

Submittal of Request for Proposal – October, 2022

J. Wayne Eline and Mary Jane Eline
1153 Mill River Great Barrington Road
New Marlborough, MA

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

Dear Ms. Enoch et al,

The following proposal is made to you and the people of the town of New Marlborough concerning a new Town Hall facility. As the proposer, you can contact me via email at jweline@aol.com or 528-2051 for any clarification.

1. Background

My wife and I have been residents of New Marlborough since 1969 and have raised our five children here. We purchased the road front property of 7 acres on Mill River Great Barrington Road in 1975 to build our home. We currently reside on the south end of the property. I have served as a volunteer fire fighter for this town as well as serving as Town Treasurer from 1975 - 1979. I was a teacher at Mount Everett for 25 years and ended my career there as the High School Principal. All of our children graduated from the Southern Berkshire Regional School District.

In 2004 we opened Les Trois Emme Winery at 8 Knight Road in New Marlborough. The tasting room, lab area, and production rooms are part of the first building that was completed in 2004. The second building was completed in 2013 and has been used to store wine as well as two lawn mowers, tables, chairs, and other items.

The piece of property in this proposal includes the two buildings, a pod for storage, a gazebo on a knoll. This parcel is 4 acres. There is electricity near the knoll as well as electricity along the end of the storage building.

2. **AGE OF FACILITY** – The building closest to Mill River Great Barrington Road was built in 2003. The building next to it was completed in 2013.
3. **EXTERIOR STRUCTURE** – The building that houses the tasting room is a Wedgecore building and the storage building is a Morton Buildings. Both buildings have their own individual heating and air conditioning systems. Both buildings are steel buildings with

concrete board siding on the front for esthetics. Both buildings are heavily insulated. The storage building also has insulation under the concrete floor.

4. **PROPERTY ACREAGE** – Land area inclusive of buildings would be 4 acres. The buildings, the parking lot, and the side field are cleared and level. The vineyard has grape vines and posts with wire. The vineyard is approximately 2 acres.
5. **SQUARE FOOTAGE** – The first building is 3000 square feet. The front part of the building includes the tasting room, a working kitchen, and the two bathrooms and is 825 square feet. A door separates it from the back part of 2,175 square feet. The back makes up the “working winery”. There is a chemistry lab with its own door and sink. Also, a barrel room, fermentation room, and bottling room. There is a service room also, that contains the tank for hot water.

The second building is 2000 square feet and has no partitions. It can accommodate a meeting with at least 50 people, including seating and large conference table with no structural or any other changes.

6. **NUMBER OF FLOOR LEVELS** – Both buildings are on one level.
7. **ACCESSIBILITY PER ADA GUIDELINES** – Both buildings have handicapped accessible openings and both buildings were built with the ADA guidelines in mind. Both bathrooms have doors that swing into the bathroom and both openings are wide enough to support wheel chair usage.
8. **DRAINAGE** – The roof of both buildings has spouting which allow for water to go into a dry well and out into the fields.

The drainage from Knight Road goes directly into the parking lot and onto the front walkway. When there is a hard rain, this becomes a problem. On October 30, 2019, I appeared before the Select Board to discuss this issue. To my knowledge, the town did not make any changes to Knight Road to fix this problem.

9. **WATER SUPPLY- WELL** – The well is located in the back field of the first building. It was put in by Louis Allyn and Sons. In October 2021, Advanced Water Technologies replaced the water tank due to a damaged bladder. A Flexicon FI-12 fiberglass tank and fittings were installed. The supply of water in gallons/minute can be found by contacting Louis Allyn and Sons.

10. SEPTIC – The septic system was installed and has been maintained through the years by Mount Everett Landscaping, located in Hartsville. According to documents received from Korey Leonard, the capacity of the septic is 29.50 SF per chamber. The total system leaching capacity is 28 infiltrators x 29.50 SF x 0.56 GPD/SF = 462.56 GPD. The septic was sized to accommodate up to 462.56 gallons per day. It was designed for a commercial business based on employees, equipment washing and two bathrooms. The septic system had a new sump pump installed in the fluid tank in June of 2022. At this time, both tanks were pumped out.
11. FACILITY HEATING AND COOLING – There are 3 furnaces between the two buildings. One furnace supplies the front of the first building with heat and air conditioning. It is located above the laboratory. The second furnace supplies the area known as the “working winery”. It is located in the tank room. The third system is located outside, to the right of the storage building.

All three systems are heating and cooling and are fueled by propane. Gilmore Heating from Great Barrington services the systems.

#1 Heater – Replaced in August 2020

- Model (S9X1BO60U4PSBAA)
- Serial (193426P53G)
- BTU’s – 60,000
- Energy Star Rated

#2 Heater – Original 2003

- Model (TUX120C96OD2)
- Serial (3131HJ07G)
- BTU’s – 120,000
- Energy Star Rated

#3 Heater – Rebuilt in 2021 – New heat exchanger, new control board, new inducer motor

- Model (ZGA06054BH1P)
- Serial (5613EO5420)
- BTU’s – 150,000
- Energy Star Rated