November 13, 2022

Ms. Mari Enoch, Town Administrator and Chief Procurement Officer
New Marlborough Town Hall
807 Mill River – Southfield Rd.
Mill River, MA 01244

Dear Mari,
Please find my submission of the Request for Proposal (RFP) below. The property meets the minimum qualifying criteria under section 3.0 of the RFP and this submission is outlined as requested in Section 4.0 of the RFP.

Responses and descriptions to Section 5.0 Comparative Criteria

5.1 Features of Existing Facility
- 5.1.1 Not Acceptable. (Building erected in the early 1970's)
- 5.1.2 Highly Advantageous (Brick and mortar structure)
- 5.1.3 Highly Advantageous (8 +/- acres of which roughly 4 +/- acres are open and flat)
- 5.1.4 Highly Advantageous (Large spacious rooms and hallways, roughly 11,350 sq.ft. total)
- 5.1.5 Highly Advantageous (Building is on two floors but has ground entrance to both levels)
- 5.1.6 Advantageous (Will need moderate modifications to meet ADA compliance.)
- 5.1.7 Advantageous (Will require either a false floor over pool, or pool to be filled in)
- 5.1.8 Advantageous (Mixed heating/cooling systems in place, both oil fired and electric units)

5.2 Other Required Proposal Content
- 5.2.1 (Contact Information)

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- 5.2.1 (Disclosures)

- 5.2.1.1 (Property Description)

"Robin's Hall", located at 36 Tamaridge Way in New Marlborough Massachusetts was built in the early 1970's. It is made up of a structure of masonry and steel frame construction with a brick veneer exterior. The building is constructed over a poured concrete slab foundation and has a flat rubber membrane roof. The building contains classrooms, offices, locker rooms, bathrooms, and a 20' x 60' indoor swimming pool. The classrooms are located off of a central corridor. The upper and lower floors contain administrative offices, a library, and classroom spaces. The classrooms have wall-to-wall carpeting, concrete block walls, drop tile ceilings, and recessed fluorescent lighting. The locker rooms each have two showers, two sinks, and two toilet stalls. The locker rooms are finished with concrete block walls, ceramic tile floors, and a combination of ceramic tile and drywall walls, drop tile ceilings with ceiling fans and, fluorescent lighting. The pool is heated and has a concrete surround. The building is heated and cooled by electric fired unit heaters and air conditioners. Oil fired boilers (3 Buderus moded G205) heat the pool and domestic hot water along with forced hot air for the pool room, hallways, and some of the smaller interior rooms. Electric service is provided via four 200-ampere electric mains and has its own meter. The building is protected by a central fire alarm system. There is emergency and exit lighting throughout the building. There are a total of 10 large offices, 10 small offices, 5 bathrooms, 1 swimming pool and 5 mechanical rooms that make up roughly 11k sq.ft. It is claimed that the entire building is wired with CAT5.

Exterior: 8 +/- acres. Paved driveway and parking areas w/concrete walkways. Lawn surrounding building w/various slopes, appropriately graded away from building for drainage. Ground level entrance/exits on both levels of building w/ multiple points of egress on both levels. 4 +/- acres of open land of which roughly 3 +/- acres make up an athletic field equipped w/baseball diamond w/backstop, football/soccer field w/goal posts and a large playground including various playground equipment, ex: swings, slide, etc.

Interior Lower Level: +/- 3400 sq.ft. 5 large rooms with excellent natural light (vary from 15'x20' to 20'x20'), 2 bathrooms, mechanical rooms, 5 small rooms (6'x11') perfect for filing storage, large hallway connecting rooms, exits and stairwell.
Interior Upper Level: +/- 5400 sq.ft. (not including pool room) 5 large rooms with excellent natural light (vary from 15'x20' to 20'x20'), 3 bathrooms (2 w/showers), mechanical room, 3 medium sized offices (12'x16') with excellent natural light, 1 small office (6'x12') with excellent natural light, 1 small office (7'x16') with reasonable natural light, large hallway connecting rooms, exits and stairwell.

Interior Upper Level Pool Room: +/- 3400sq.ft. Large open room (40'x85') w/swimming pool, has excellent natural light and solar gain.

The bathrooms will need some modifications for ADA compliance and the pool room will either need a false floor constructed over the pool or for the pool to be filled in with gravel and a concrete floor poured. At some point while the building was vacant, someone broke in and stole some of the copper plumbing in two of the mechanical rooms. It is very evident what was taken and repairs appear to be straight forward. To the best of my knowledge there has been no electricity turned on in this building in roughly eight years.

5.2.1.2

A.) The property is mortgaged through a private lender.
B.) The Athletic Field is its own parcel, but Robin's Hall is part of a larger parcel. In the case of a sale, a division of land around Robin's Hall would be made.
C.) The driveway, "Tamaridge Way", is privately owned by Paul Joffe and there is an easement in place for usage of the driveway for both Robin's Hall and Burritt Hall. The easement does not limit the property's accessibility.

5.2.1.3

A). The building has its own septic tank, but the effluent is pumped into a shared Soil Absorption System "SAS" of a neighboring building on the property, "Burritt Hall". Burritt Hall was once the schools' dormitory and is now The Farm New Marlborough's home base of farm operations. Animal shelter and brooding, grain and feed storage, hay barn, equipment storage and mechanical shop. The 12+ showers, 16+ bathrooms nor the commercial kitchen will ever be active again. The shared SAS is designed to handle 10k gallons of water per day. Burritt Hall is currently offline and with the exception of resurrecting one or two bathrooms in Burritt Hall, plus the five bathrooms of Robin's Hall, the two combined buildings will never again require a SAS of this size. I feel that an easement could be put in place to accommodate the two buildings sharing the system.
B). There are two wells (rated for 8K gallons per day) that service all the buildings of the former Kolburne School with water. Both wells are connected together, one serving as backup for the other. Each building can be individually shut off, but all the buildings are connected to the same water line. Again, I feel that an easement could be put in place and perhaps a water meter, to accommodate sharing the system.
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5.2.1.4

A). The building, having been built in the 1970's suggests that asbestos would be present. Although, having been a school, perhaps some precautions were considered. I have not looked into or tested any of the building in any capacity.
B). The property sits adjacent to a wet land and there is a "babbling brook" that runs a few hundred feet from the North side of the building.