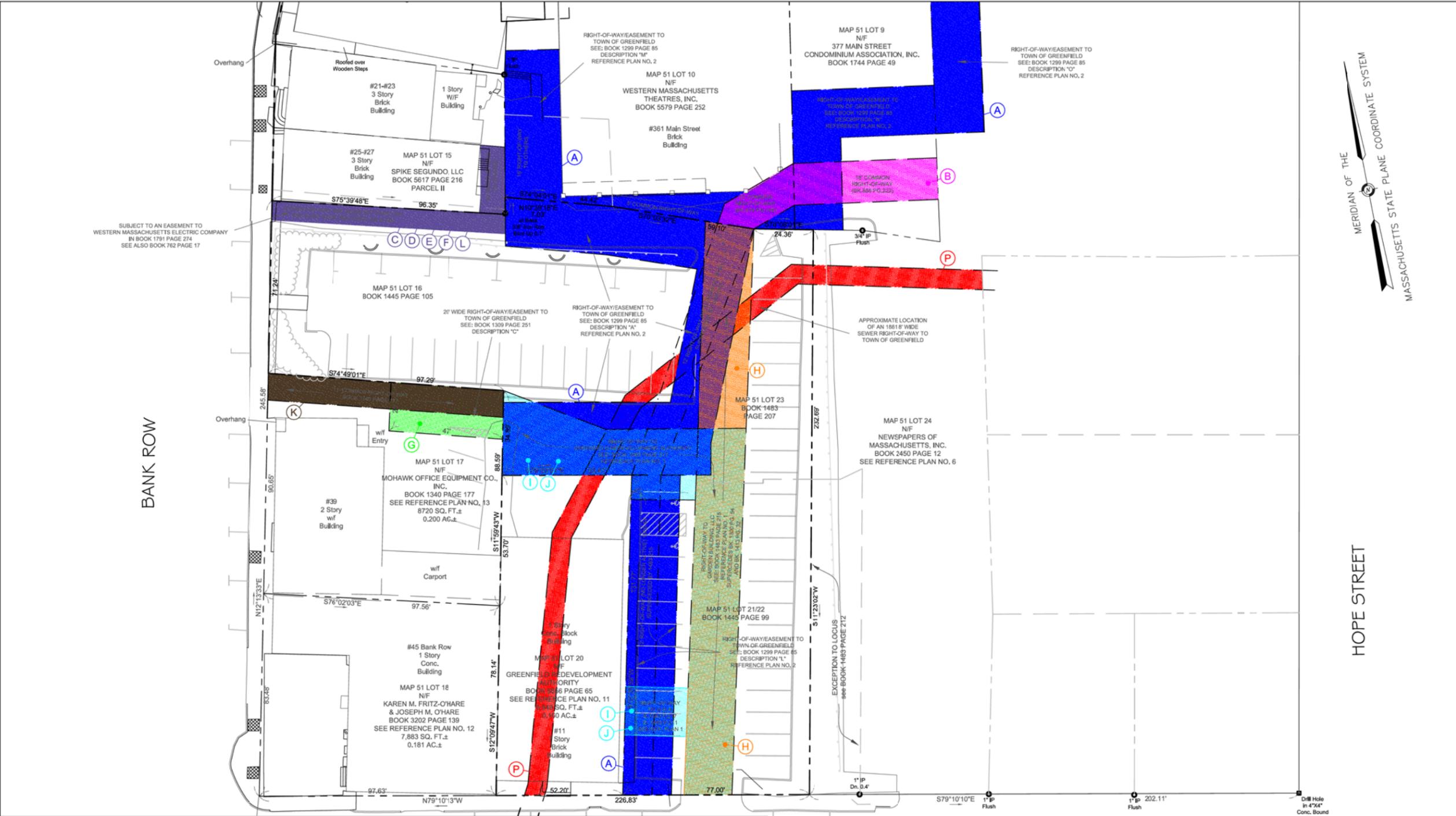
The above costs are based on actual costs of similar Massachusetts Parking Garage Projects constructed in 2009. The estimate does not include land acquisition, design fees material testing or other “soft costs”. This estimate assumes that garage superstructure will be constructed of precast concrete.

Should the Town of Greenfield desire a detailed estimate, we would recommend the plans be developed to the Design Development Phase to enable and a specific line item cost estimate to be established.

Site/Civil Issues:

- Existing access easements encumbering the Town parcel will need to be resolved prior to the development of the garage.
 - New easement rights would need to be purchased from the owners of Tax Map 051 Lot 24, believed to be the Greenfield Recorder. The easement holders would also need to quitclaim their interest in the existing easements.
- Existing underground municipal utility lines would need to be relocated prior to the development of the parking garage. These facilities include sewer and water mains.

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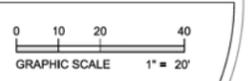
NOT FOR CONSTRUCTION

NO.	REVISION	DATE	DWN	CHK

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 Engineering
 Planning
 Landscape Architecture
 Surveying

SVE Associates
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 Greenfield, MA 01301
 T 413.774.6698
 F 413.773.0875
 www.sveassoc.com

PROPERTY EXHIBIT
 GREENFIELD MUNICIPAL GARAGE
 TOWN OF GREENFIELD
 GREENFIELD, MASSACHUSETTS



PROJ. #: G1605
 DATE: 24-DEC-09

DESIGN: NA
 DRAWN: AJS
 CHECKED: AW

SHEET
 1/2

NOTES:

- BASED ON A FIELD SURVEY PERFORMED BY THE BERKSHIRE DESIGN GROUP, INC. IN MARCH AND APRIL 2009. PLAN DATED 04/27/2009.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

EASEMENT SUMMARY:

LABEL	TYPE	BOOK	PAGE	GRANTEE	ACTION
A	EMINENT DOMAIN/EASEMENT/RIGHT OF WAY	1299	85	TOWN OF GREENFIELD	AFFECTS DEVELOPMENT (FROM UTILITY STAND POINT)
B	RIGHT OF WAY (ACCESS)	816	148	MULTIPLE	AFFECTS DEVELOPMENT
C	RIGHT OF WAY (ACCESS)	5617	216	SPIKE SEGUNDO, LLC	MAY AFFECT DEVELOPMENT
D	RIGHT OF WAY (ACCESS)	662	346	MICHELE SIANO	MAY AFFECT DEVELOPMENT
E	RIGHT OF WAY (ACCESS)	662	348	RICHARD O'HARA	MAY AFFECT DEVELOPMENT
F	EASEMENT (ELECTRIC)	1791	274	WMECO	MAY AFFECT DEVELOPMENT
L	EASEMENT (ELECTRIC)	762	17	GREENFIELD ELEC. LIGHT/POWER CO.	MAY AFFECT DEVELOPMENT
G	EMINENT DOMAIN/EASEMENT/RIGHT OF WAY	1309	251	TOWN OF GREENFIELD	NO ISSUE
H	RIGHT OF WAY (GENERAL PURPOSE)	1483	215	W. MASS THEATERS D. HAMILTON	AFFECTS DEVELOPMENT
I	RIGHT OF WAY (ACCESS)	1483	217	SHEILA HALPERN	NO ISSUE
J	RIGHT OF WAY (RELEASE)	1483	211	TOWN OF GREENFIELD	NO ISSUE
K	RIGHT OF WAY (ACCESS)	1340	177	MOHAWK OFFICE EQUIPMENT, CO.	MAY AFFECT DEVELOPMENT
P	RIGHT OF WAY WITH NO REFERENCE	---	---	TOWN OF GREENFIELD	AFFECTS DEVELOPMENT (FROM UTILITY STAND POINT)

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ASSOCIATES

Schematic Design Report
Mr. Eric Twarog, AICP
February 12, 2010

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Should you have any questions or require further information regarding this estimate or the progression of the design documents, please do not hesitate to contact us.

Sincerely,

DESMAN ASSOCIATES

A handwritten signature in black ink, appearing to read 'Wesley J. Wilson', written in a cursive style.

Wesley J. Wilson, P.E.
Senior Project Manager

Enclosures

N:\20-09130.00-3 Bank Row Pkg Facility,Greenfield, MA\Documents\Report\Desman Schematic Report