odeh engineers

1223 Mineral Spring Avenue

North Providence, Rhode Island 02904

May 22, 2020

Alan Joslin, AIA, Principal
Epstein Joslin, Architects, Inc.
80 Trowbridge Street
Cambridge, Massachusetts 02138

RE: Bridgewater Town Hall
50 Central Square Bridgewater, MA
Structural Evaluation and Due Diligence

Dear Mr. Joslin:

At your request, this office has conducted a structural evaluation of the existing, now former, Town Hall Building structure at 50 Central Square in Bridgewater, MA. This analysis included a visual inspection of the interior of the building to review any exposed framing and to assess the general condition of the structure, a drone flight to record the exterior condition of the building, and a design check of the gravity loading of the available existing structure. We have also reviewed the feasibility of possible adaptive reuses of this existing structure.

Standard of Care

Please note that the results of this evaluation are limited to visual observations of the accessible areas only. While we have made our best efforts to review the areas of interest, many conditions were concealed by architectural finishes or were otherwise inaccessible, and therefore additional damage or other unforeseen conditions may be present. The findings of this report therefore represent our best professional opinion based on the information available to us at this time.

We understand that this report is intended for use only by Epstein Joslin Architects and the Town of Bridgewater to determine the feasibility of future adaptive reuses of the existing "Town Hall" structure. In any budgeting, any future developer must carry adequate contingency for hidden or unforeseen conditions that are not identified or are worse than described herein.

Please note that all dimensions of the existing structure given herein are approximate and based on measurements of representative members. Dimensions can, and will vary, and must be considered as "+/-" in all cases (whether or not the "+/-" symbol is indicated).

Phone: 401.724.1771

Fax: 401.724.1981

Actions Taken

Odeh Engineers took the following actions to complete this investigation:

- On May 6, 2020, Colin Simson of this office made a site visit to review the existing structural conditions.
- On May 13, 2020, Robert Bowen and Griffin Tarmy of this office made a site visit to conduct a drone flight to survey the exterior condition of the structure.
- Prepared this written summary of findings and recommendations.

Documents Reviewed

No architectural or structural plans of the Town Hall Building were available for this preliminary structural evaluation of the existing building.

Aerial View of Existing "Town Hall" Building at 50 Central Square in Bridgewater, MA

Existing Building Description

The, now former, Town Hall Building is a wood-framed, two-story structure with a full basement for utilities and ancillary storage and an attic framed under the pitched roof. The sign above the entry indicates that the building was constructed in 1843. While the style of framing resembles New England church structures of that era, town officials believe it was not originally built as a church and renovated into a town hall, but specifically built as the Town Hall.

The floor plan of the town hall building is approximately 48 feet wide and 73 feet long. Structurally and functionally, the floor plates are divided in three sections. The front 10 ft. deep section of floor plate at the first level is an entry foyer space with stairwells in the front corners. The space at the second level acts as stair hall foyer/lobby. The framing at each level appears to span between the front wood-framed exterior wall to an interior wood framed bearing wall, supported in the basement on continuous 5½ x 12 timber girders supported on a system of 8"x10" granite columns.

The central, main section of the floor plate is approximately 48 feet wide and 52 feet long. On the first level is a central corridor with partitioned town offices on each side. The first-floor framing, exposed in the basement, consists of 2½ x 12 wood joists at 17 in. on center, spanning approximately 15'-3", 16'-2" and 15'-3" across the width of the building to two interior girder lines of 10 x 12 timber girders. The timber girders are supported at approximately 13 feet on center on systems of 8"x10" granite columns.

The second-floor level of the central, main section of the floor plate is column-free and was reportedly the large column-free space where town meetings took place. Currently, the space is divided with non-bearing partitions, apparently for other town-related functions. The first level plaster ceiling conceals the framing of the second floor. However, it is assumed to be similar to the first-floor framing, as 7¾" diameter wood pole columns align with the granite posts in the basement that support timber girders and support the second-floor framing system.

The rear section of the floor plate is approximately 8 feet deep and appears to be a two-story addition. There is no full basement under the rear section. The occupancy of this rear section appears to be storage and stairs providing a second means of egress. The framing at each level appears to span between the rear wood-framed exterior wall to an interior wood framed bearing wall, which appears to have been the original rear wall of the town hall. This addition does not extend for the full 48 ft. width of the other sections of the town hall and the roof is a lower flat roof. This rear wall is immediately adjacent to the fire station.

The attic is framed with light wood ceiling joists hung from roof trusses that span across the 48 ft. width of the front and center sections of the town hall. Interior roof trusses are located at the front interior bearing wall location and at interior column locations, apparently supported on major timber columns in the exterior side walls aligning with the interior columns. This suggests that the exterior wall framing may be built as Eastern Braced Frame construction.

The roof trusses each support two intermediate purlin beams on each side of the sloping roof spanning between trusses and the exterior front and rear walls. These purlin beams support continuous 3 x 7 roof rafters from the eaves to the peak. At some time in the past 20 years, each of the truss members and each of the intermediate purlins were reinforced with multiple prefabricated lumber LVL members connected to the original timber members with through-bolted galvanized steel gusset plates.

Foundations under exterior bearing walls and interior basement columns could not be positively confirmed. However, buildings of this era were generally founded on slabs of granite. We observed no signs of past or ongoing foundation settlement.

General Condition of Existing Building Elements

As viewed from our drone flight photos, the shingle roofing on the pitched roof is well-worn, especially on the south side of the pitched roof. We estimate that the current shingles may have been installed as much as 20 years ago. As such, roofing replacement in the next few years will likely be required.

The north, south and rear sides of the town hall building are clad with painted narrow clapboard siding, accented at the four corners of the main building with smooth wood faux corner pilasters. The front façade is finished with shiplap boarding, accented with additional more ornately carved pilasters framing the front entry. The clapboard cladding, shiplap boarding, and painted wood pilasters all appear to be in good, and well maintained, condition. The narrow space between the rear wall of the town hall addition and the adjacent fire department station makes maintenance of exterior both walls very difficult.

Plaster wall and ceiling finishes appear to be original 19th century three-coat plaster on furred wood lath. Plaster walls, above more modern hung acoustical ceilings, exhibit random cracking. Below the acoustical ceilings, random wall cracks appear to have been patched and repainted. The plaster ceilings above the first floor and applied to the second-floor framing, as observed in areas where the hung ceiling has been partially removed, also appear to be three-coat plaster on furred wood lath. However, it appears that the original plaster had become cracked and loose, requiring reinforcing consisting of either homasote panels or gypsum wallboard panels with wood batten strips fastened through the failing plaster to either the wood lath or the second-floor framing. The plaster ceilings above the second-floor plaster and applied to the attic framing appears to be original 19th century three-coat plaster on furred wood lath. These plaster ceilings are in poor condition, with several areas patched with applied gypsum board and other unrepaired areas of missing plaster and exposed wood lath above hung acoustical ceilings. With the amount of reinforcing that was added to the original timber attic/roof trusses, it is likely that the original roof trusses had deflected, exacerbating the damage to the plaster ceiling that relied on these trusses for support. It is likely that, most of the original 175-year-old three-coat plaster on furred wood lath wall and ceiling finishes has lost its key with the wood lath and is a future potential hazard. As part of any future adaptive reuse of the Town Hall building, it is likely that wall and ceiling finishes will be removed and replaced.

The basement space is low overhead space and the first-floor framing, supported on a system of granite columns, is exposed. The framing is generally in good condition except for a few failed joist-to girder mortised connections that have been locally resupported with additional timber posts. (refer to analysis below). The surrounding basement walls are a combination of granite block, rubble stone and some interior brick. The basement floor is concrete. Again, we observed no sign of foundation settlement.

Analysis of the Existing Structure

We measured the exposed first floor framing members from the basement. As described above, 2½ x 12 wood joists flush-frame, with double mortise connections, into two interior girder lines of 10 x 12 timber girders, supported on a system of granite columns. Our calculations indicate that the 2½ x 12 wood joists appear to be capable of supporting uniform dead loads plus a uniform superimposed live load of at least 100 pounds per square foot (PSF). However, the double mortise connection of each joist into the timber girders limits the amount of shear load that each joist can transmit into the timber girder. We estimate that the double mortise

connections limit the uniform superimposed live load capacity of the first-floor framing to approximately 80 PSF. The timber girders also appear to limit the live load capacity of the first-floor framing to a superimposed uniform live load of 85 to 90 PSF. This live load capacity is equivalent to a modern office occupancy. To achieve a modern public occupancy live load capacity of 100 PSF, a future adaptive reuse renovation could include installation of flush framing hangers to connect the joists to the girders, and minor resupport of the girder spans.

The second-floor framing was not able to be determined, but the similar column arrangement and the reported use of the second floor for public meetings suggests that the framing is similar to the first-floor framing, with similar capacities.

The attic framing, attached under the bottom chords of the, now reinforced, roof trusses, consist of widely spaced light wood joists intended to support only the ceiling framing. As part of the reinforcing of the roof trusses, the attic joists appear to have been releveled and hung with joist hangers from the reinforced bottom chord of the roof trusses.

The timber roof trusses and purlin beams, reinforced with LVL members, and connected with bolted steel gusset plates, appear to have ample capacity to support the sloping roof framing as well as the added center plywood sheathed walking aisle.

Lateral load resistance for the 1843 town hall structure is derived from the stiffness of the exterior walls and the interior bearing walls. The walls, if Eastern Braced Frame construction, as assumed from the construction era, will likely include diagonal timber braces, as well as the exterior board sheathing. Although such mid-19th century structures were not built to resist specific wind forces and were not designed to resist seismic loads, the town hall structure has withstood wind and seismic events for the past 175 years with no observable adverse effects. For any future adaptive reuse of the town hall building, plans should be carefully developed to avoid triggering a seismic retrofit of the structure to resist modern code mandated seismic forces. Refer to the discussion below regarding Code requirements for possible future adaptive reuse of the existing town hall structure.

Future Possible Adaptive Reuse Renovations

Although there are currently no specific plans for an adaptive reuse of the Bridgewater Town Hall building, modern building code requirements are likely to govern any such adaptive reuse planning. The Town Hall was built at a time when there were few specific building codes. Building construction relied on the experience and expertise of local builders. As plans are developed for any such adaptive reuse, such renovations will be required to be in conformance with the current Massachusetts State Building Code (780 CMR MSBC 9th Edition) which references both the *International Building Code* (IBC-2015) and the *International Existing Building Code* (IEBC-2015).

The structural requirements for work on existing buildings are also governed by the current MSBC, 9th Edition. Chapter 34 of this Code, "Existing Structures," also references the IEBC 2015 or "the IEBC" with Massachusetts Amendments (dated June 20, 2014). The following discussion is based on these versions of the IEBC and Massachusetts Amendments.

The IEBC allows three different methods of compliance – the Work Area Method, the Prescriptive Method, and the Performance Method. The Work Area Method and the Prescriptive Method are the compliance methods most commonly employed for buildings such as the Town Hall building.

If a future adaptive reuse project were to include significant horizontal additions that are structurally attached to the existing building, additional requirements for upgrading the lateral force and gravity force resisting systems will be triggered by such additions. All new additions and structural members would be required to be constructed in accordance with the IBC provisions for new construction.

Structural Requirements for Renovations and Repairs – Work Area Method

For projects using the work area method, the IEBC classifies alterations as Level 1, Level 2, or Level 3, depending on the amount of work to be performed, as well as the occupancy of the building and the proposed scope of structural modifications. It is likely that any adaptive reuse of the Town Hall building would be extensive and involve modifications to most areas of the building. Such renovations to this building would be classified as "Level 3" per Section 405 of the IEBC, which states, "Level 3 alterations apply where the work area exceeds 50 percent of the aggregate area of the building."

Requirements Triggered by Alterations:

For a Level 3 alteration project, the Building Code requires that the building, as altered, conform to the minimum requirements established for Levels 1 and 2 work as well as additional requirements for Level 3 work.

Key structural requirements for "Level 1" work include:

- Where roofing or equipment is replaced or modified such that additional dead load is applied, the existing structure must be evaluated for the new loading conditions per requirements of the International Building Code.

Key structural requirements for "Level 2" work include:

- New structural members and their connections and anchorage must conform to the Building Code requirements for new buildings.
- Where existing structural elements carrying gravity loads are altered (or loads increased due to the renovations, including the effects of snow drifting), such members must be reinforced to meet the requirements of the Building Code for new structures.
- The demand/capacity ratio for existing structural elements carrying lateral loads may not be increased by more than 10% without triggering the requirements for Level 3 work (see below). Furthermore, any building alteration that results in the creation of a seismic irregularity (such as a torsional irregularity, soft story, or weak story) will trigger the requirements of Level 3 work.

- Per the MSBC-9th Edition, all roof framing components that have sustained any level of structural damage caused by or related to snow load effects shall be rehabilitated to comply with the applicable provisions for dead and snow load requirements of the International Building Code. Undamaged roof framing components that receive dead or snow loads from rehabilitated components shall also be rehabilitated to comply with the design loads of the rehabilitated design.

The key structural requirements for "Level 3" work include:

- For major alterations ("Substantial Structural Alterations" are defined as those alterations that involve structural work exceeding 30% of the total floor and roof areas of the building), the structure as altered must comply with the minimum wind loading prescribed for new buildings, as well as a reduced percentage of the seismic loading prescribed for new buildings.

- Alteration work shall include installation of wall anchors at the roof and floor levels to resist the reduced IBC-level seismic forces, unless an evaluation demonstrates compliance of existing wall anchorage.

Structural Requirements for Renovations and Repairs – Prescriptive Method

Alternatively, such an adaptive reuse project could be executed using the Prescriptive Method as described in the IEBC 2009. The structural requirements of the prescriptive method are included in Chapter 3 of the IEBC, and are summarized below for the likely scope of work for this project.

Requirements Triggered by Alterations:

Structural requirements for alterations are covered under IEBC Section 303. All new structural elements will be required to conform to the Building Code requirements for new buildings.

- Where existing structural elements carrying gravity loads are altered (or loads increased due to the renovations, including the effects of snow drifting), such members must be reinforced to meet the requirements of the Building Code for new structures.

- The demand/capacity ratio for existing structural elements carrying lateral loads may not be increased by more than 10% without triggering an upgrade to the wind and seismic requirements for new construction. Furthermore, any building alteration that results in the creation of a seismic irregularity (such as a torsional irregularity, soft story, or weak story) will trigger a wind and seismic upgrade to the requirements for new construction.

- Alteration work shall include installation of wall anchors at the roof and floor levels to resist the reduced IBC-level seismic forces, unless an evaluation demonstrates compliance of existing wall anchorage.

Structural Requirements for Renovations and Repairs – ALL METHODS

All existing structural members in the building will be required to be analyzed for compliance with the Building Code. This includes all gravity load-bearing elements, as well as the seismic and wind load resisting systems. In addition, certain existing conditions may need to be corrected, such as upgrading existing structural assemblies, adding seismic bracing to existing walls, as well as providing additional lateral force-resisting elements.

It may be necessary to conduct testing of the existing structures to determine the design strengths of the materials present if the information cannot be determined otherwise. Additionally, the Building Code requires testing of certain elements in their upgraded state (e.g. strengthened masonry shear walls) to verify that adequate design strengths have been achieved.

Note that the above only applies to the existing structural elements. All new work is required to conform to the requirements of the current building Code for new structures.

We trust that this report meets your needs at the present time. If we can answer any questions or provide you with additional information, please do not hesitate to contact us.

Sincerely,

David J. Odeh, PE, SECB
Principal

Colin G. Simson, PE
Senior Structural Engineer

Photo 1: Front (West) Elevation of the Former Bridgewater Town Hall Building

Photo 2: Central Corridor of Main (First) Level

Photo 3: Round Wood Pole Columns Supporting Second Floor Framing

Photo 4: Reinforced Roof Trusses and Roof Framing in Attic

Photo 5: Condition of Shingle Roofing

Photo 6: Condition of Clapboard and Shiplap Cladding and Pilasters

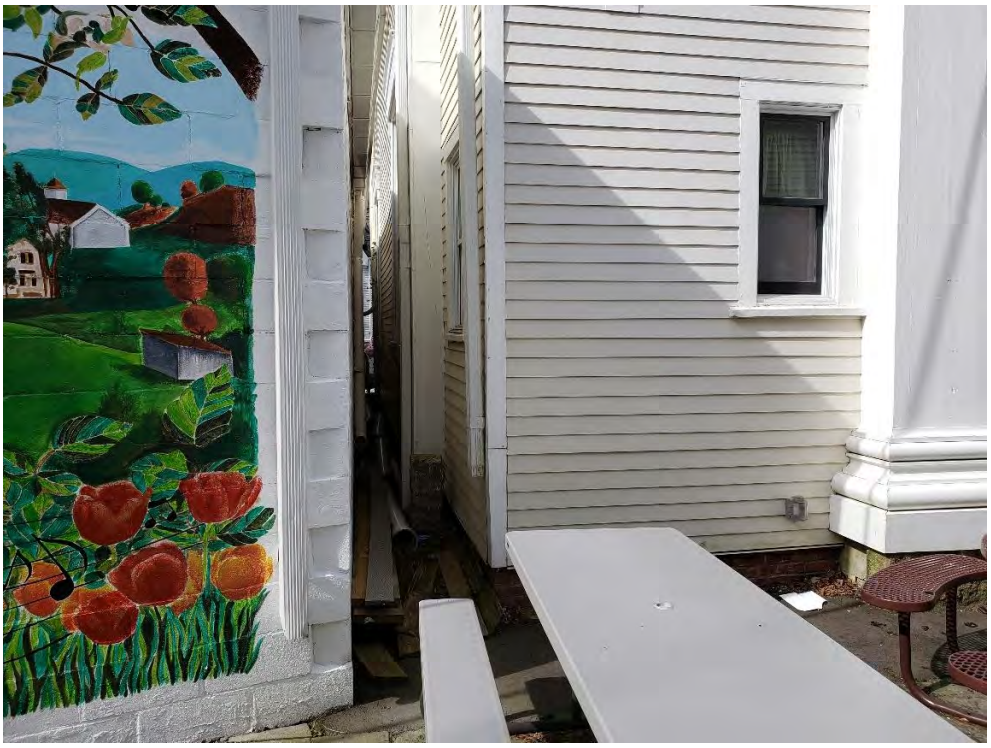

Photo 7: Narrow Space Between Rear Wall of Town Hall and Fire Station

Photo 8: First Floor Reinforced Ceiling Above Hung Acoustical Ceiling

Photo 9: Second Level Ceiling Attached to Attic Framing

Photo 10: Basement Granite Columns and Timber Pole Reinforcing Supporting First Floor Framing

Photo 11: Typical Double Mortise Connection of First Floor Joists to Timber Girders

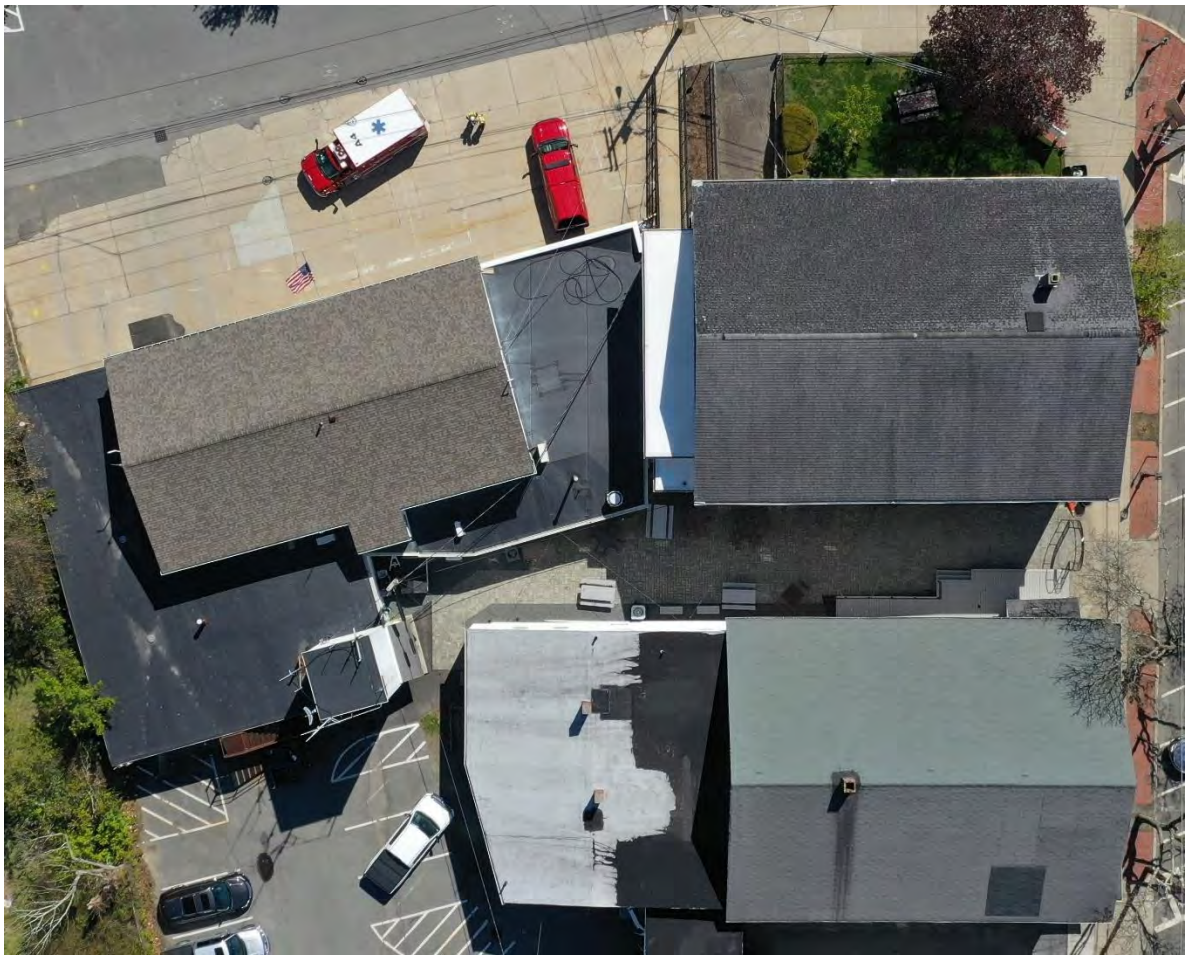

Photo 12: Aerial Plan View of Town Hall and Adjacent Buildings.

Photo 13: Aerial View of Town Hall and Adjacent Buildings Looking from The East.

Photo 14: Aerial View of Town Hall and Fire Station Looking from The North-North East.

Photo 15: Aerial View of Town Hall Looking from The South West.

MEP/FP Systems Existing Conditions Report

Bridgewater Town Hall
Bridgewater, MA 02324

May 26, 2020

Prepared by:

AWE
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Table of Contents

HVAC

Existing Conditions

1. The building is a 2-story structure plus a basement and an attic space. It is unoccupied. none of the existing HVAC systems are in operation. Heating used to be provided by a gas-fired HB Smith steam boiler located in a pit in the basement room. The old boiler had been oil-fired since it was originally installed but it was later converted to gas-fired. Steam produced by the boiler runs to floor-mounted radiators throughout the building. A few gas-fired Pro-Com wall mounted heaters were installed in a few large rooms. These seem to have been installed after the boiler stopped functioning.

2. The boiler is in poor condition and it is beyond its useful life. The associated condensate pump, the steam and condensate piping and all accessories are also in poor conditions and beyond salvage.

3. There are no central ventilation and air-conditioning systems to serve the entire building. It appears that window-mount air-conditioners were used in a number of rooms to provide local cooling.

4. There is an existing oil tank (presumably 300 gallons) in the basement which used to serve the boiler. Since the boiler was converted to natural gas, the oil tank was no longer used.

5. There are three large (~1000 gallons) air tanks in the basement. These are not related to the building systems in the Town Hall; the tanks were used by the fire station next door for its fire horn.

6. All existing HVAC equipment / components are in poor condition and none of them should be re-used for the renovation project.

Recommendations

1. To be developed.

Electrical

Existing Conditions

1. Normal Power System

   The incoming electric service comes from an existing utility pole located on School Street. The utility company for this building is National Grid (NGRID). The existing service is a 120/208V, 3-phase, 4-wire, 400A service and is run overhead from the utility

pole to the Building. The service enters the building at ground level just below the utility meter and terminates in a 400A Panelboard. Power is distributed throughout the building via several 120/208V panelboards located in the basement of the building. The electrical equipment is roughly 36 years old and has exceeded the life expectancy for this equipment.

2. Emergency Power System

   There is an automatic transfer switch located in the basement. This is an old ATS that is no longer used. There is no generator on site.

3. Lighting Systems

   The majority of the lighting within the facility has been removed. There are several fluorescent and incandescent lights located throughout the building. The lighting systems have been mostly removed and in the areas that the lighting remains they are old and should be replaced. The lighting fixtures and control systems are not in compliance with the latest energy codes.

   Emergency lighting is accomplished via battery units either in combination with exit signs or by remote mounted lighting heads located throughout the facility. It does not appear that there is adequate emergency lighting within the facility to meet the latest codes.

   Exit signs are located throughout the facility and are in poor conditions. There is not proper exit sign coverage for this facility.

Fire Alarm System

Existing fire alarm system is a fire lite alarm system by Honeywell. Existing fire alarm system consists of manual pull station, horn/strobes, smoke and heat detectors located throughout the facility. The existing fire alarm control panel is connected to a radio digitizer located at the back entrance to the facility. This back entrance is near the fire station next door.

Recommendations

1. To be developed.

Plumbing

Existing Conditions

1. An existing 1” domestic cold water service enters the basement through the foundation wall. A water meter is installed at the entrance point after the isolation valve. The existing line appears to be in fair conditions. The water meter appears to be in good conditions.

2. Existing Sanitary, Vent and Water piping beyond the water meter section are not exposed for visual observation.

3. The existing plumbing fixtures in the toilets and the kitchenette on the first floor appear to be in fair conditions. However, the fixtures do not appear to be water-conservation types.

4. No domestic hot water heater was observed on the site.

5. The building is equipped with a 2"Natural Gas service with regulator and meter.

Recommendations

1. To be developed.

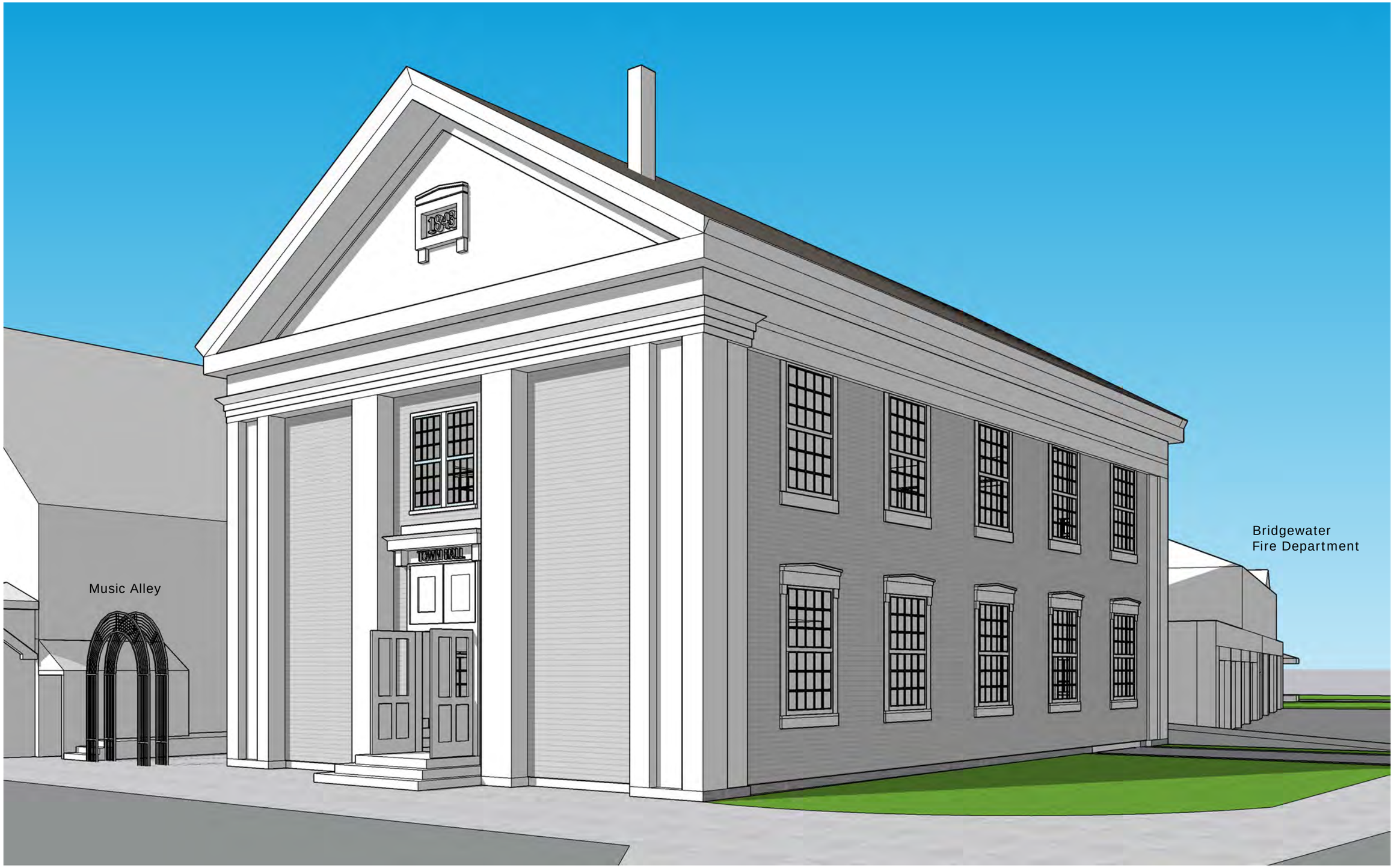
Fire Protection

Existing Conditions

1. Existing building is constructed of wood framing and is considered combustible construction. There is no existing fire protection sprinkler system in the building.

Recommendations

1. To be developed.



BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

PROGRAM / OPERATIONS CONSULTANT:
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662 Coffee Creek Road, Bozeman, MT 59715
T : (406) 587-4571 E : LStevens@artsmarket.com

MASTER PLAN AND FEASIBILITY ARCHITECT:
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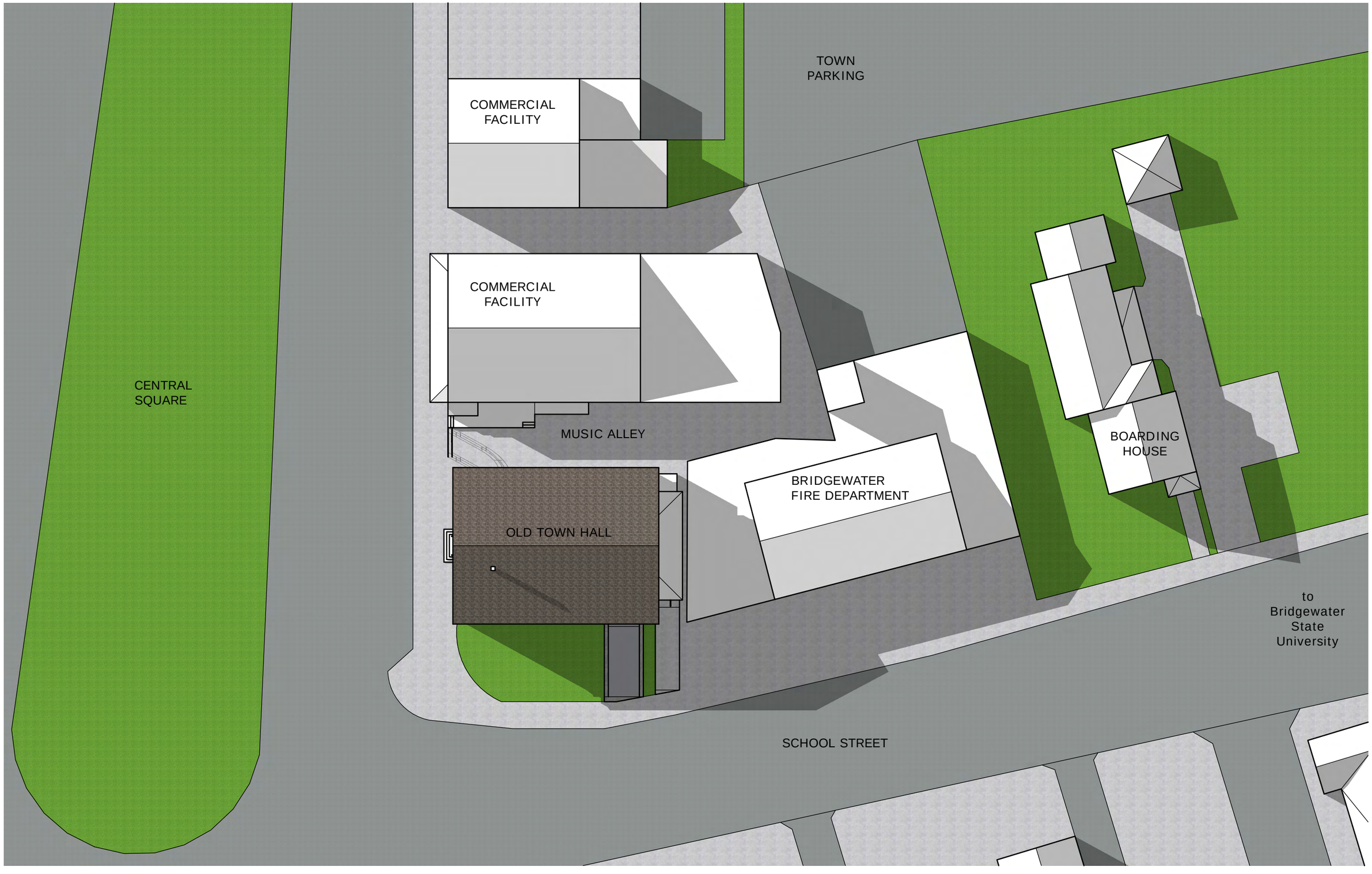
Old Town Hall from Central Square

A .00

For Design Concept only, Not for Construction

May 29, 2020



BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

Aerial Site Plan

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May 29, 2020

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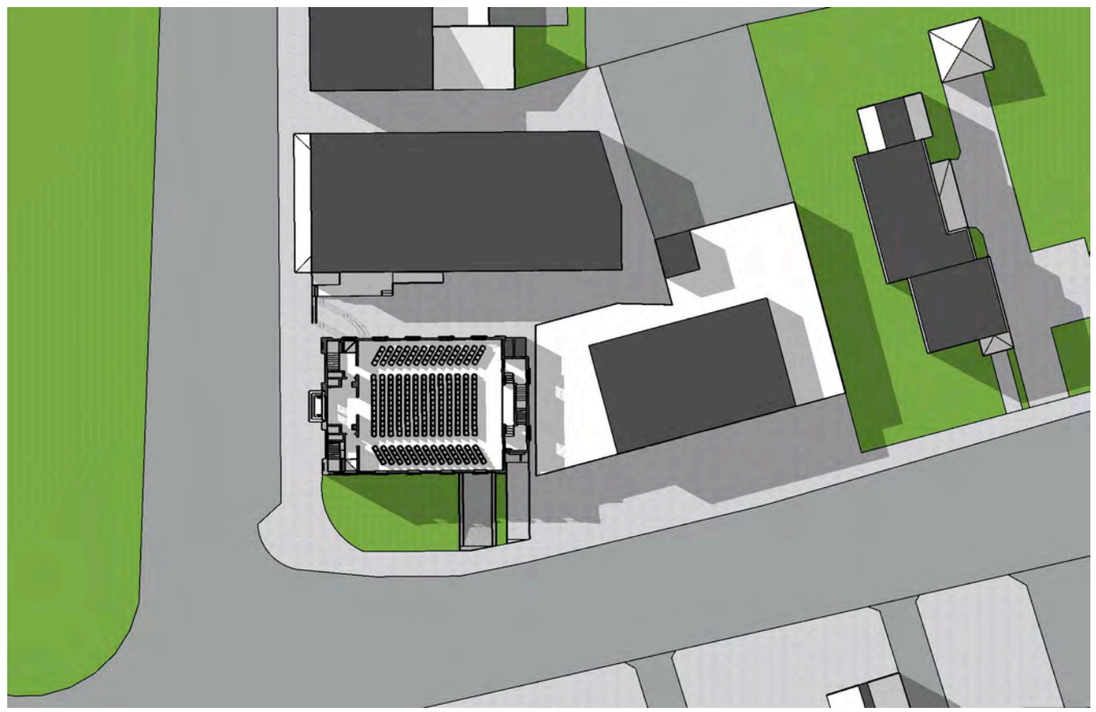

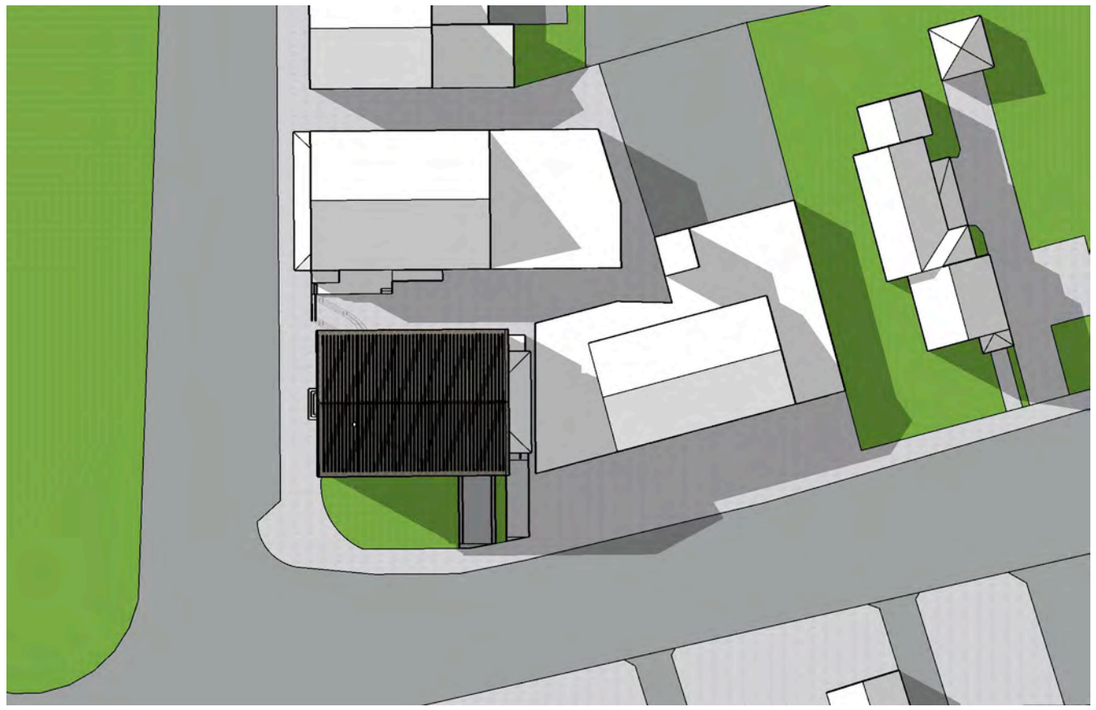

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Central Square, Bridgewater, MA

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Site Plans: Town Hall Renovation

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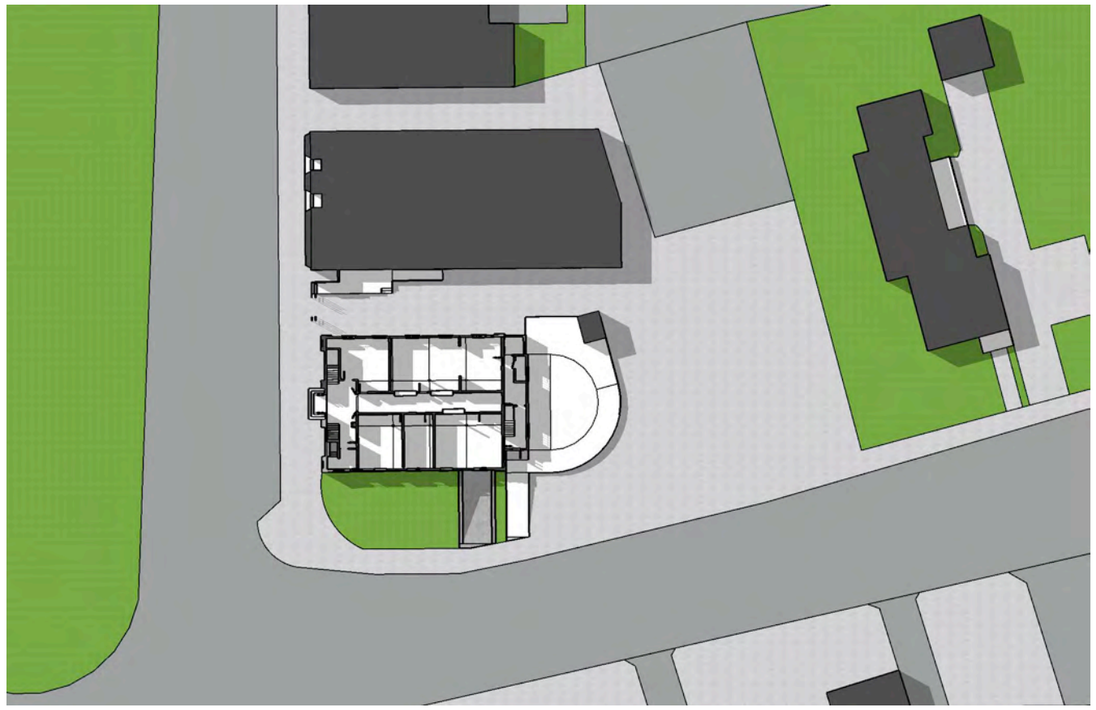

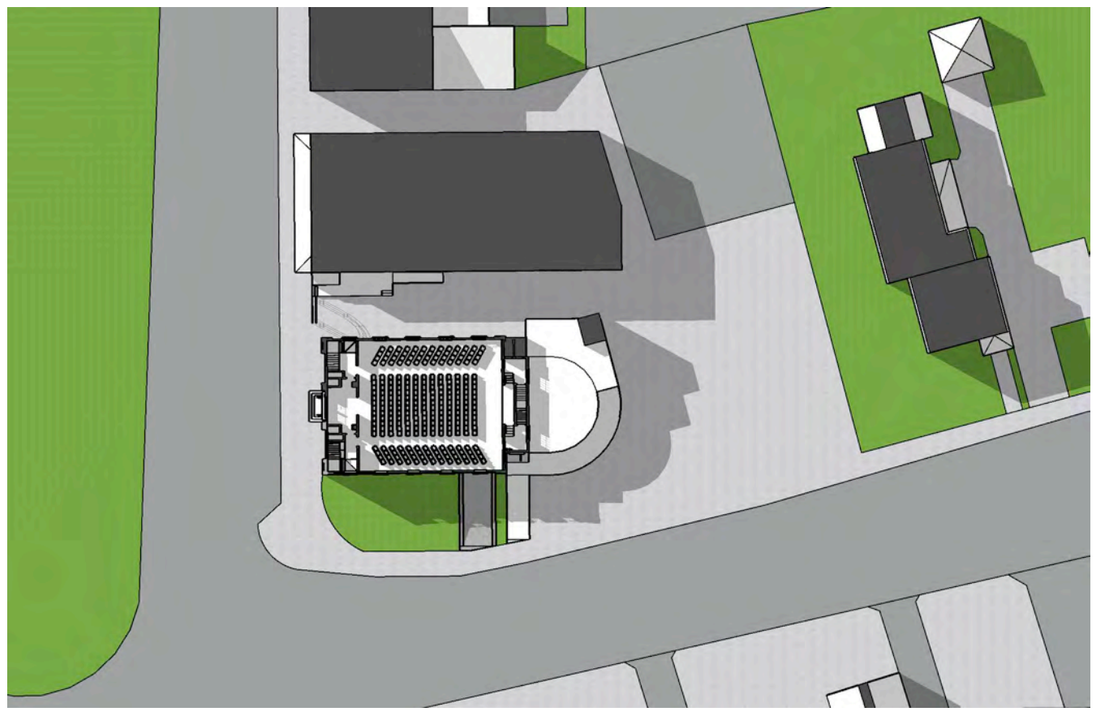

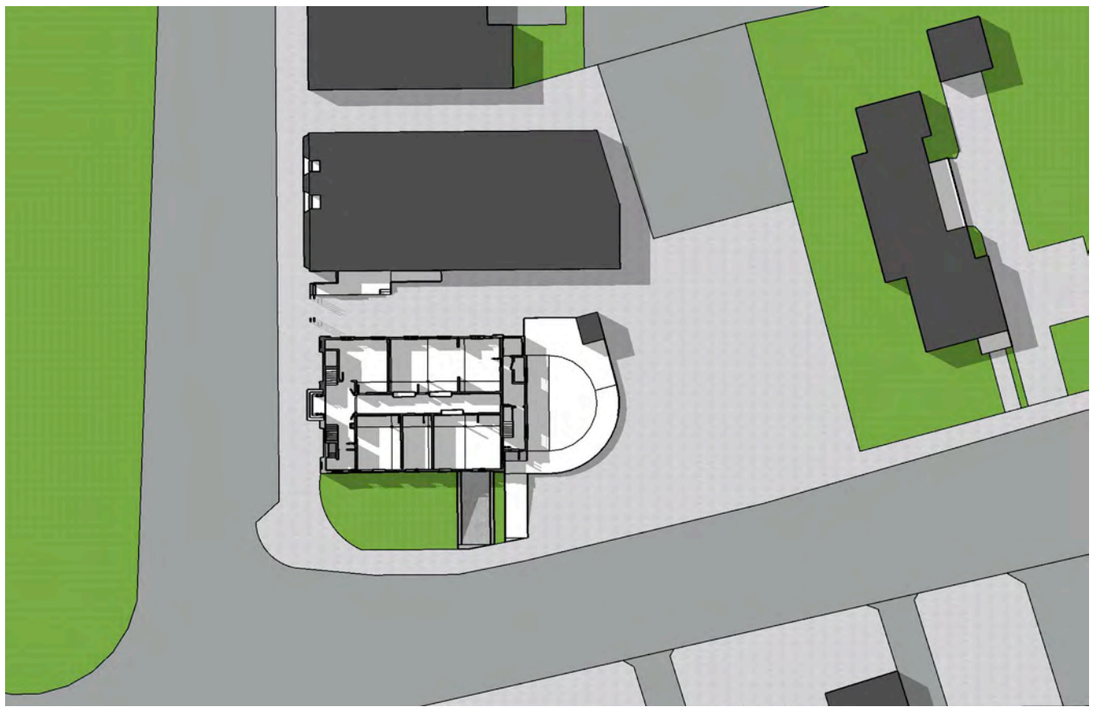

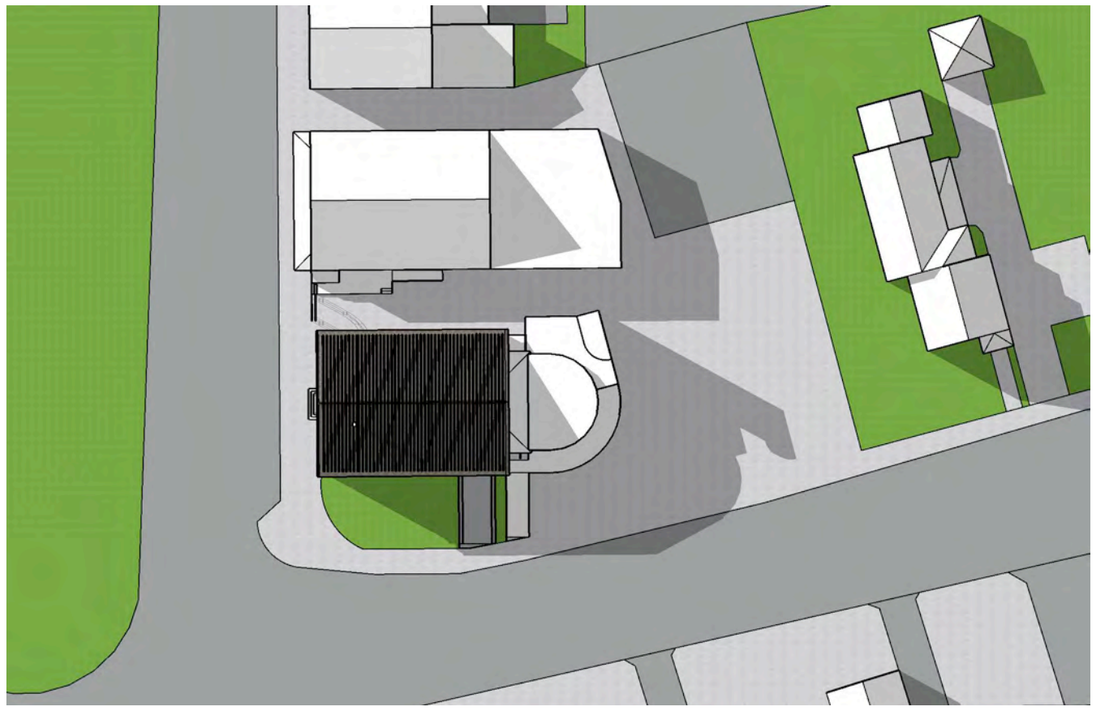

BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

Site Plans: Town Hall Addition and Park

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PROGRAM / OPERATIONS CONSULTANT:
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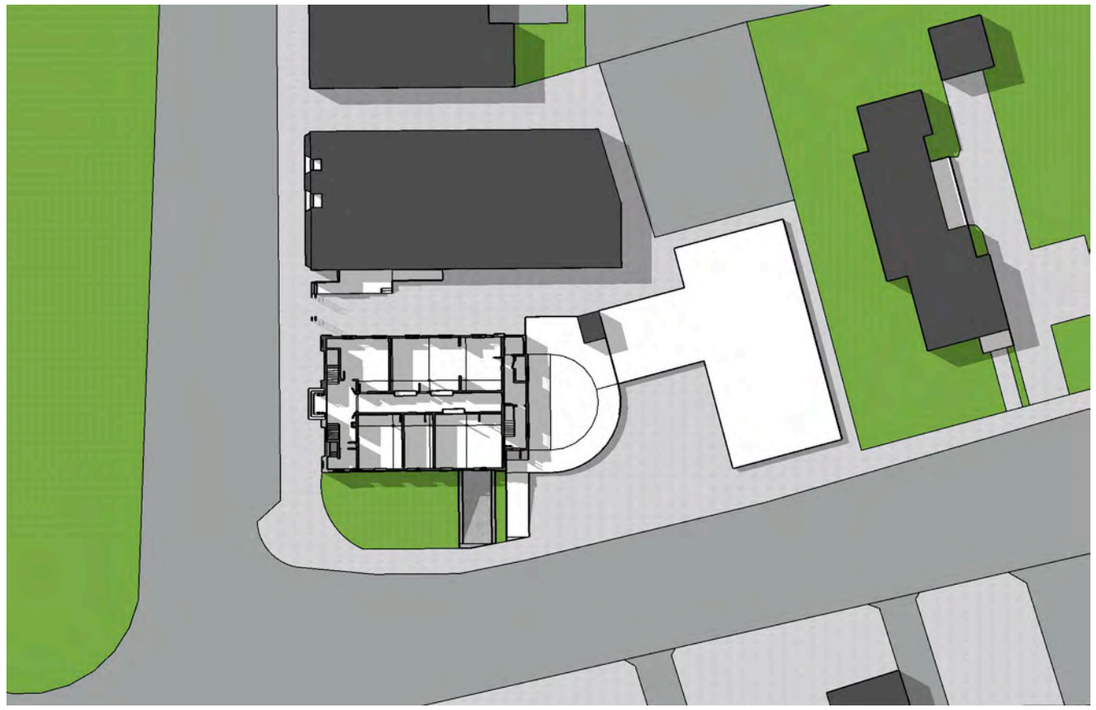
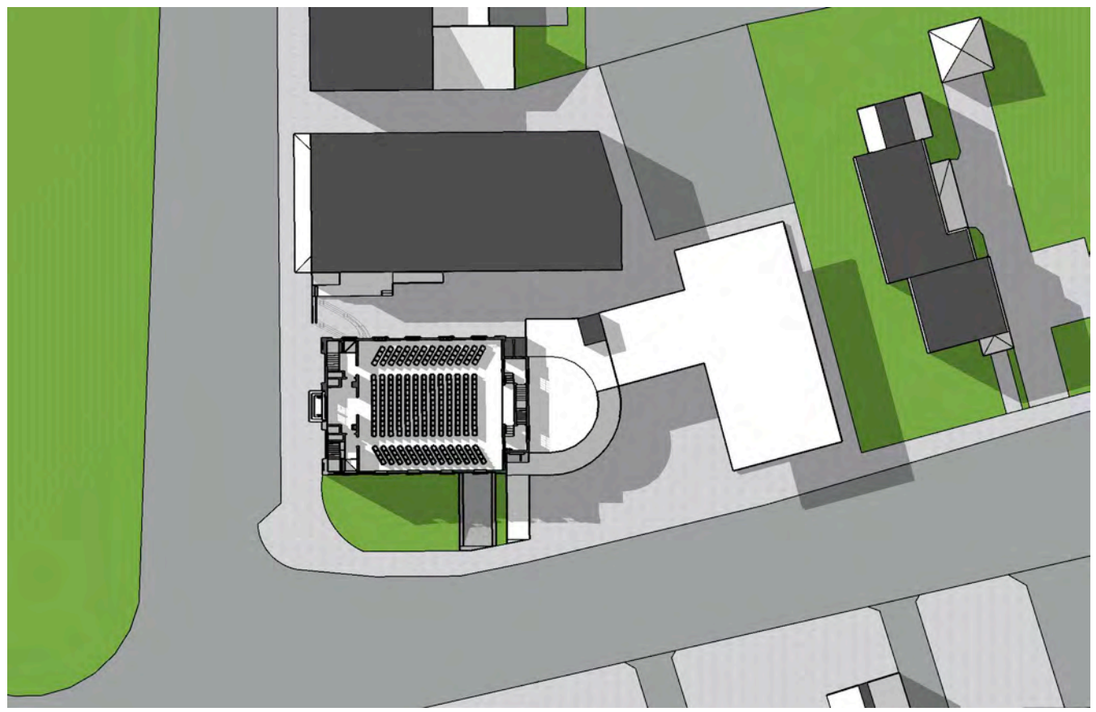
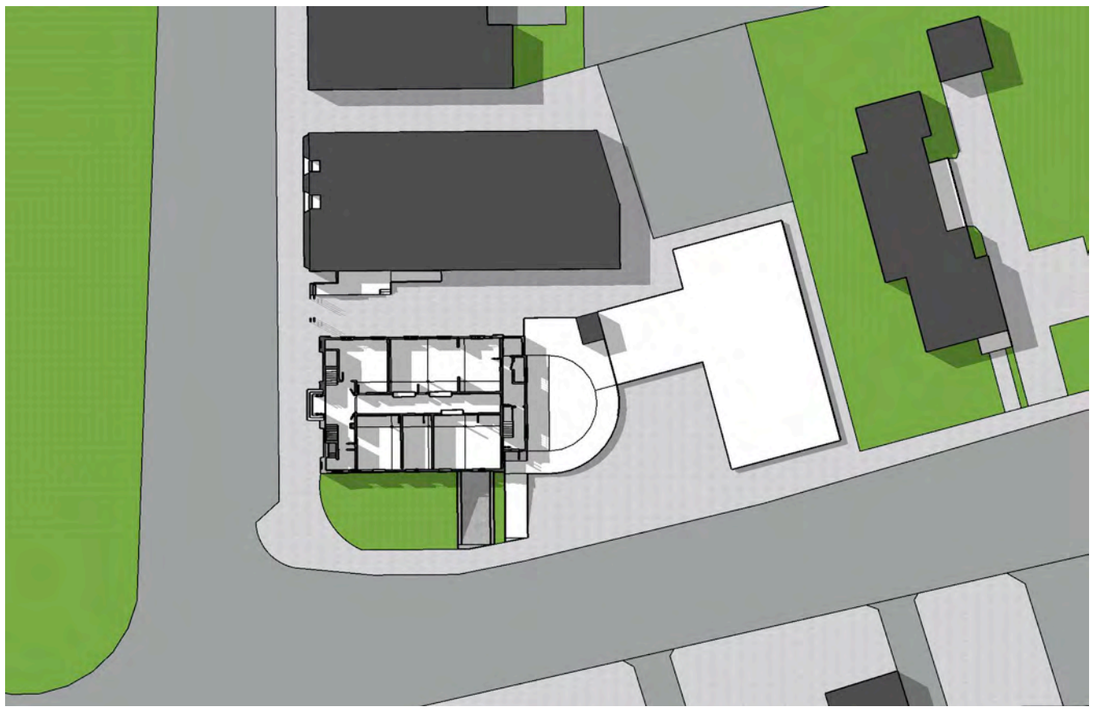
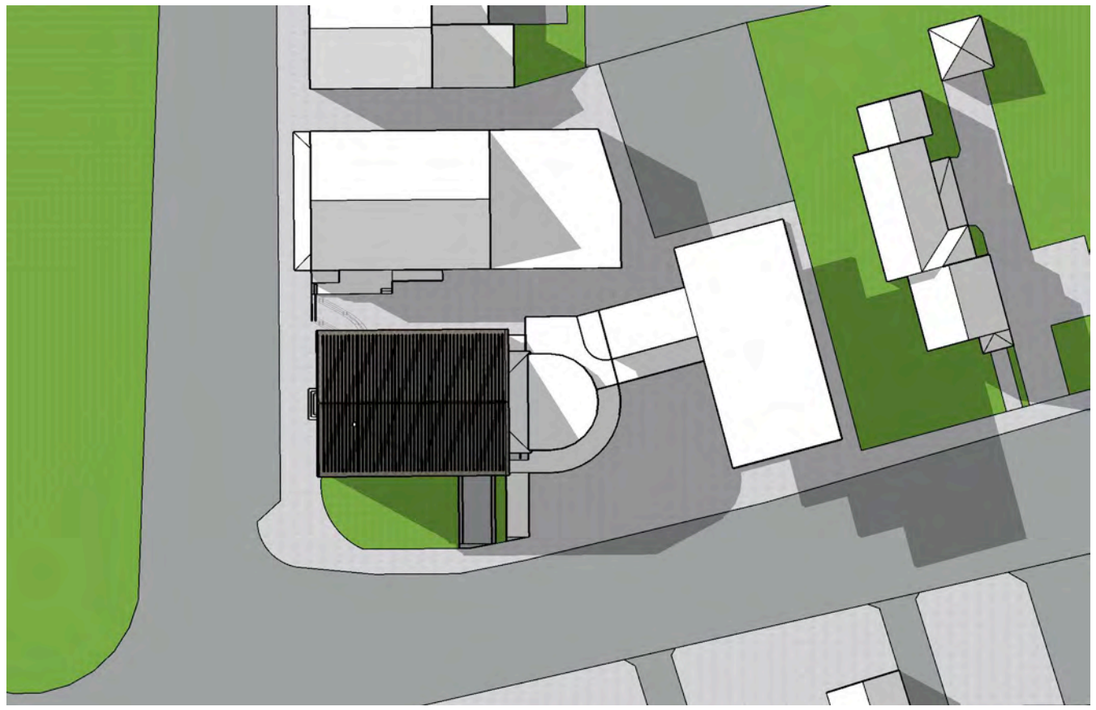








BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

Site Plans: Integrated Cultural Center

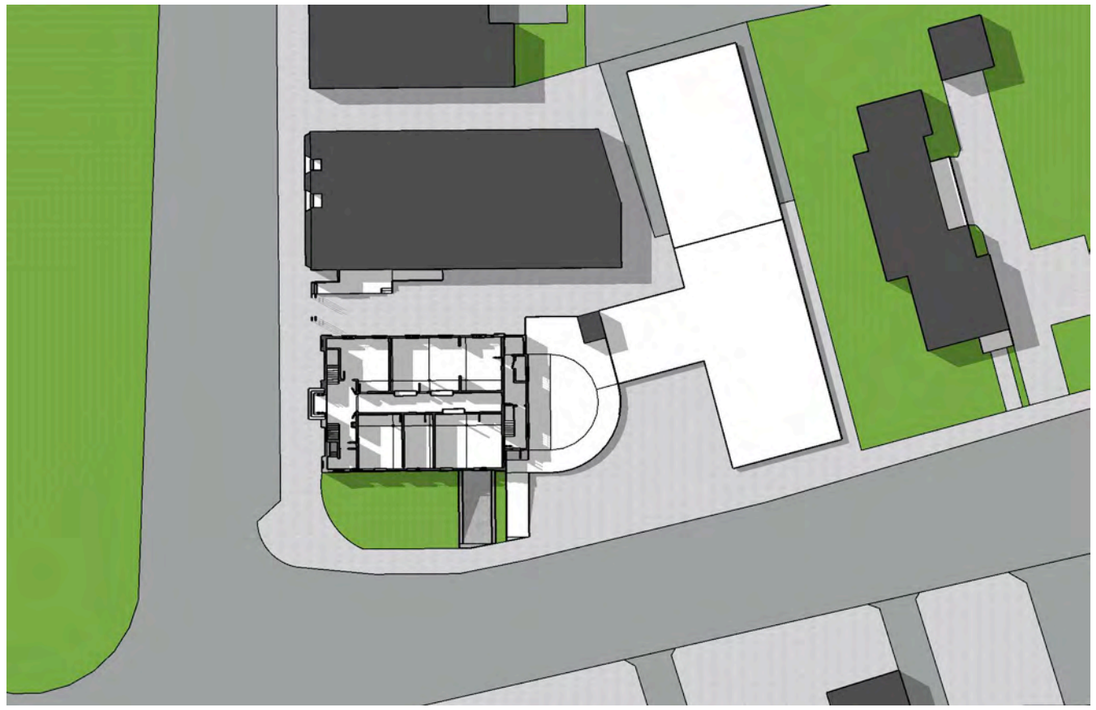
A 4.00

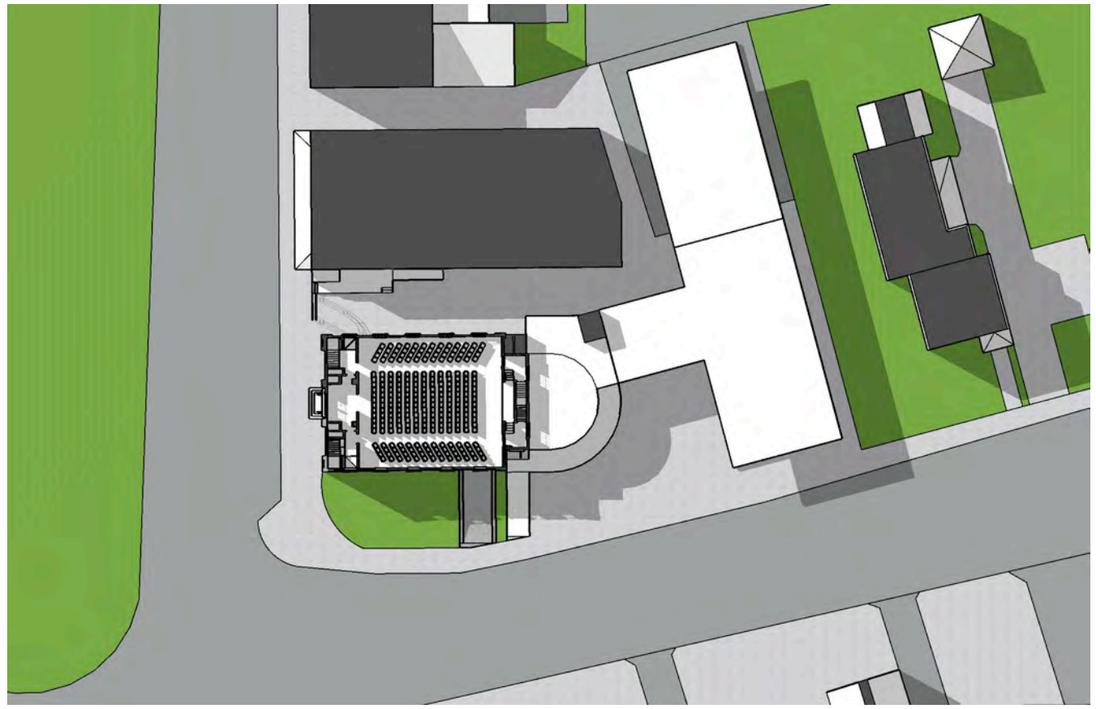
May 29, 2020

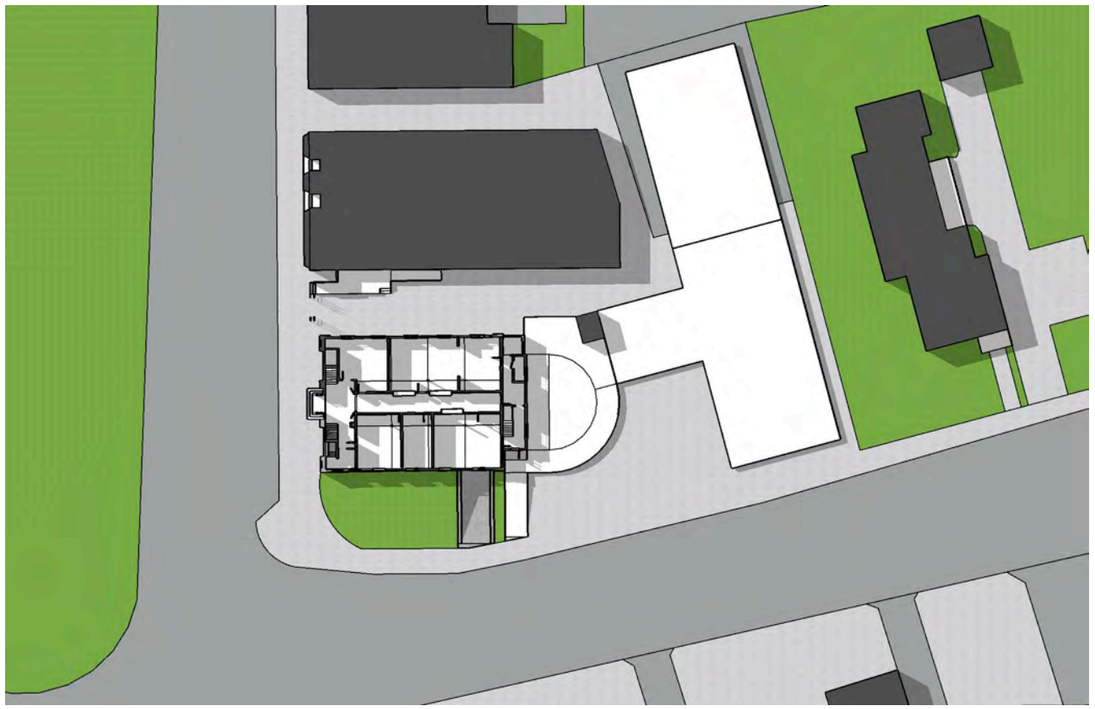
PROGRAM / OPERATIONS CONSULTANT:
ArtsMarket, Inc.
662 Coffee Creek Road, Bozeman, MT 59715
T : (406) 587-4571 E : LStevens@artsmarket.com

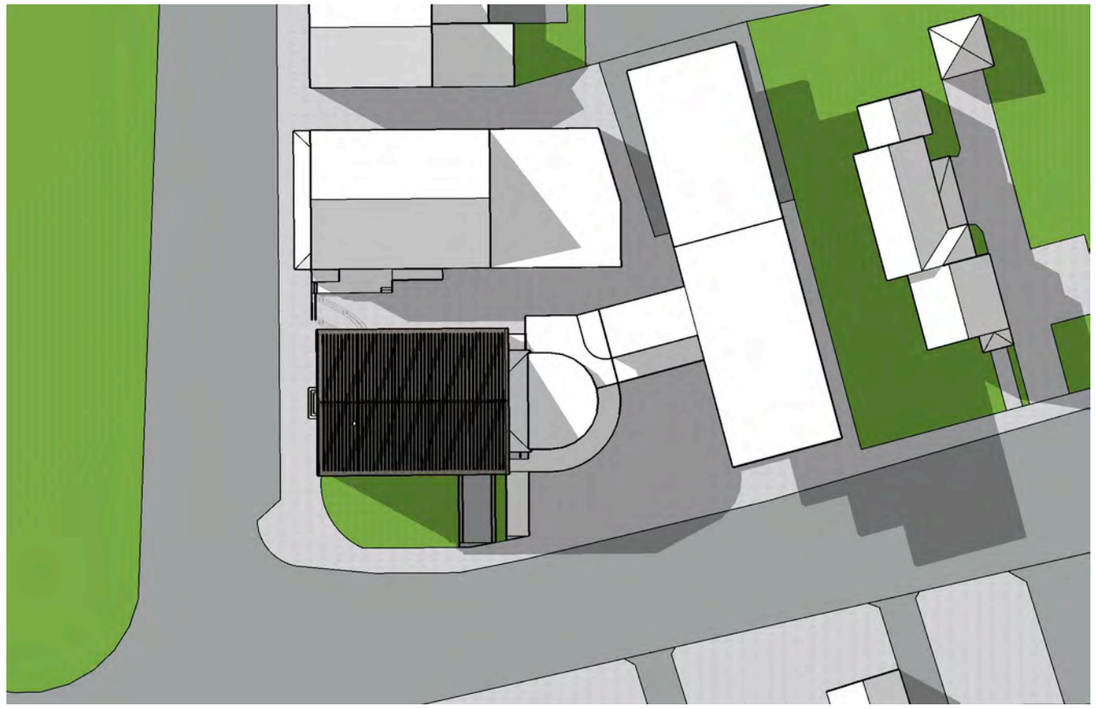
MASTER PLAN AND FEASIBILITY ARCHITECT:
EPSTEIN JOSLIN Architect, Inc.
80 Trowbridge Street, Cambridge, MA 02138
T:(617) 306-6943 E:ajoslin@epsteinjoslin.com

For Design Concept only, Not for Construction









BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

Site Plans: Expanded Cultural Center

A 5.00

May 29, 2020

PROGRAM / OPERATIONS CONSULTANT:
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T : (406) 587-4571 E : LStevens@artsmarket.com

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BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

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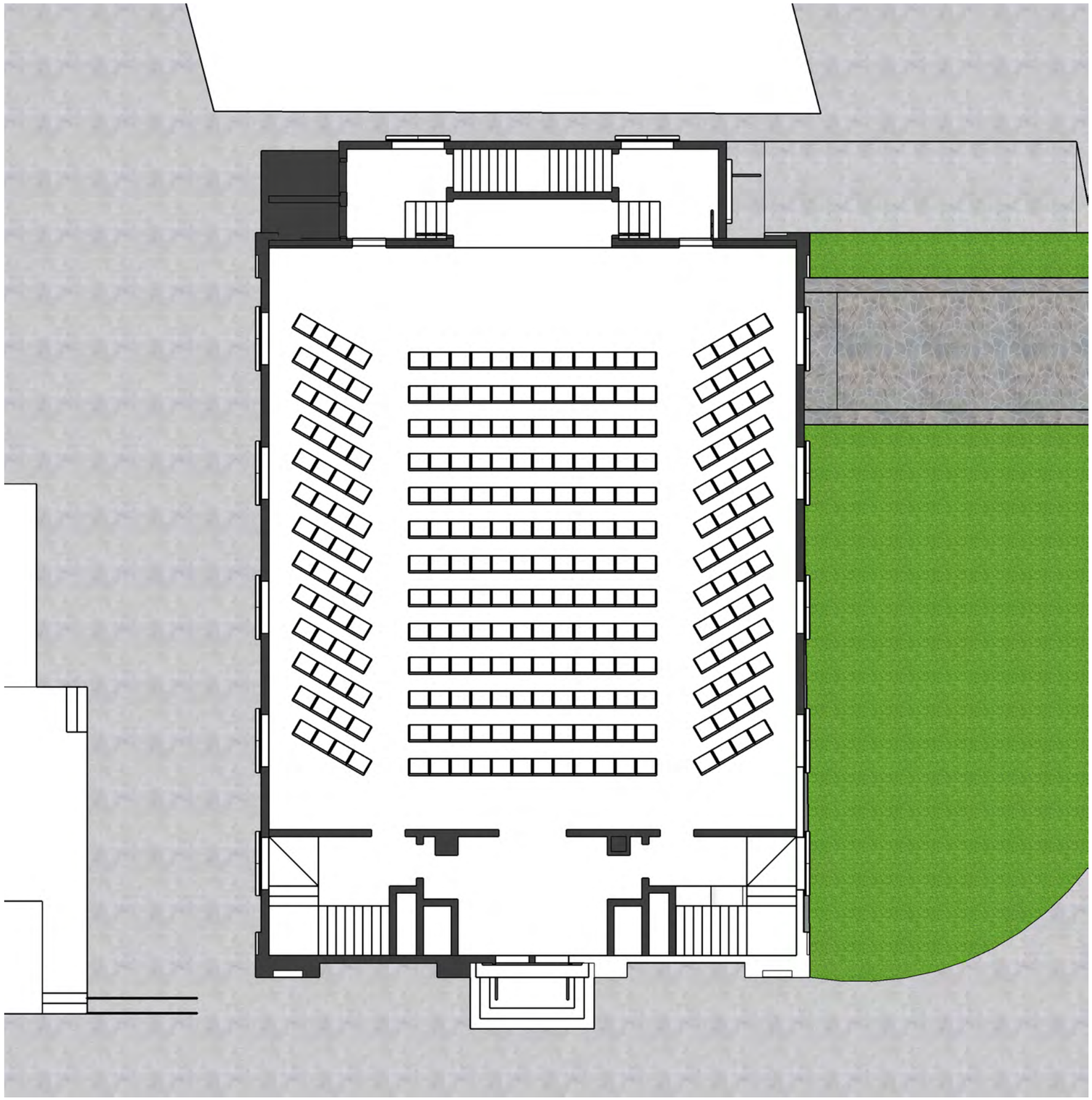
Existing First Floor Plan

A 6.00

For Design Concept only, Not for Construction

May 29, 2020



BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

PROGRAM / OPERATIONS CONSULTANT:
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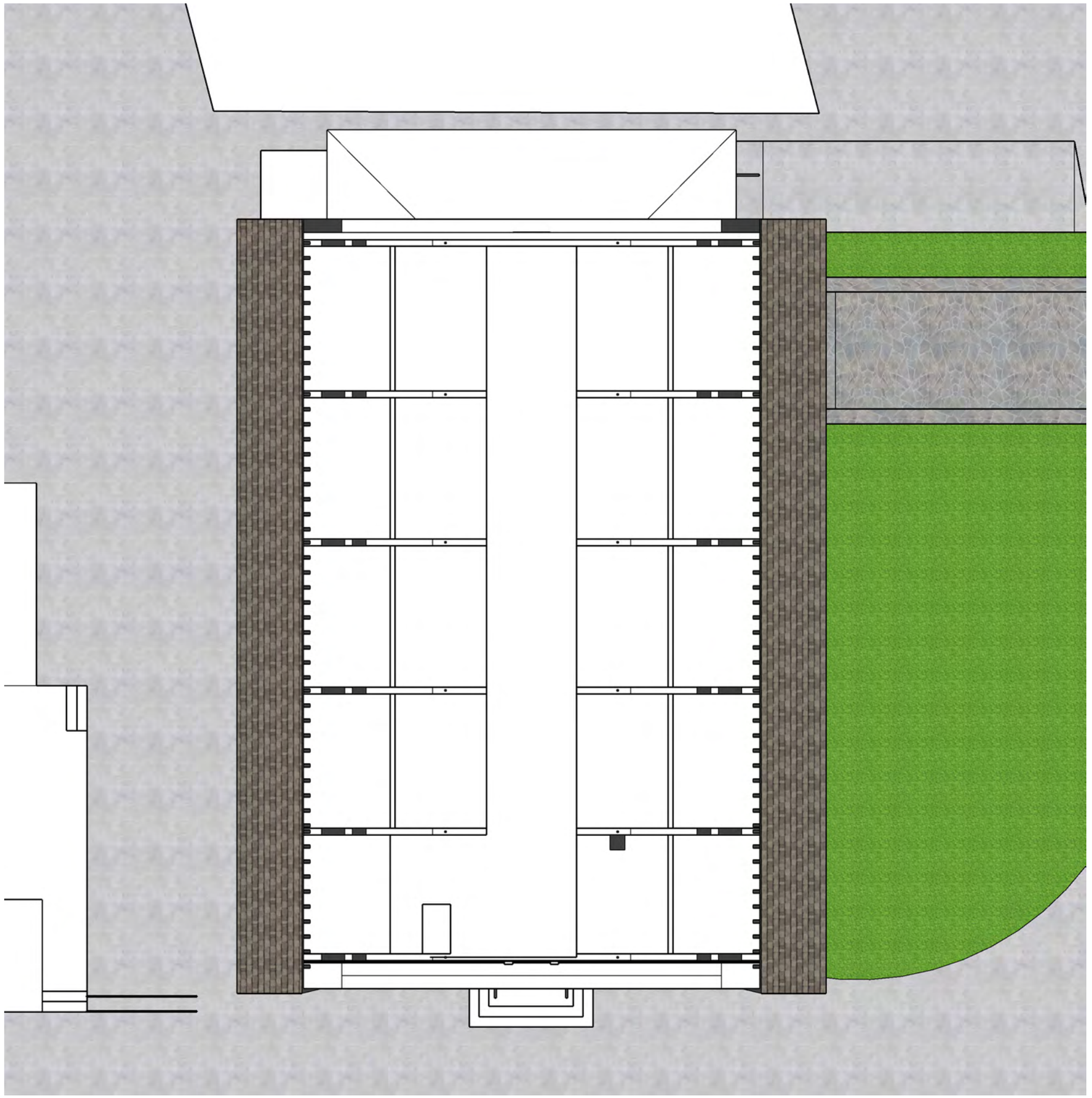
T:(617) 306-6943 E:ajoslin@epsteinjoslin.com

Existing Second Floor Plan

A 7.00

For Design Concept only, Not for Construction

May 29, 2020



BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

PROGRAM / OPERATIONS CONSULTANT:
ArtsMarket, Inc.
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Existing Attic Plan

A 8.00

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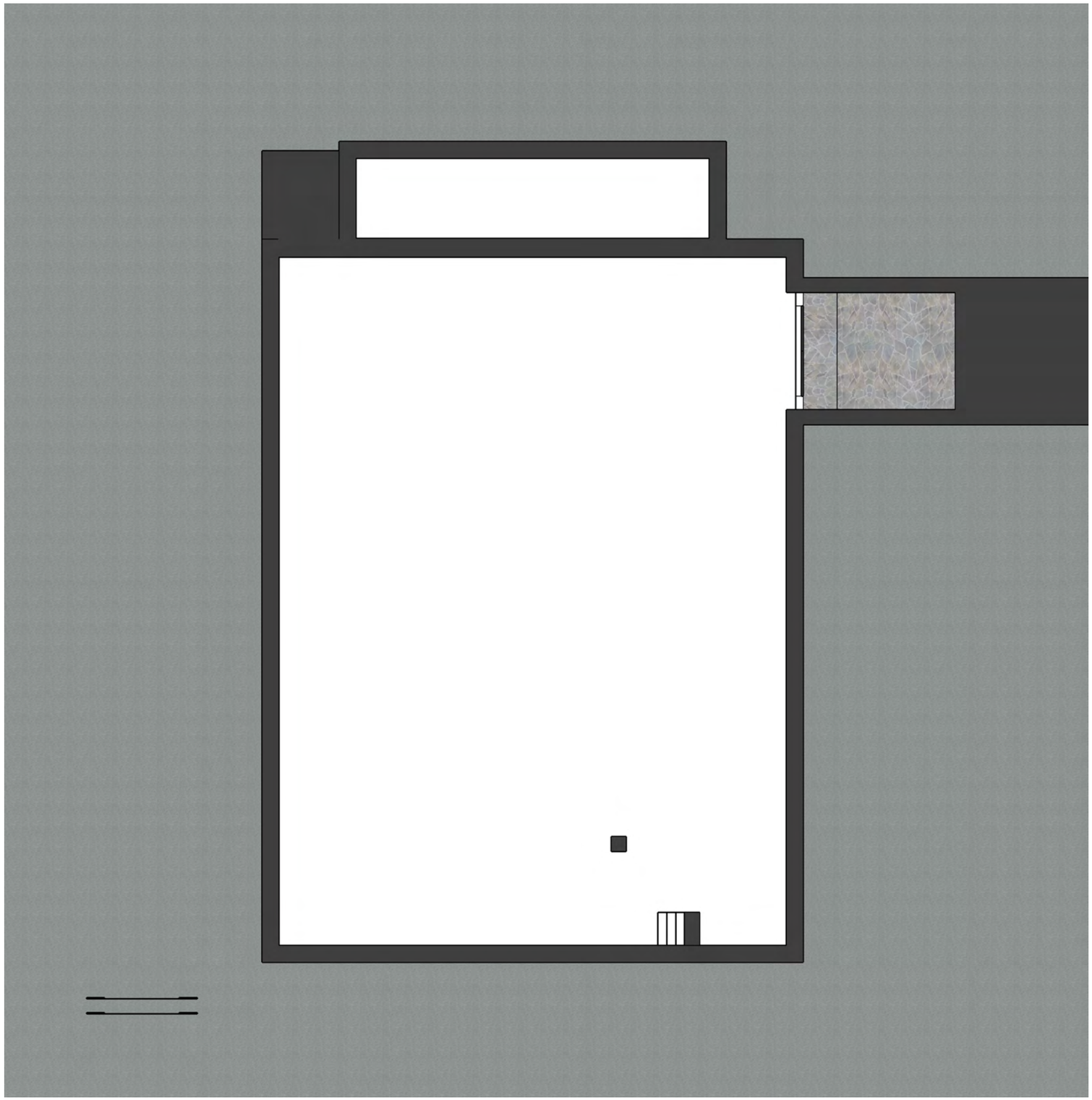

BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

PROGRAM / OPERATIONS CONSULTANT:
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Existing Basement Plan

A 9.00

For Design Concept only, Not for Construction

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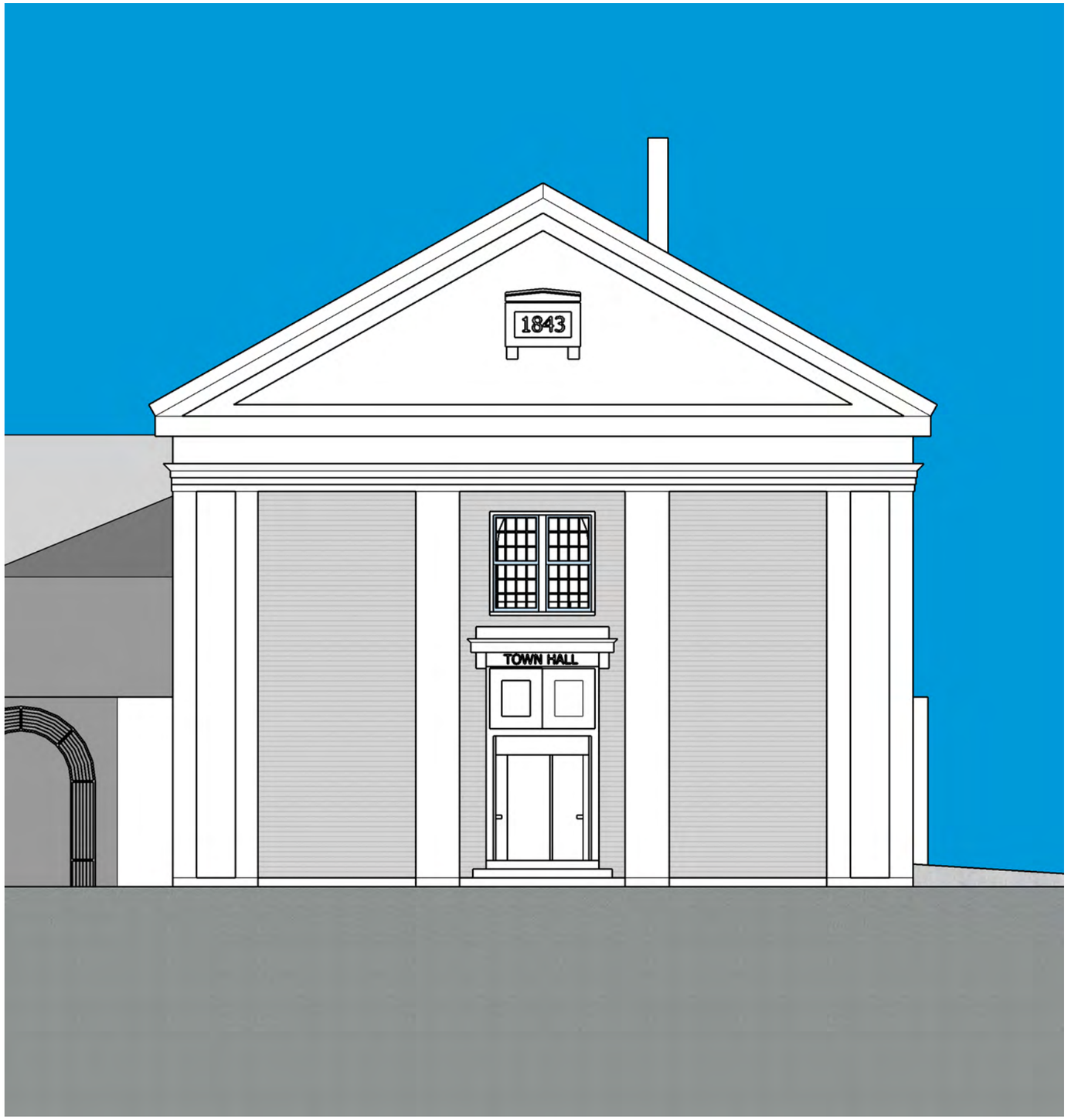

BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

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80 Trowbridge Street, Cambridge, MA 02138
T:(617) 306-6943 E:ajoslin@epsteinjoslin.com

Existing Central Square Elevation

A 10.00

For Design Concept only, Not for Construction

May 29, 2020

BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

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T:(617) 306-6943 E:ajoslin@epsteinjoslin.com

Existing Front Lobby Section

A 11.00

For Design Concept only, Not for Construction

May 29, 2020

BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,
Central Square, Bridgewater, MA

Existing Main Central Section

A 12.00

PROGRAM / OPERATIONS CONSULTANT:
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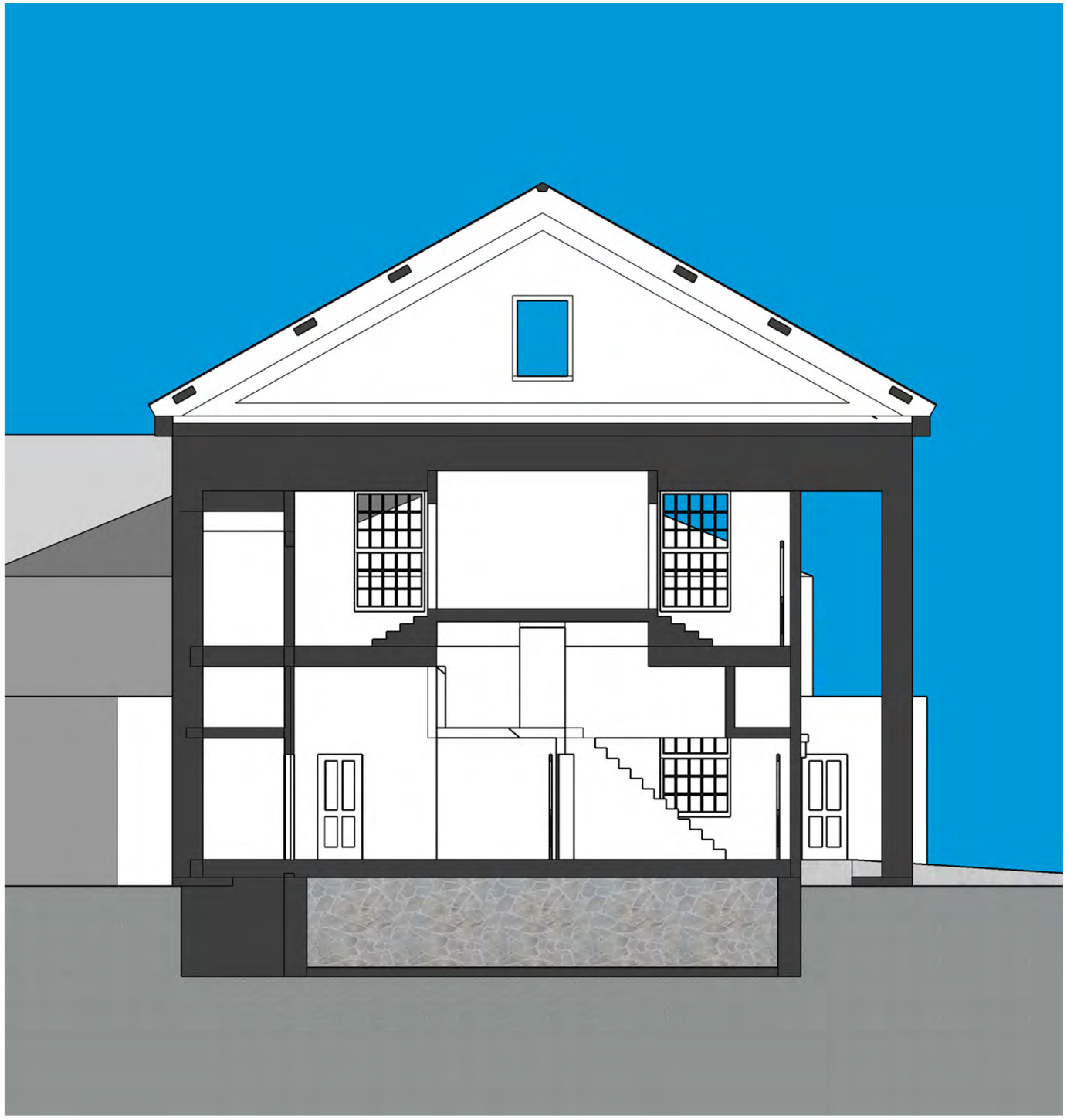
For Design Concept only, Not for Construction

May 29, 2020



BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

PROGRAM / OPERATIONS CONSULTANT:
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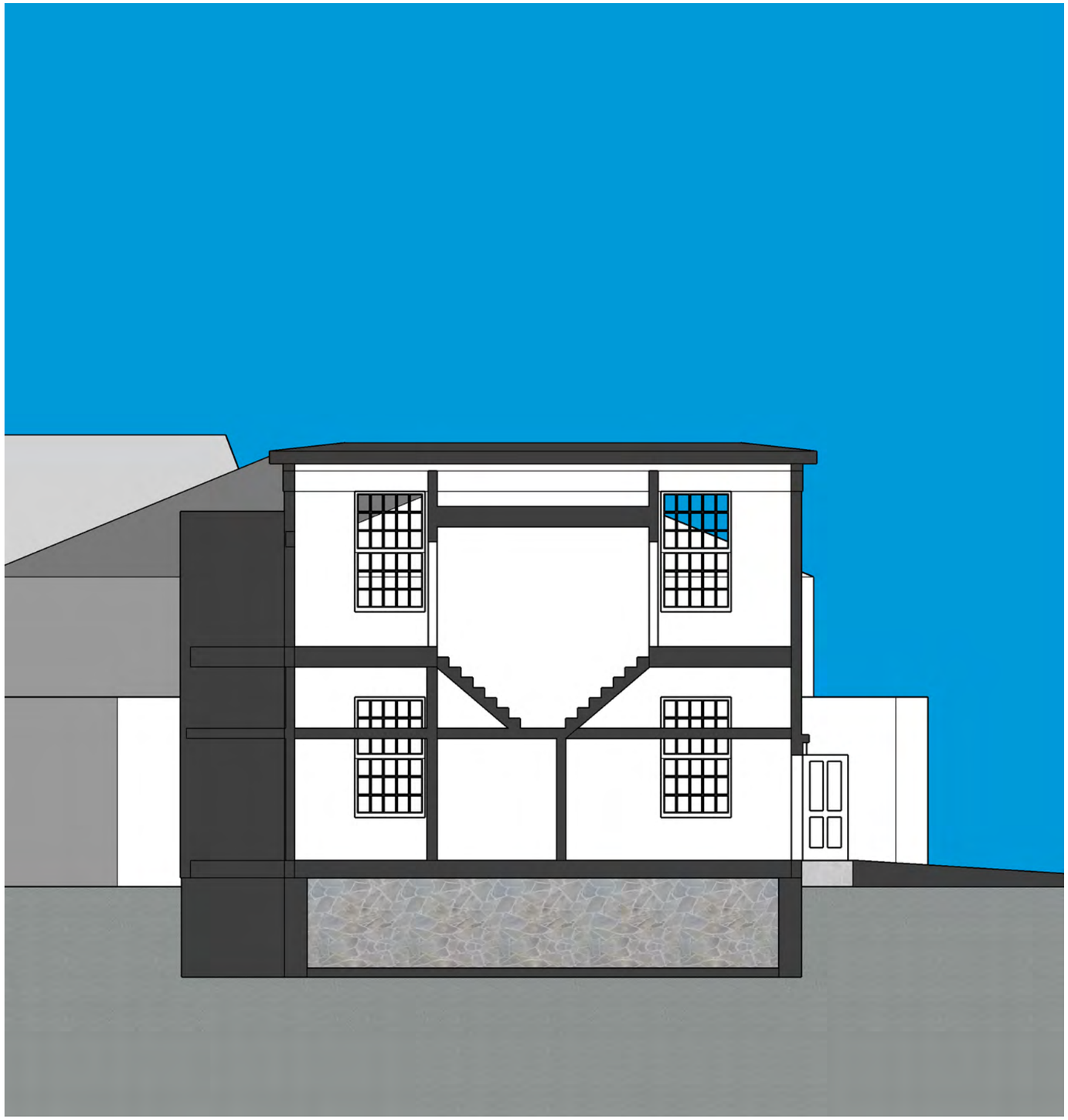
Existing Rear Lobby Stair Section

A 13.00

For Design Concept only, Not for Construction

May 29, 2020



BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

PROGRAM / OPERATIONS CONSULTANT:
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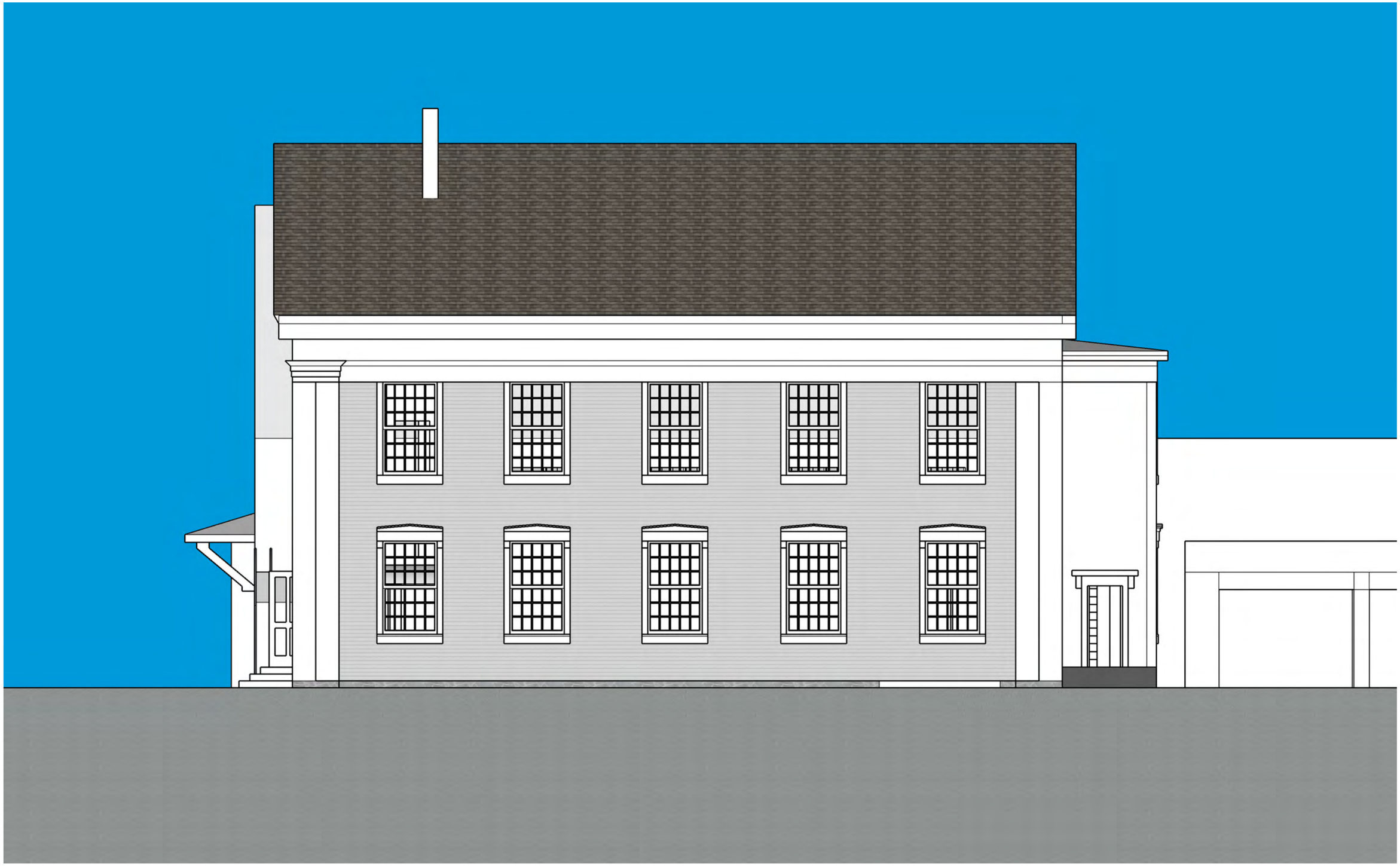
Existing Rear Lobby Section

A 14.00

For Design Concept only, Not for Construction

May 29, 2020



BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

PROGRAM / OPERATIONS CONSULTANT:
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80 Trowbridge Street, Cambridge, MA 02138
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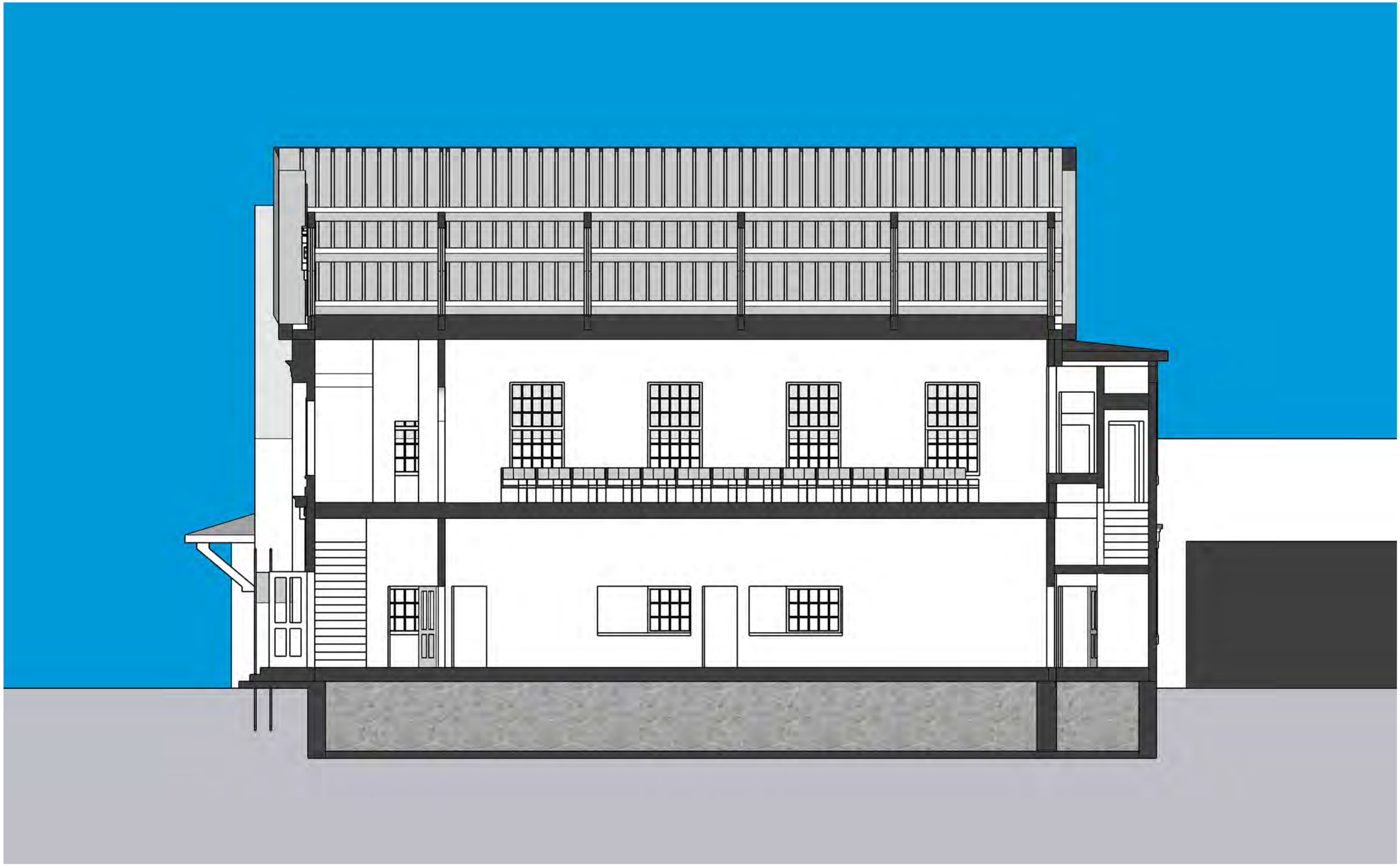
Existing School Street Elevation

A 15.00

For Design Concept only, Not for Construction

May 29, 2020



BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, MA

PROGRAM / OPERATIONS CONSULTANT:
ArtsMarket, Inc.
662 Coffee Creek Road, Bozeman, MT 59715
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T:(617) 306-6943 E:ajoslin@epsteinjoslin.com

Existing Full Longitudinal Section

A 16.00

For Design Concept only, Not for Construction

May 29, 2020

BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

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T : (406) 587-4571 E : LStevens@artsmarket.com

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80 Trowbridge Street, Cambridge, MA 02138
T:(617) 306-6943 E:ajoslin@epsteinjoslin.com

Old Town Hall from Central Square

A 1.00

For Design Concept only, Not for Construction

June 5, 2020

BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

Old Town Hall from Central Square

A 2.00

PROGRAM / OPERATIONS CONSULTANT:
ArtsMarket, Inc.
662 Coffee Creek Road, Bozeman, MT 59715
T : (406) 587-4571 E : LStevens@artsmarket.com

MASTER PLAN AND FEASIBILITY ARCHITECT:
EPSTEIN JOSLIN Architect, Inc.
80 Trowbridge Street, Cambridge, MA 02138
T:(617) 306-6943 E:ajoslin@epsteinjoslin.com

For Design Concept only, Not for Construction

June 5, 2020

BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

PROGRAM / OPERATIONS CONSULTANT:
ArtsMarket, Inc.
662 Coffee Creek Road, Bozeman, MT 59715
T : (406) 587-4571 E : LStevens@artsmarket.com

MASTER PLAN AND FEASIBILITY ARCHITECT:
EPSTEIN JOSLIN Architect, Inc.
80 Trowbridge Street, Cambridge, MA 02138
T:(617) 306-6943 E:ajoslin@epsteinjoslin.com

Old Town Hall from Fire Department

A 3.00

For Design Concept only, Not for Construction

June 5, 2020

0 5 10

BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

Existing Aerial Site Plan

A 4.00

June 5, 2020

PROGRAM / OPERATIONS CONSULTANT:
ArtsMarket, Inc.
662 Coffee Creek Road, Bozeman, MT 59715
T : (406) 587-4571 E : LStevens@artsmarket.com

MASTER PLAN AND FEASIBILITY ARCHITECT:
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80 Trowbridge Street, Cambridge, MA 02138
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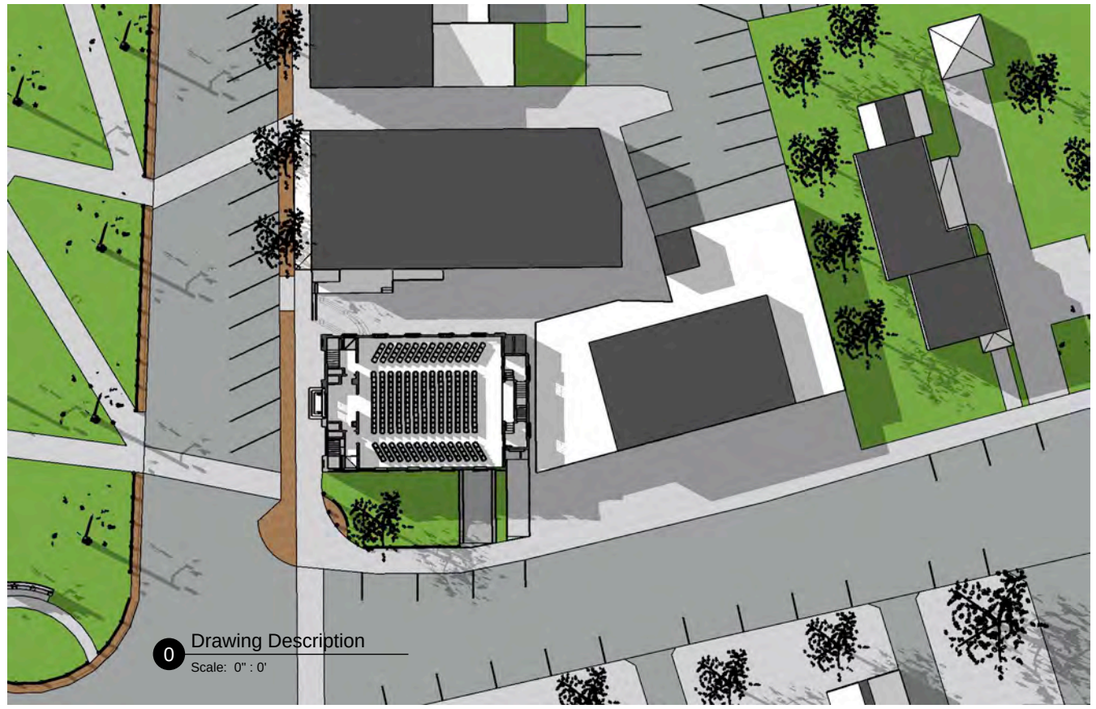

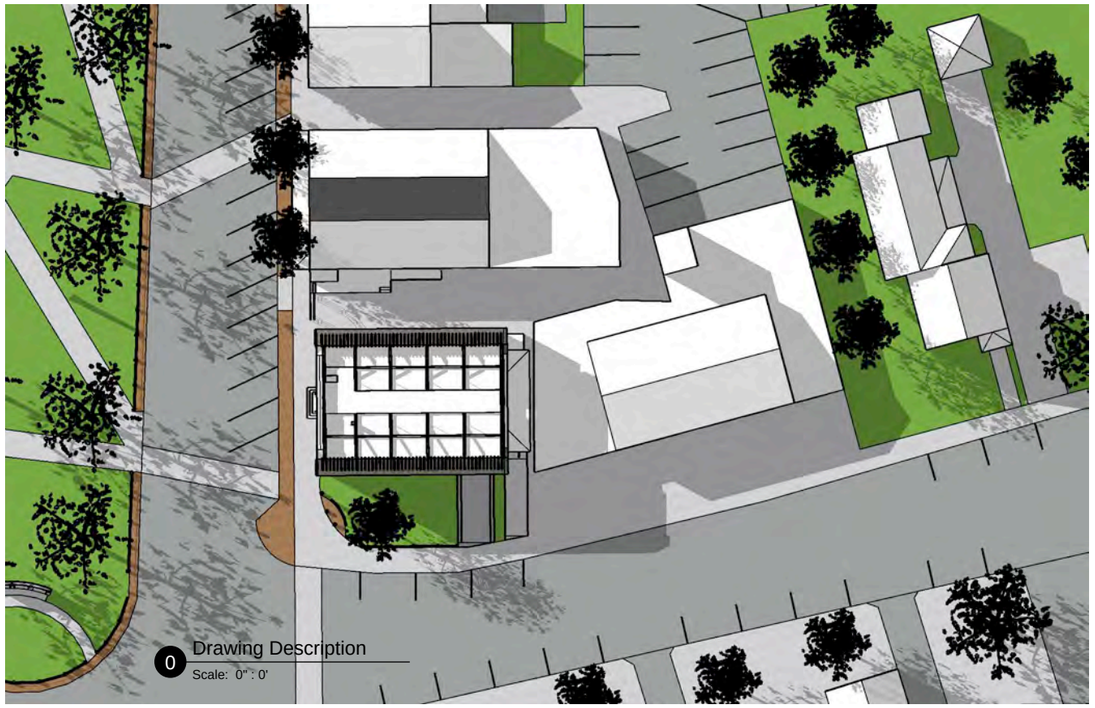

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BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

PROGRAM / OPERATIONS CONSULTANT:
ArtsMarket, Inc.
662 Coffee Creek Road, Bozeman, MT 59715
T : (406) 587-4571 E : LStevens@artsmarket.com

MASTER PLAN AND FEASIBILITY ARCHITECT:
EPSTEIN JOSLIN Architect, Inc.
80 Trowbridge Street, Cambridge, MA 02138
T:(617) 306-6943 E:ajoslin@epsteinjoslin.com

Site Plans: Town Hall Renovtion

A 5.00

For Design Concept only, Not for Construction

June 5, 2020

0 5 10

BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

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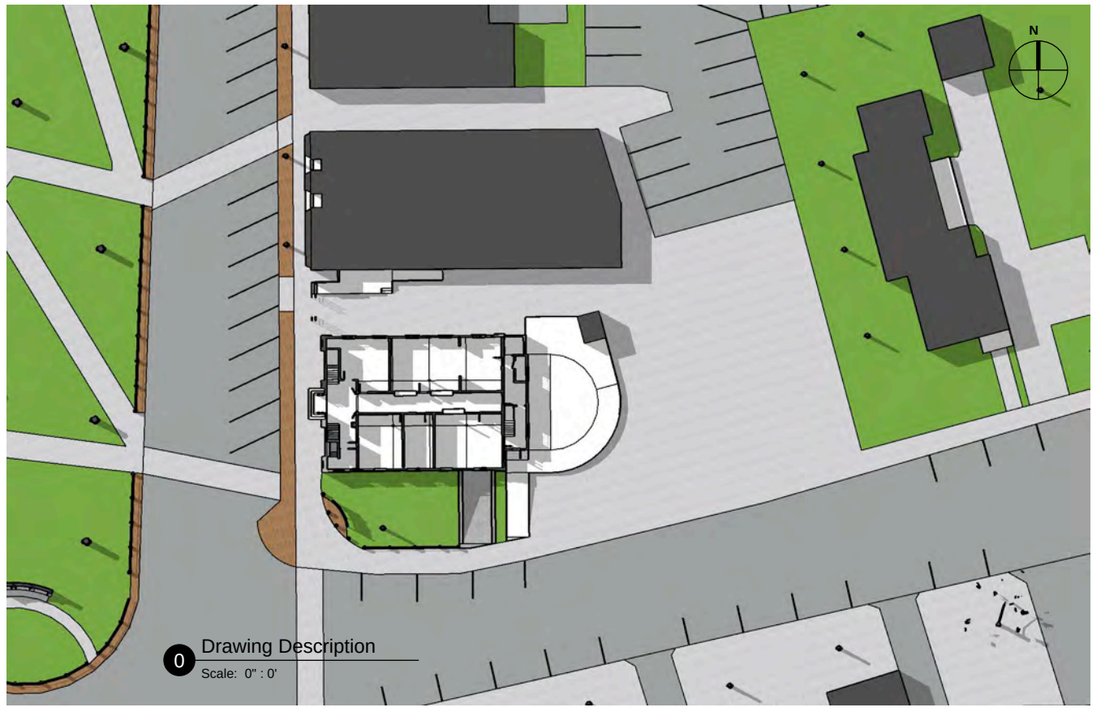

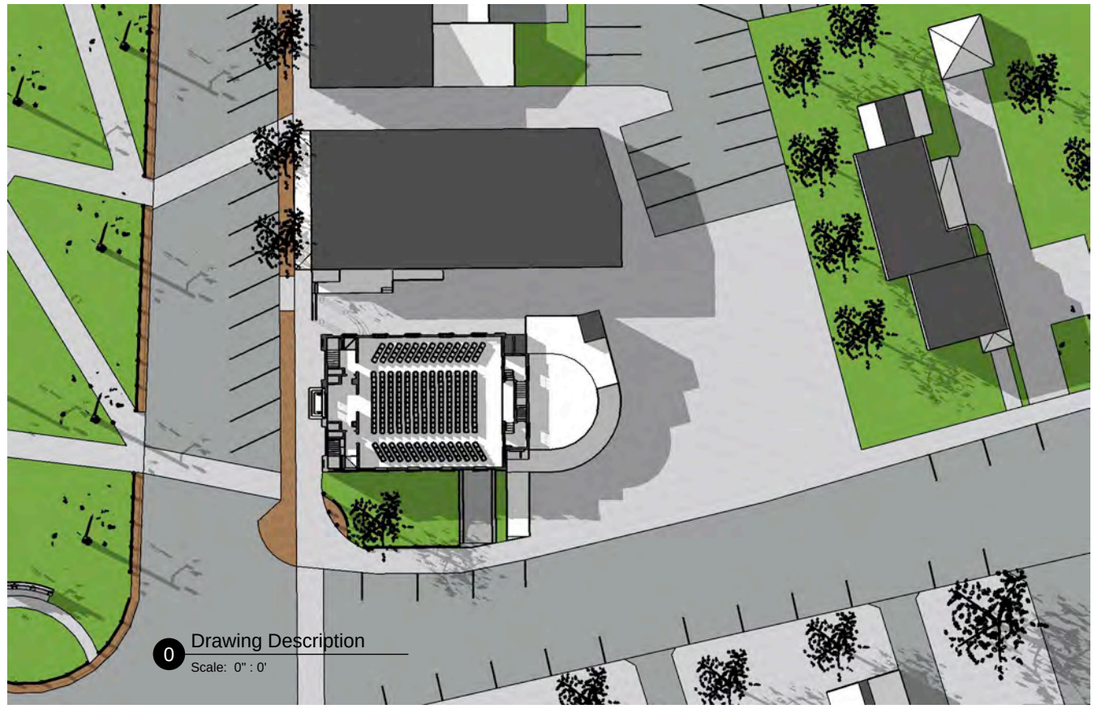

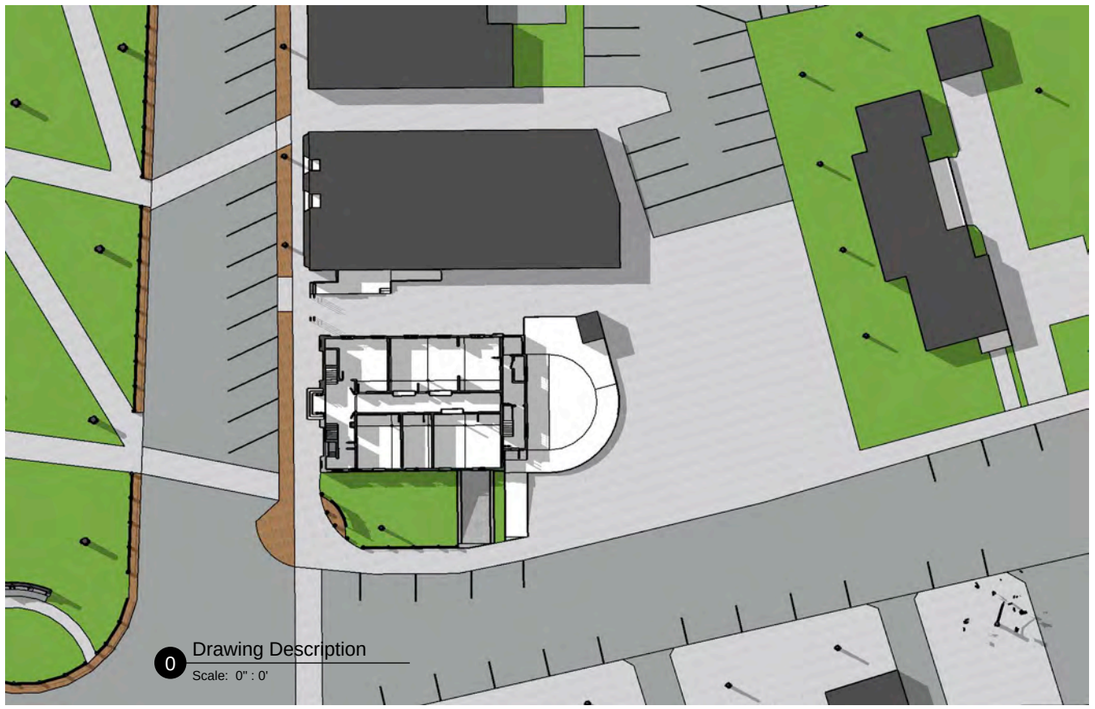

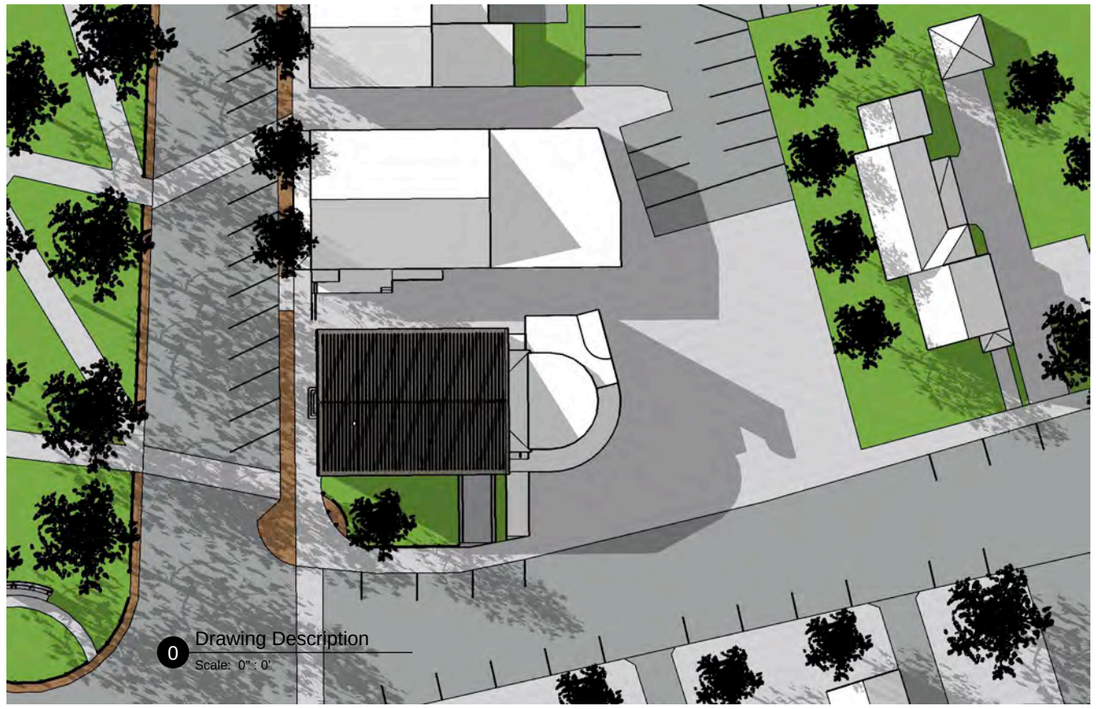

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BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

Site Plans: Town Hall Addition and Park

A 7.00

PROGRAM / OPERATIONS CONSULTANT:
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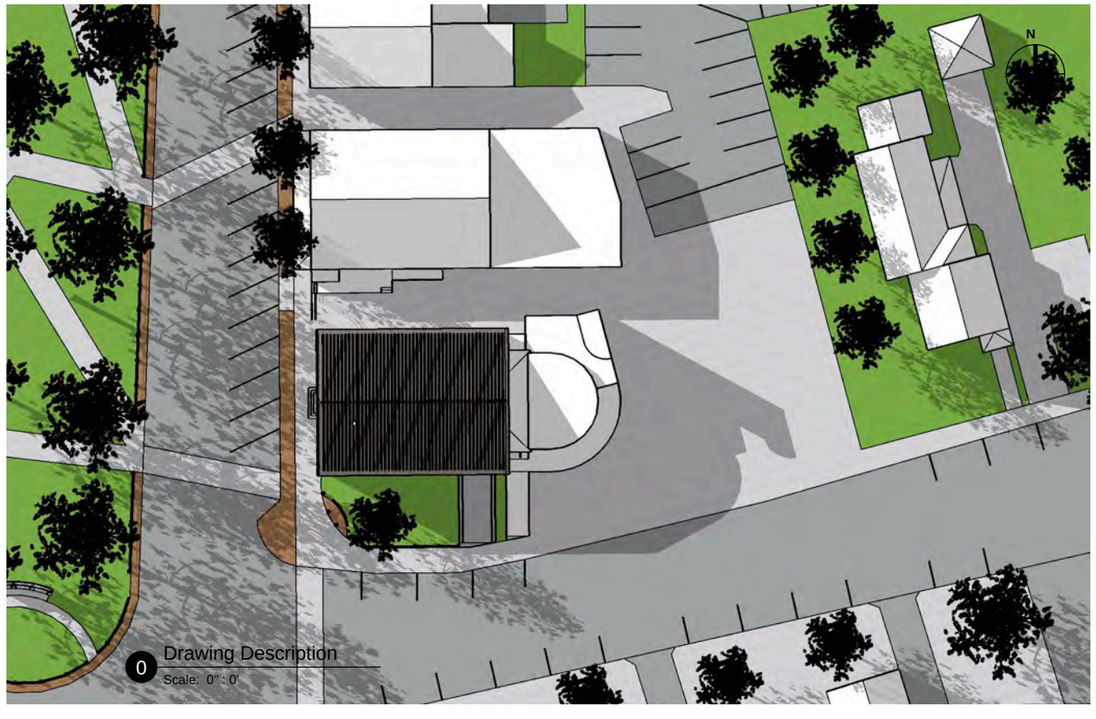
For Design Concept only, Not for Construction

June 5, 2020



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BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

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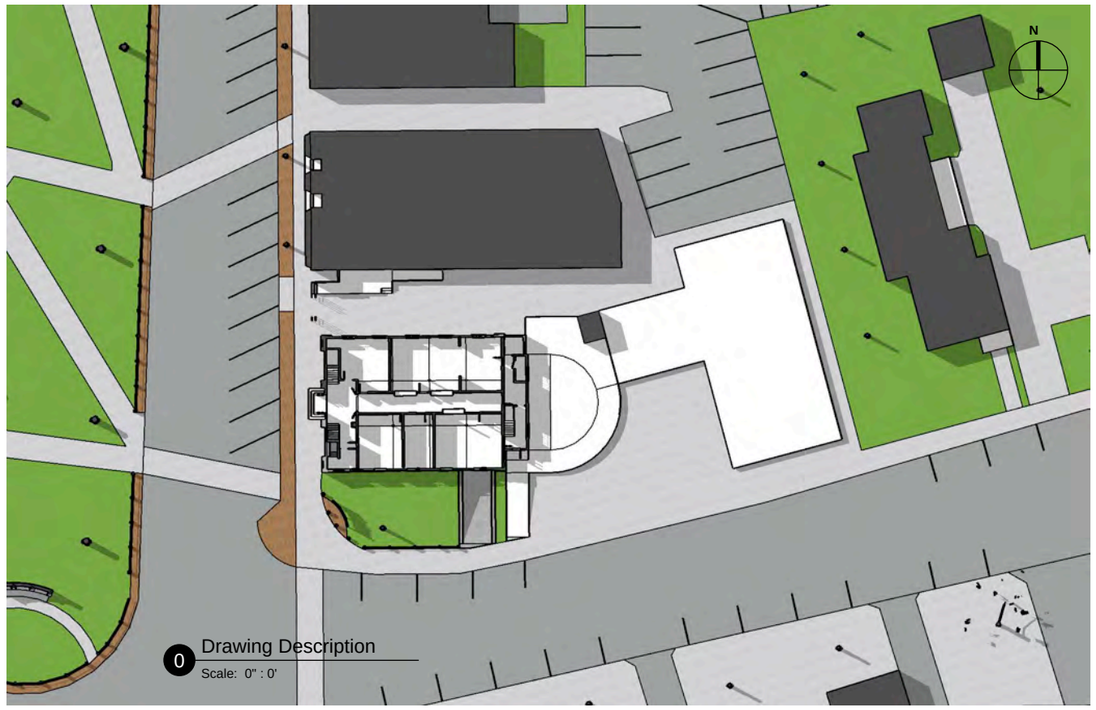

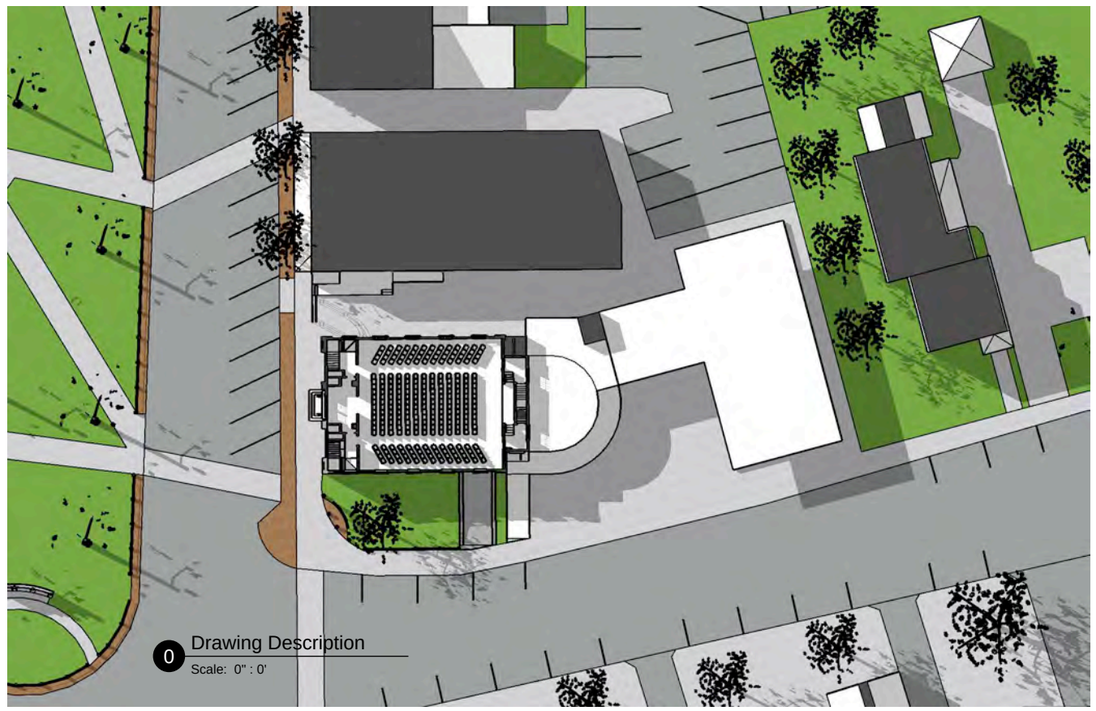

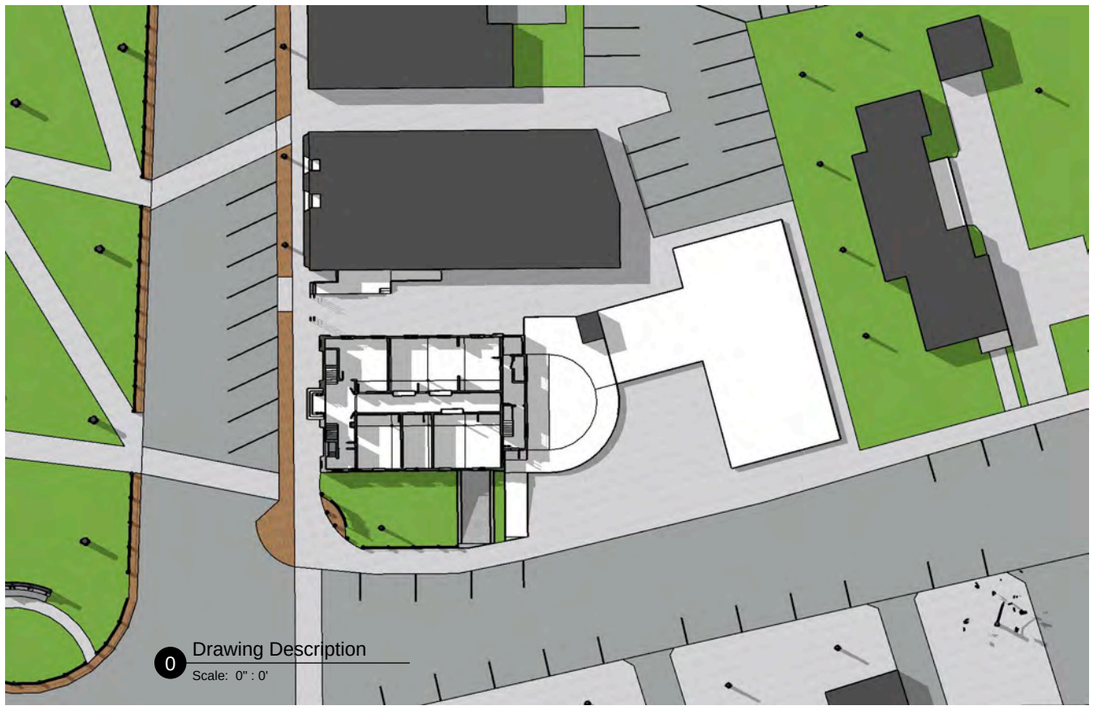

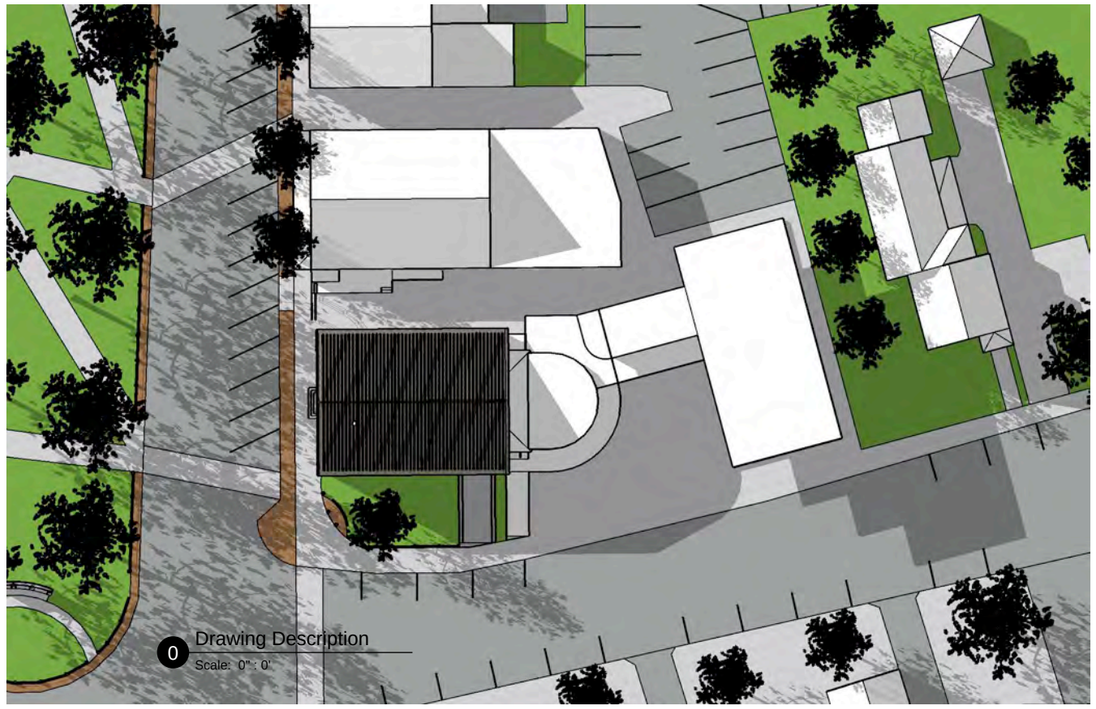

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BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

Site Plans: Integrated Cultural Center

A 9.00

PROGRAM / OPERATIONS CONSULTANT:
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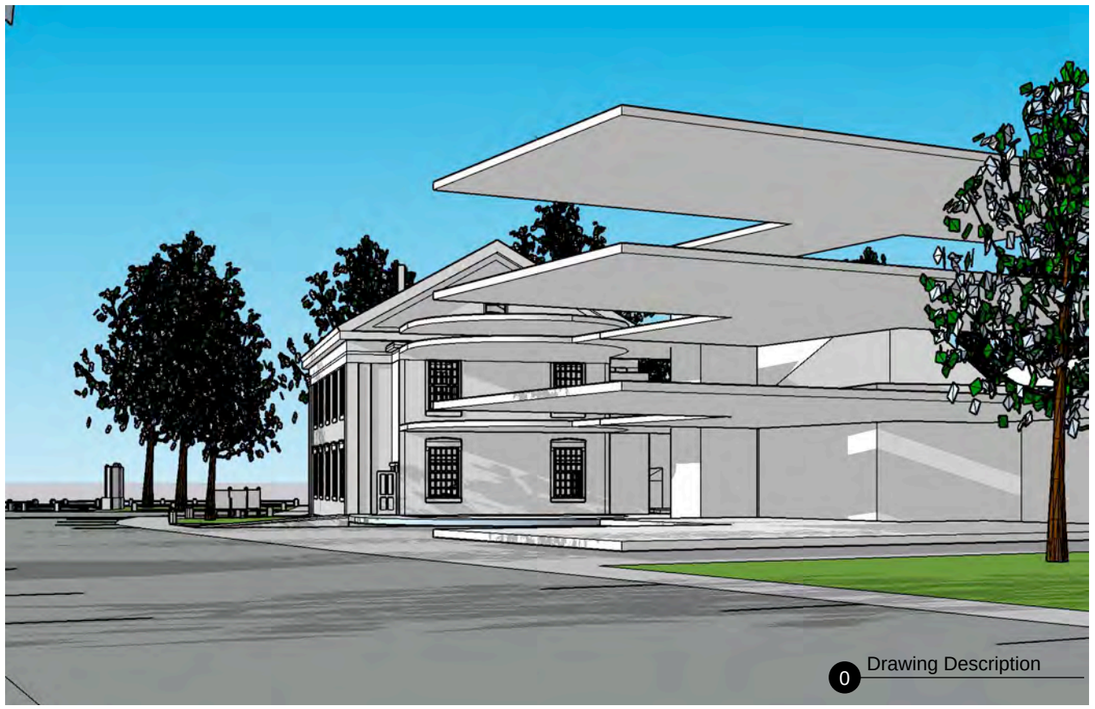

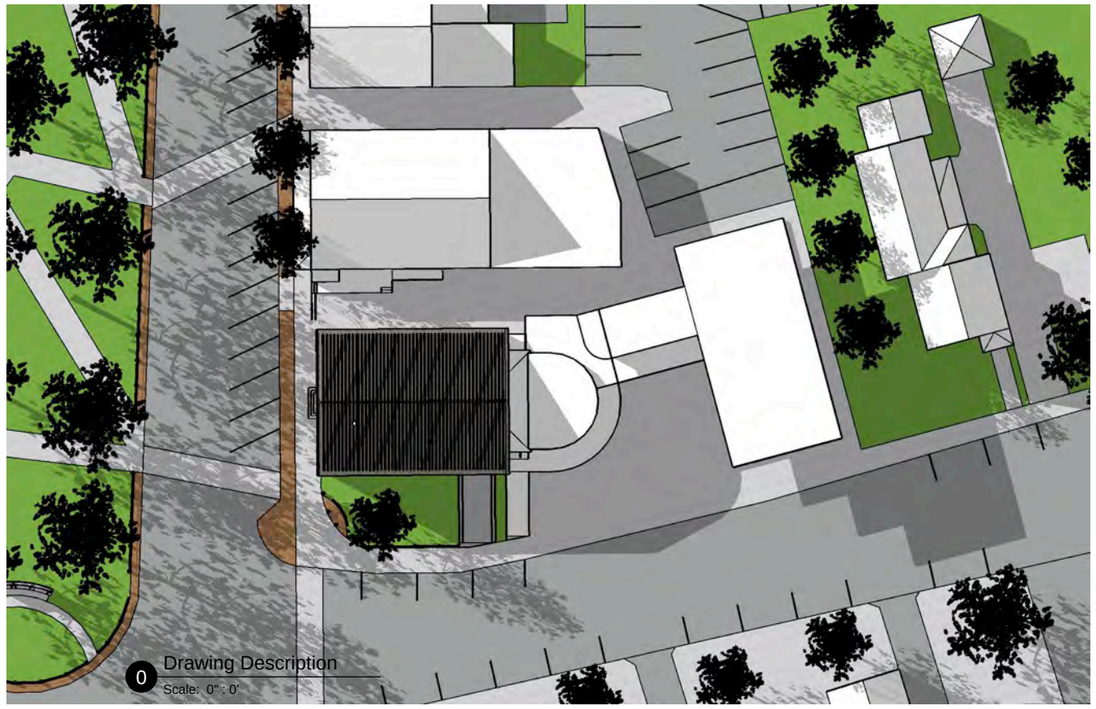

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BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

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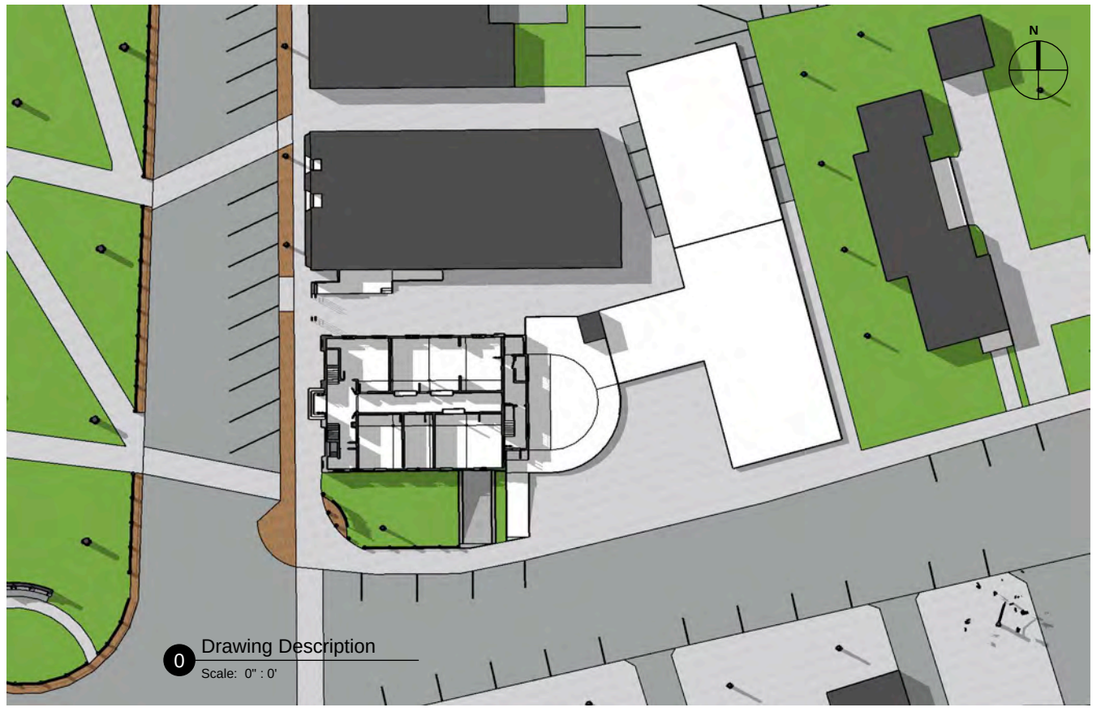
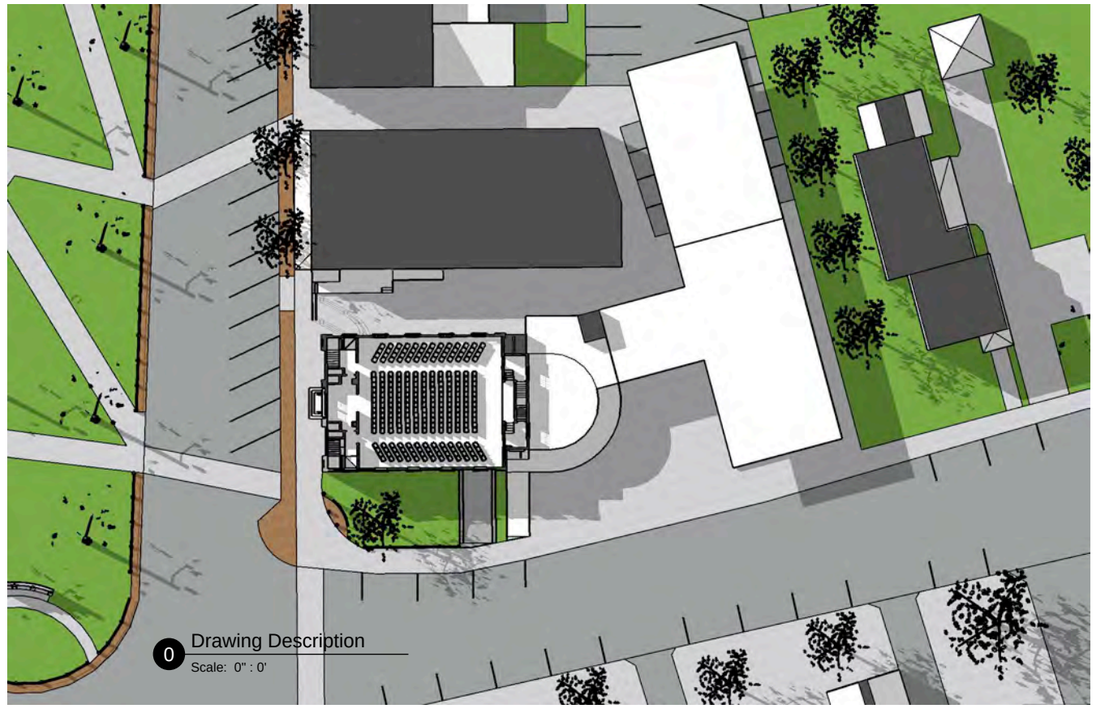
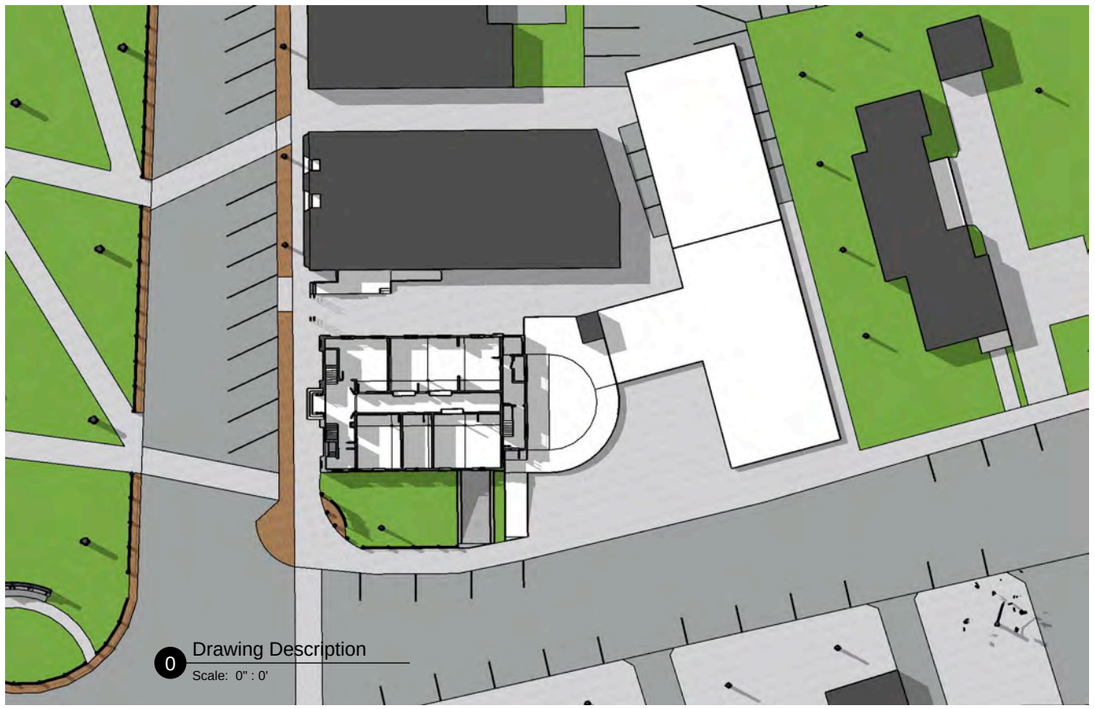
A 10.00

June 5, 2020







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BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

Site Plans: Expanded Cultural Center

A 11.00

PROGRAM / OPERATIONS CONSULTANT:
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For Design Concept only, Not for Construction

June 5, 2020

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Central Square, Bridgewater, Massachusetts

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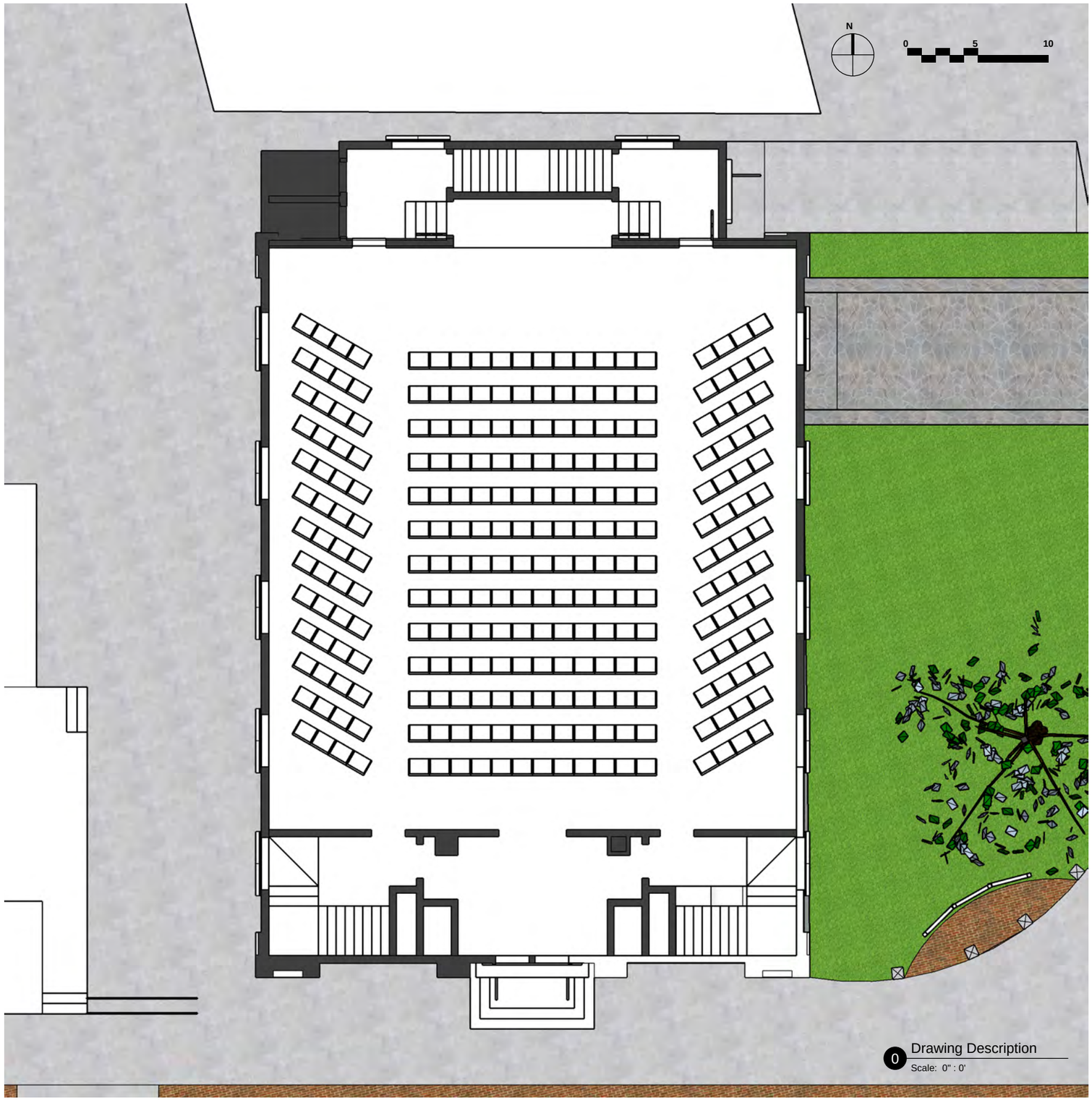
Existing First Floor Plan

A 12.00

For Design Concept only, Not for Construction

June 5, 2020



BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

PROGRAM / OPERATIONS CONSULTANT:
ArtsMarket, Inc.
662 Coffee Creek Road, Bozeman, MT 59715
T : (406) 587-4571 E : LStevens@artsmarket.com

MASTER PLAN AND FEASIBILITY ARCHITECT:
EPSTEIN JOSLIN Architect, Inc.
80 Trowbridge Street, Cambridge, MA 02138
T:(617) 306-6943 E:ajoslin@epsteinjoslin.com

Existing Second Floor Plan

A 13.00

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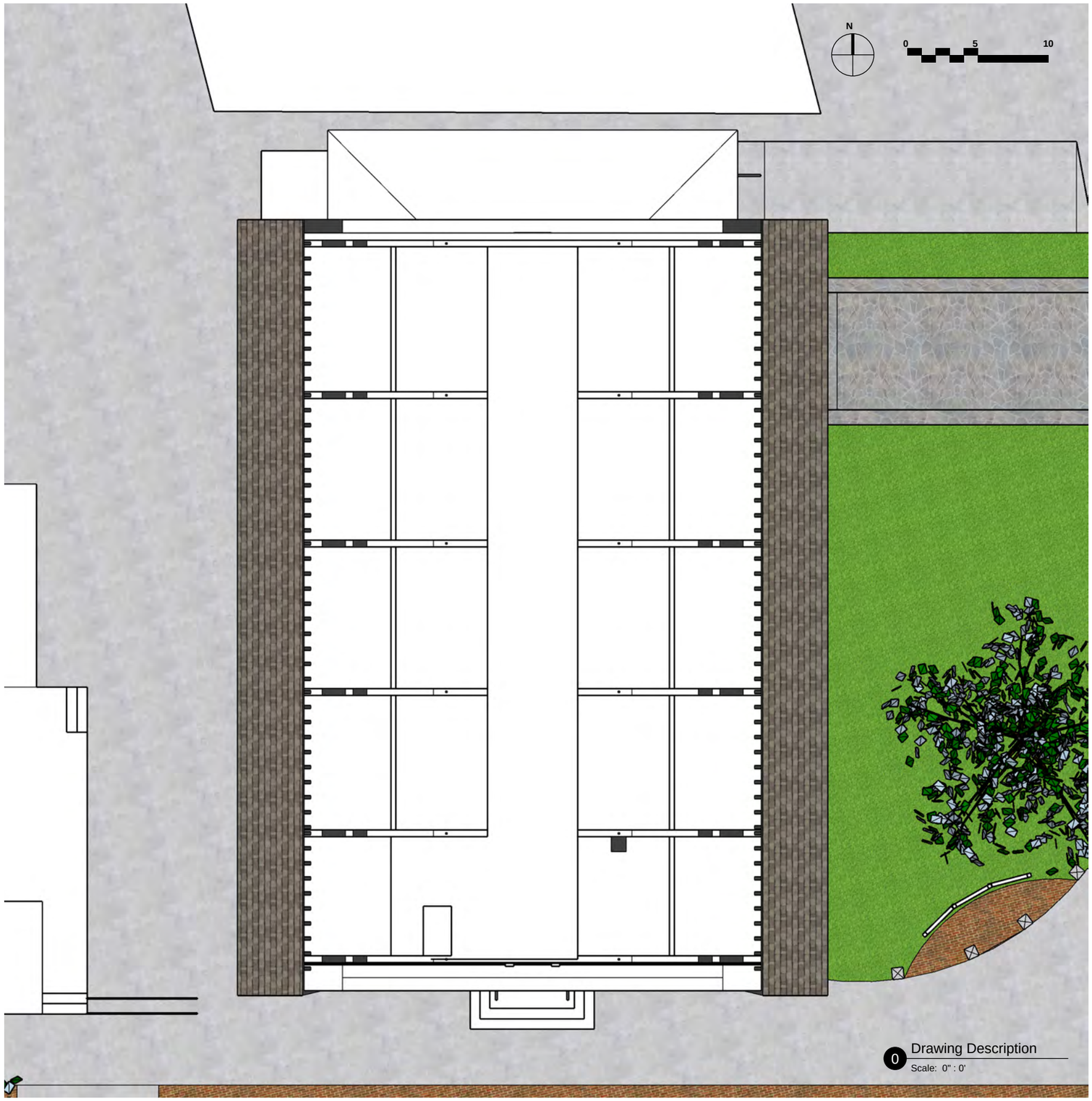
June 5, 2020



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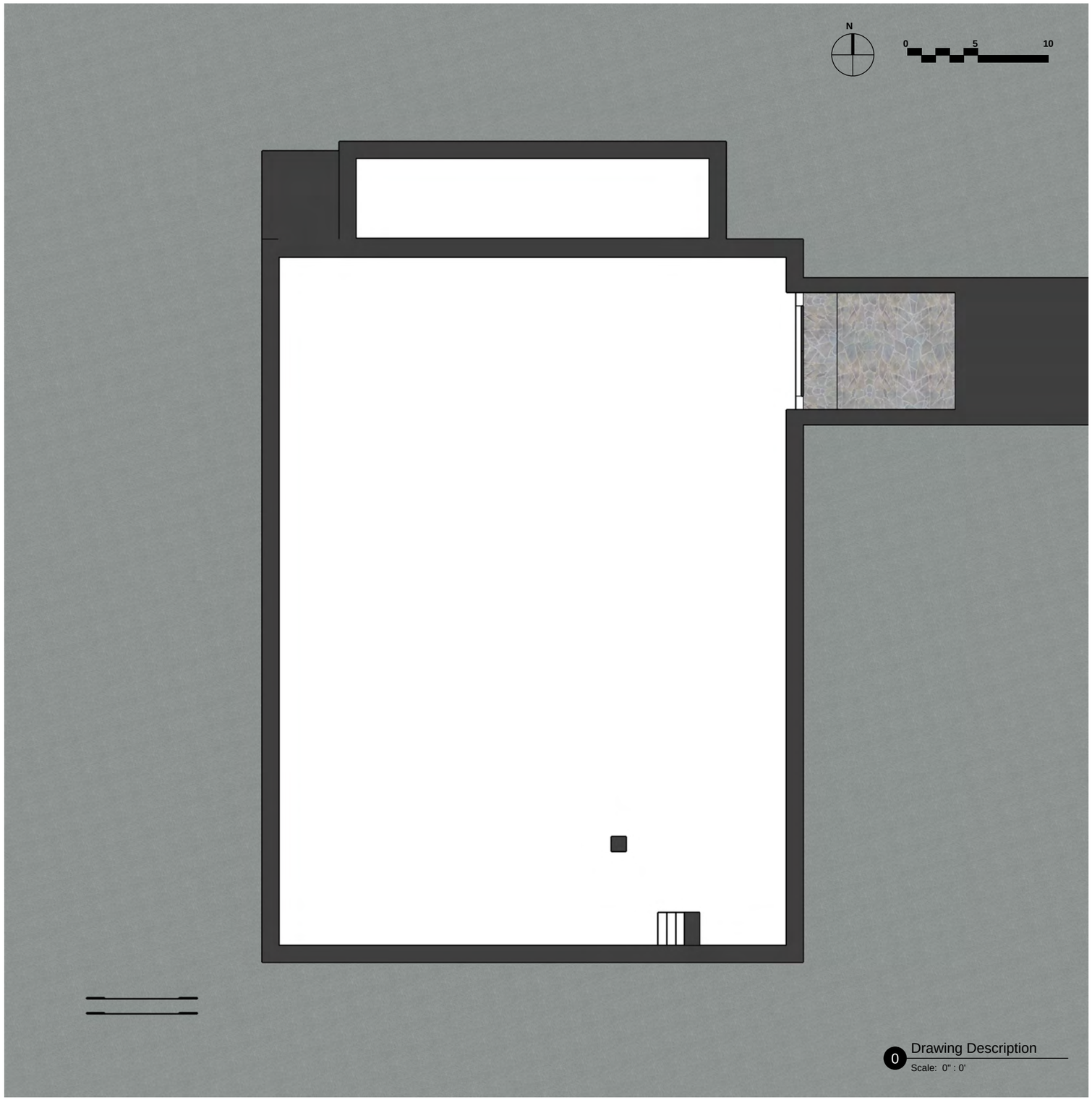
Existing Attic Plan

A 14.00

June 5, 2020



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Existing Basement Plan

A 15.00

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Existing Central Square Elevation

A 16.00

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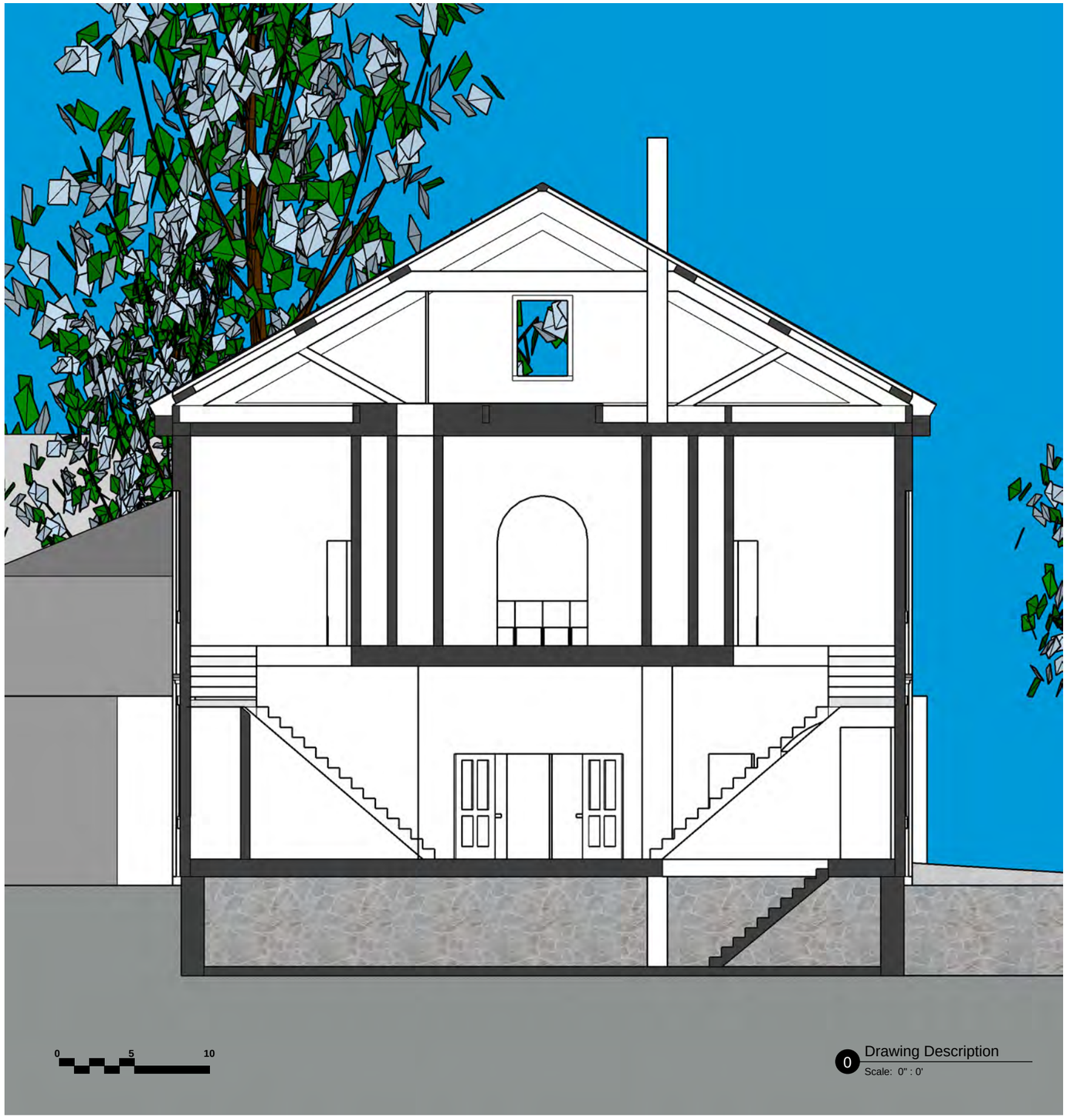
June 5, 2020



BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

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Existing Front Lobby Section

A 17.00

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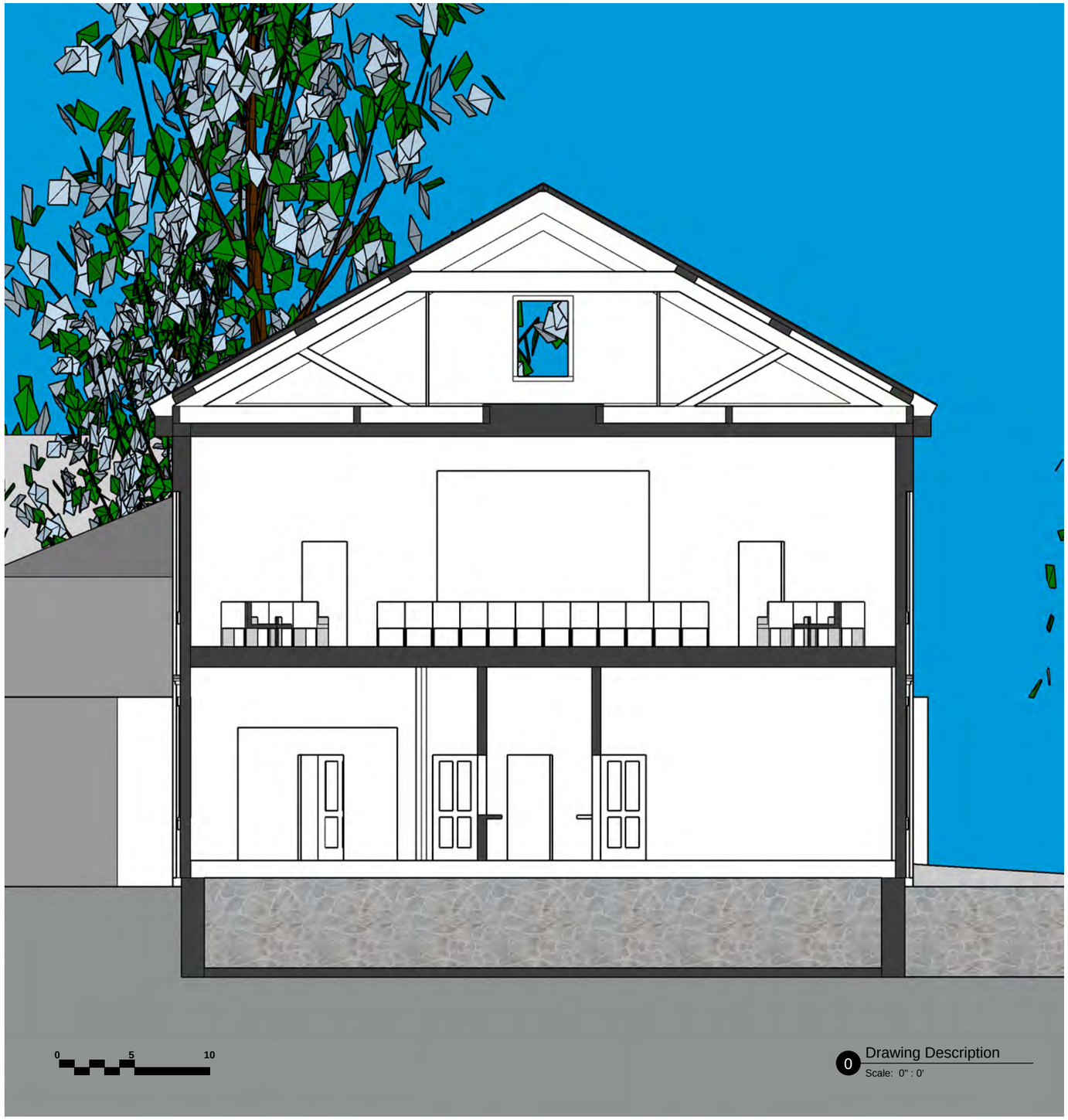
June 5, 2020



BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

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Existing Main Central Section

A 18.00

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Existing Rear Lobby Stair Section

A 19.00

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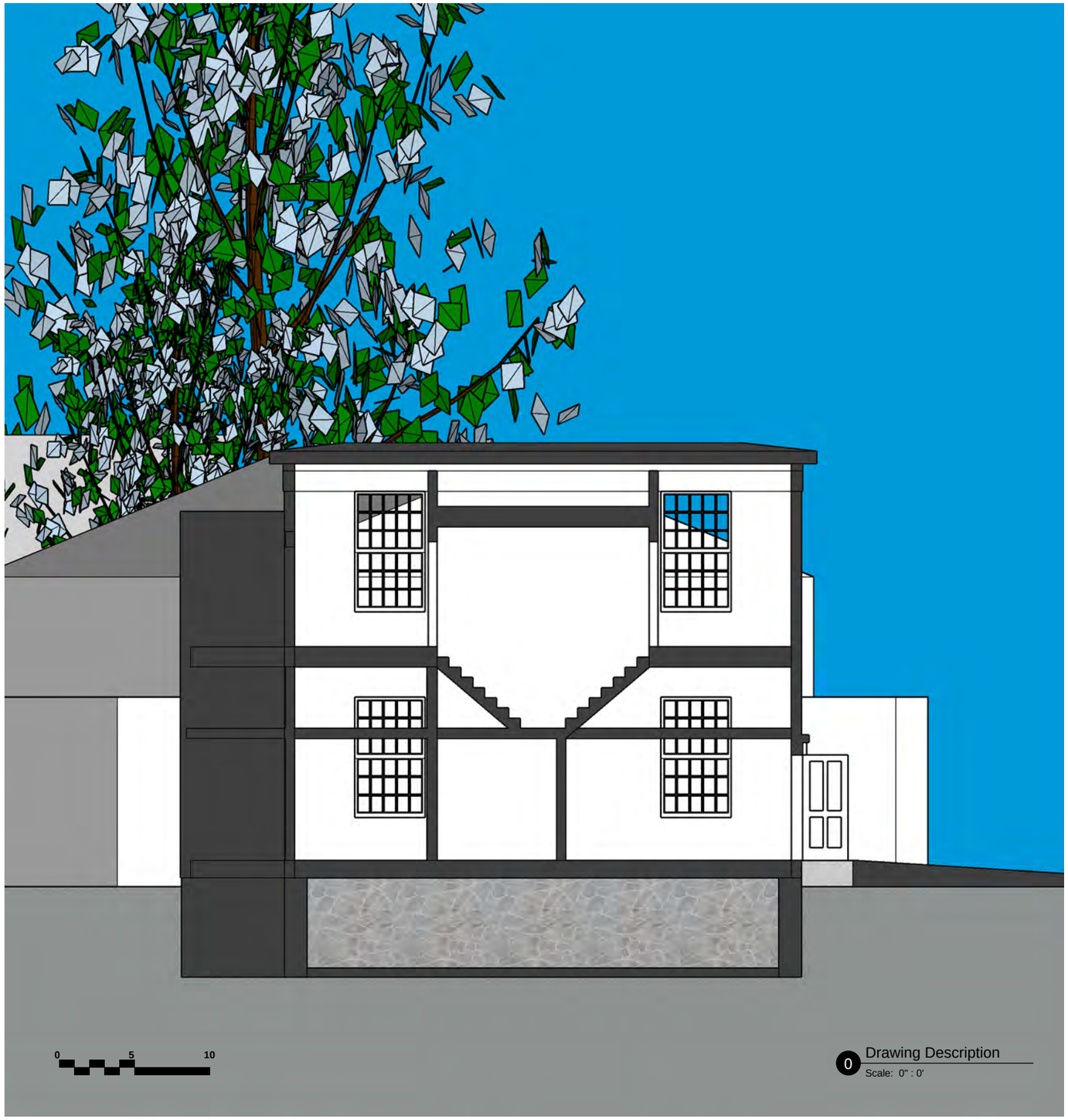
June 5, 2020



BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

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Existing Rear Lobby Section

A 20.00

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Existing School Street Elevation

A 21.00

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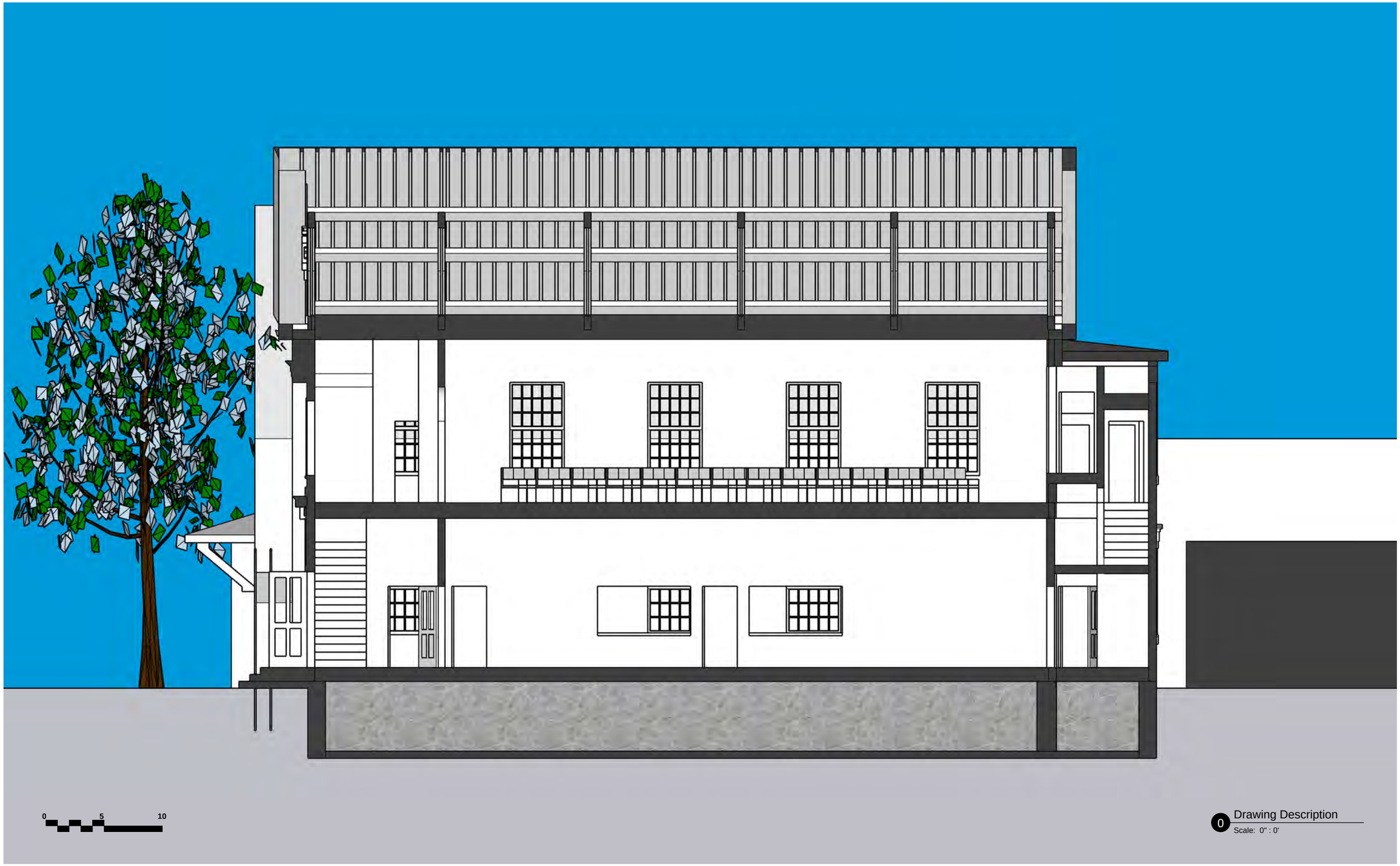
June 5, 2020



BRIDGEWATER TOWN HALL MASTERPLAN / FEASIBILITY STUDY,

Central Square, Bridgewater, Massachusetts

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Existing Full Longitudinal Section

A 22.00

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June 5, 2020