

SECTION 1 Executive Summary

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Introduction

The first Hudson Senior Center started in a Hudson family home nearly 42 years ago and has been growing ever since. As the gatherings became larger, a larger venue was required. In 1966 the Council on Aging purchased the Brigham Family home, built in the late 1800's. The home was adapted for public use in 1979 and additions were added. Few upgrades have occurred since.

Existing Conditions

The three story wood framed Italianate style building totaling approximately 8,400 square feet excluding the belvedere is situated on a $\frac{3}{4}$ acre site. Its location, 29 Church Street, conveniently neighbors such buildings as the Hudson Post Office and the local Boys & Girls Club. The rear of the building looks out over Bruce's pond and across which is a stunning late 19th century American Gothic style church. The existing building site is situated 10-15 feet above the pond via a retaining wall that also supports the parking area.

Though care has been taken to upgrade for public use and preserve the many historic elements throughout, many aspects do not meet current codes. Due to a lack of accessibility, the third floor is no longer occupied. The town has four large senior residential developments planned and the projected senior population is growing rapidly. The current gathering spaces will not be adequate to accommodate such growth. Therefore, the present center must be enlarged to better serve the needs of the community.

Proposed Design Solution

Several design options were investigated, ranging from a renovation only to complete building replacement. The chosen design scheme that best suites the needs of the senior population involves both renovation and expansion. A partial demolition of the east side of the building, particularly the 1979 additions, is contemplated with a complete renovation that will update the efficiency and code compliance of the existing facility. Added to this renovation is an expansion that will include an elevator, a large multi-purpose room, a lobby-reception area, as well as future "basement" space that could be built out at the Bruce's Pond ground level. A deck facing Bruce's Pond will provide for a suitable outdoor gathering space and for event overflow when large activities are planned in the warm weather months. The exterior of the existing building will be restored in the manner of the original Brigham House and the addition will follow in a similar character and style. Increased parking will be provided by expanding Railroad Avenue and by relocating the existing retaining wall to allow for 9 extra spaces in the lot.

The estimated construction cost of the chosen scheme is \$3,306,947, as calculated by A.M. Fogarty Associates, professional cost estimators. This figure includes alternate number one, which expands the parking area to add nine parking spaces. An additional 30% is added for costs of professional fees, materials testing, furniture and equipment, insurance, utility back charges, contingency and miscellaneous costs. The project cost should therefore be budgeted for \$4,299,031. If alternates 2 & 3 are included, an additional \$392,764 should be added to the project budget (\$186,382 for basement fit up, \$115,744 for attic fit up plus 30%).

SECTION 1.2 Project Challenges

Phasing Challenges

It was agreed that the center will occupy the building during the construction. A phasing plan has been discussed and will be established between the users and the architects to make this transition as smooth as possible. Two to three phases will take place. The addition will be constructed first while the existing building is being occupied. Some minor issues will arise, however we will work as a team to minimize interruptions. The second phase will include the renovations. Prior to the start of construction, the committee along with the architects will generate a plan that best fits the needs of the center. Phase three may include the construction of the additional parking area or may run parallel to the construction of earlier phases.

Structural Challenges

Late 1800's construction differs greatly from the construction we perform today. There are many issues at hand, one being the foundation, particularly in areas that will be affected by the proposed addition. A complete investigation of subsurface conditions shall be performed.

Hazardous Materials Challenges

Observations were made of the interior and exterior areas of the building, including limited areas of the roof. Asbestos containing materials were found as well as lead based paints and it was suspected that the mechanical units may contain chloro-fluorocarbons. Included in the appendix is the industrial hygienist's report.