



Stephen Kelleher Architects
57 Alden Road
Fairhaven, MA 02719

A scenic landscape photograph of a calm body of water, possibly a pond or lake, surrounded by lush green trees and foliage. The water reflects the sky and the surrounding greenery. In the foreground, there are some reeds and grasses. The overall scene is peaceful and natural.

**Morrison Farm
Feasibility & Preliminary Design Study
Acton, Massachusetts**



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Design Team

Architect:

Stephen Kelleher Architects

Civil Engineer:

Goldsmith, Prest & Ringwall, Inc.

Economic Planning:

ConsultEcon, Inc.

Structural Engineer:

Goldsmith, Prest & Ringwall, Inc.

**Mechanical, Electrical, &
Fire Protection Engineers:**

Garcia, Galuska, DeSousa, Inc.



1997 – Town Meeting votes to acquire the property for \$1.3 million.

2003 – Mrs. Betty Morrison permanently vacates the property. Property falls under Town's control.

2004 – Board of Selectmen appoints an advisory committee made up of members representing various constituencies interested in the recommended reuse of the property.

2006 – Application for Massachusetts Historical Commission.

2007 – Publication of Morrison Farm Reuse Committee Recommendations

2008 – Community Farm Plots constructed.

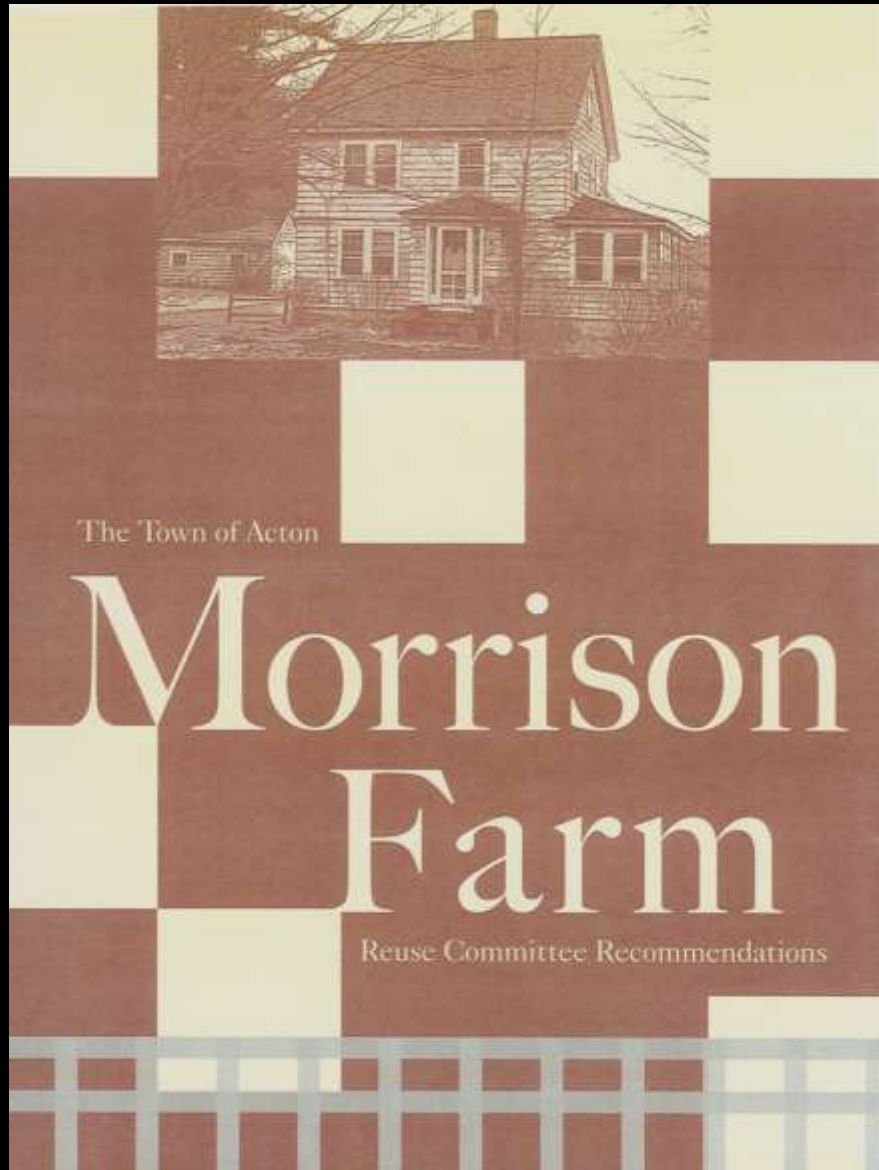
2008 – Request for Qualifications for feasibility & preliminary design study .

2009 – Stephen Kelleher Architects selected to provide design services for feasibility & preliminary design study .



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Selectman's Goals



1. Provide for active recreation/play space (1 or 2 soccer/play fields, preferably in the upper field area behind the barn).
2. Maintain the existing system of walking trails and construct a trail connection to the future Bruce Freeman Rail Trail and to East Acton Village.
3. Preserve the lower meadows, areas bordering Ice House Pond, woodland areas and other environmentally sensitive areas on the Morrison property.
4. Preserve the characteristics of the Morrison Farm and the views looking at the property from Concord Road.
5. Provide space for equestrian activities such as trail riding.
6. Provide for Community Garden space.
7. Provide space for playground.
8. Determine the future use of the farmhouse, barn, and any other out buildings.
9. Prioritize any development plans and include cost estimates and general construction timelines.



Determine Project Goals

- Interested parties
- Request for priorities

Existing Conditions

- Opportunities and constraints
- Site
- Buildings
- Circulation

Feasible Development Schemes

- Impact
- Cost Estimates
- Operations and maintenance opportunities

Resolution

- Based on the committees review of the schemes presented
- Re-visiting active recreation and soccer fields
- Re-visiting connections to surrounding
- Revisiting interest groups and designating areas of use

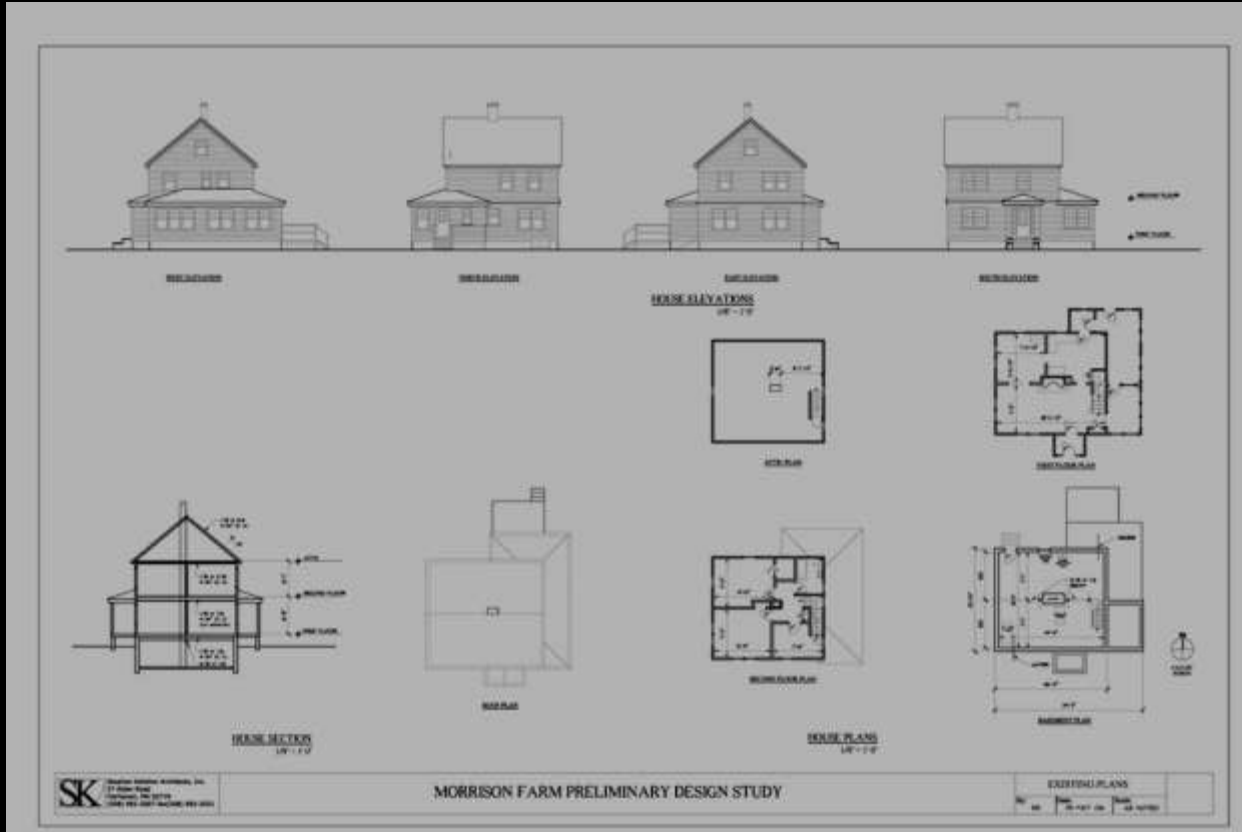
Final Resolution

- Connections diagram
- Phase One
- Phase Two



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Existing House



House:

Condition: Structurally OK

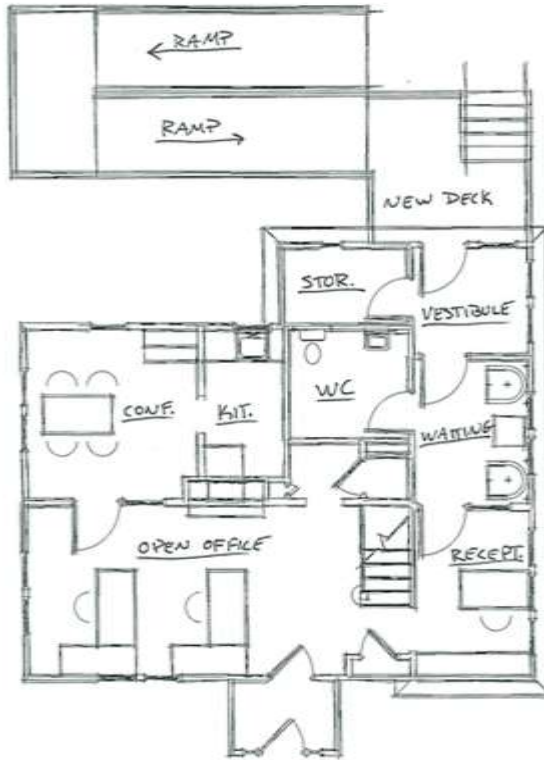
Constraints: Cost of Upgrades vs.
 New Construction

Feasible Uses:

- Residence
- Town Office Space
- Comfort Station For Farm Uses

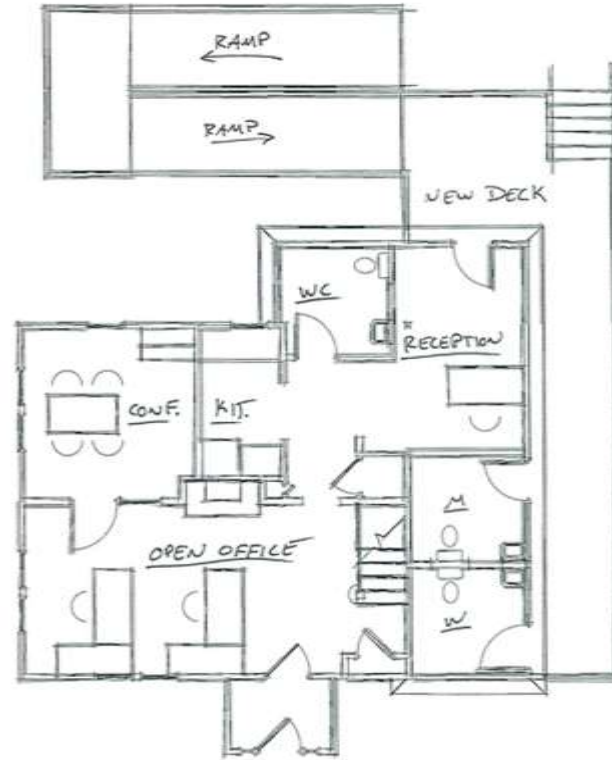


Concepts for Reuse of House



Option I

Town Offices



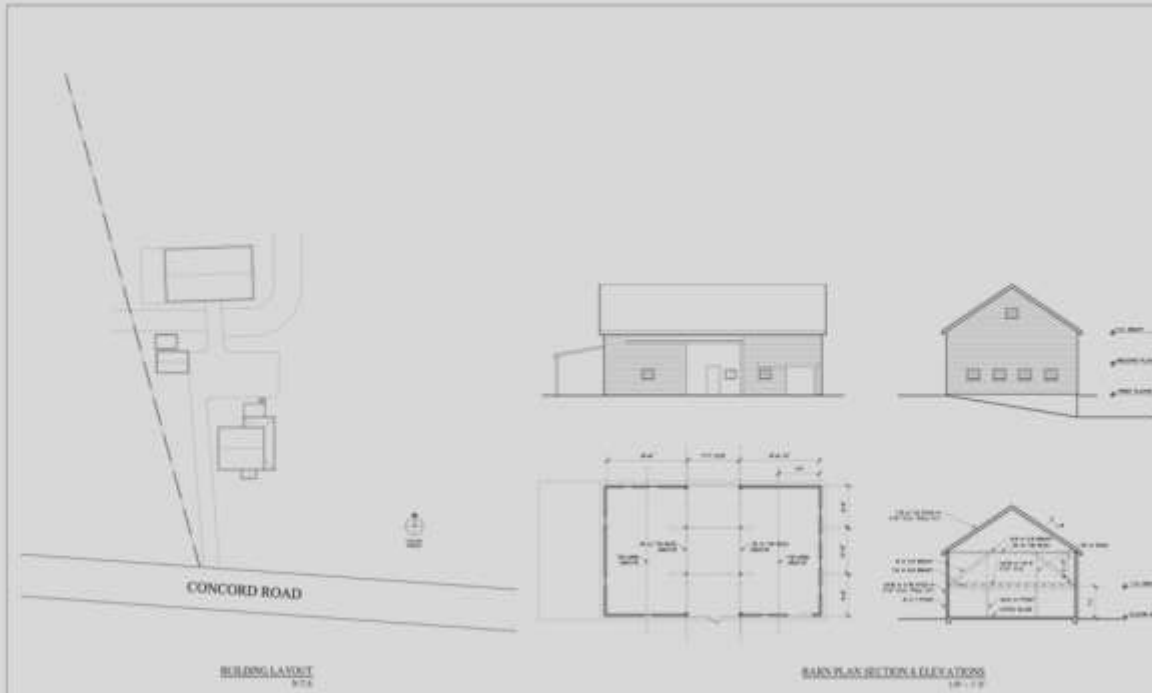
Option II

Town Offices & Comfort Station



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Existing Barn



Barn:

Constraints: Building code requirement for compliance with code for change of use to assembly space.

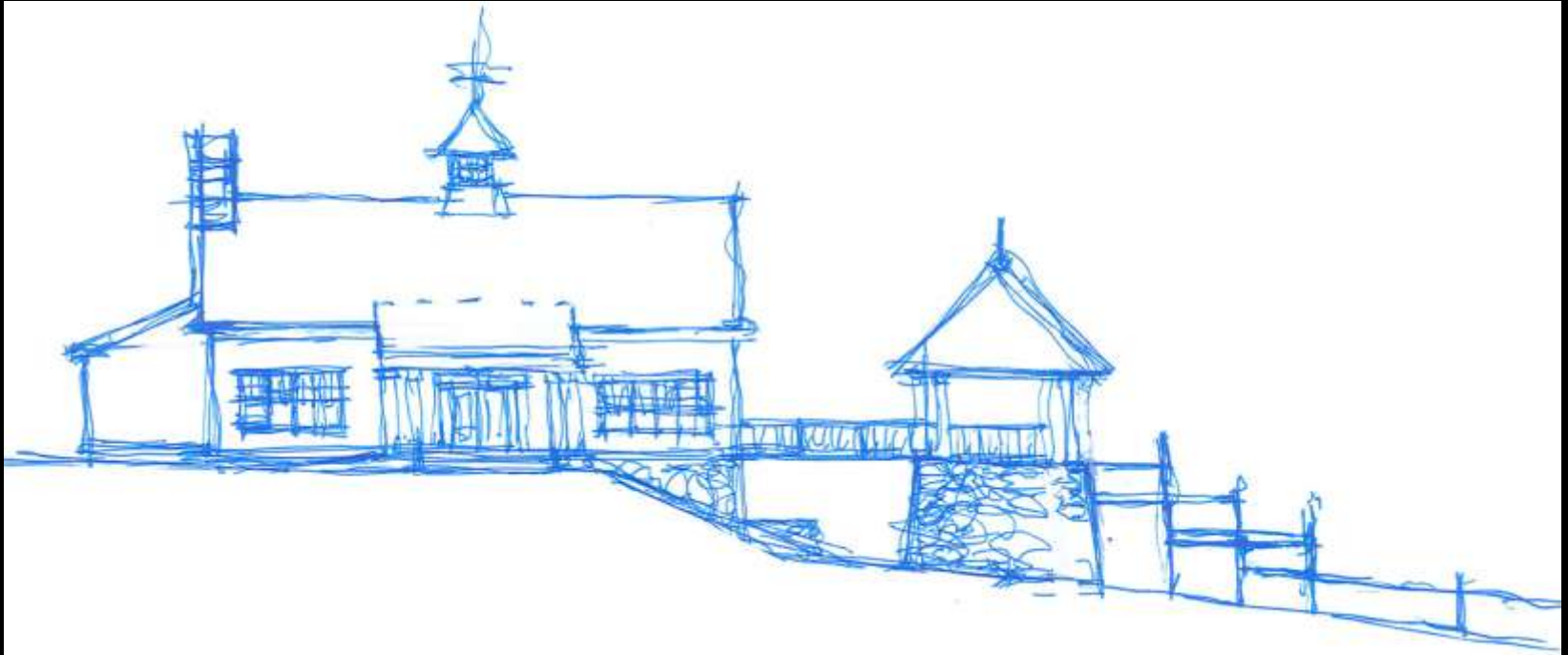
Feasible Uses:

Storage



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Concept for New Barn



Concept for New Barn with indoor assembly space



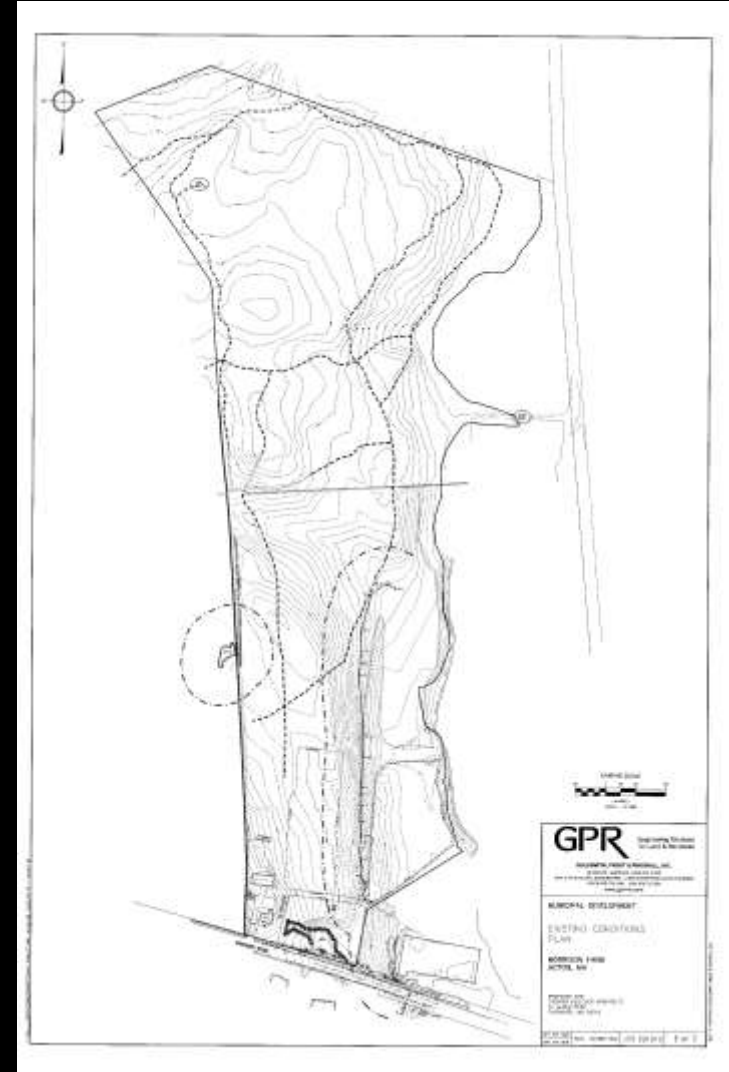
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Existing Site



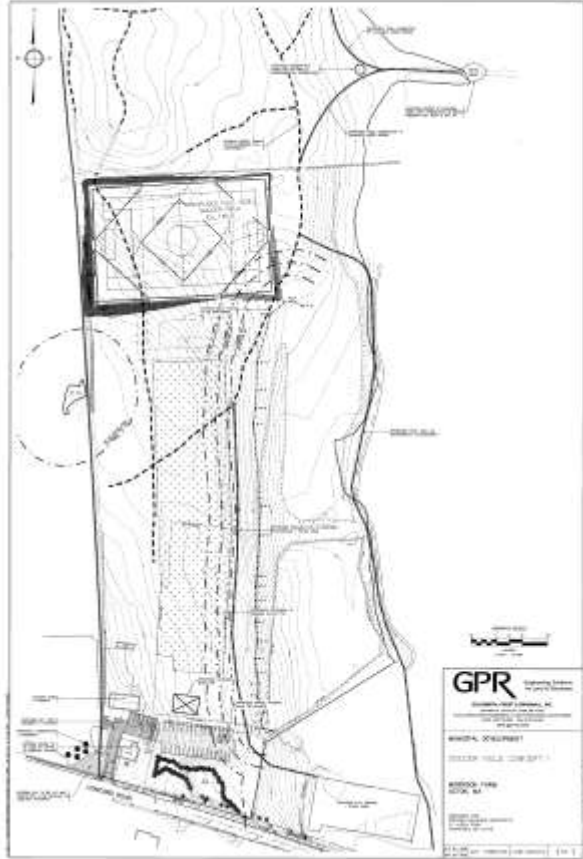
Site:

- Survey, Wetlands, Adjacencies
- Constrains Traffic
- Parking
- Consideration of potential uses
- Preservation vs. development

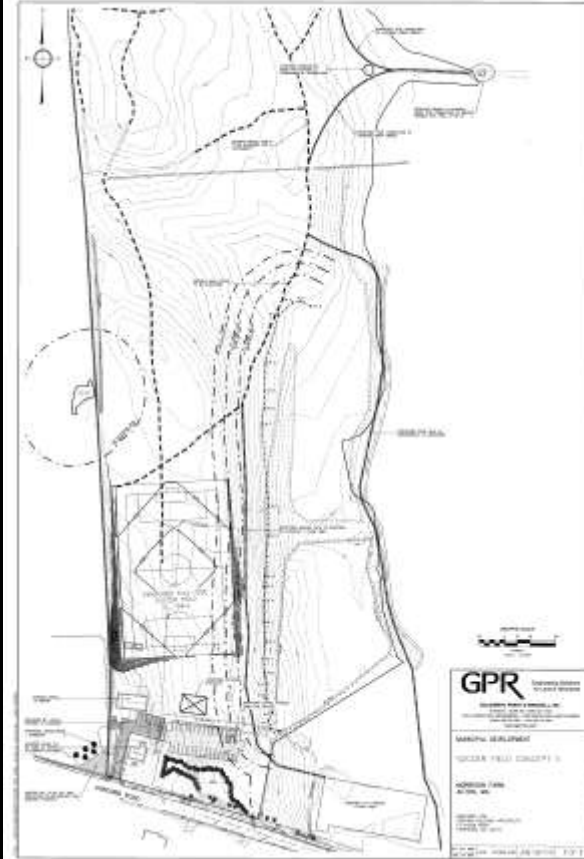




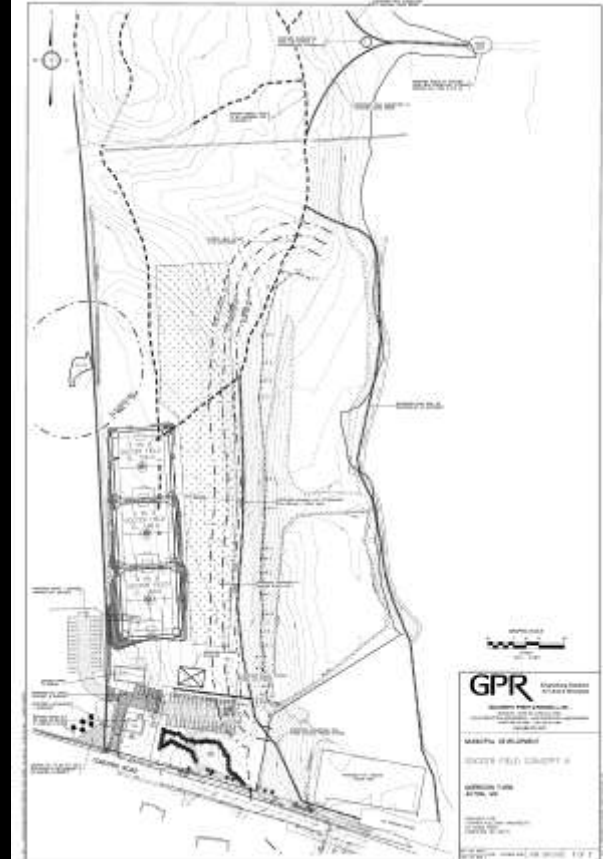
Recreation Field Study



Scheme I



Scheme II



Scheme III



Options & Investigations

Three Options for the Preliminary Design were discussed.

Scheme I: Low Impact

Passive Recreation, Farming and Preservation

Scheme II: Moderate Impact

Some active recreation, Assembly Space

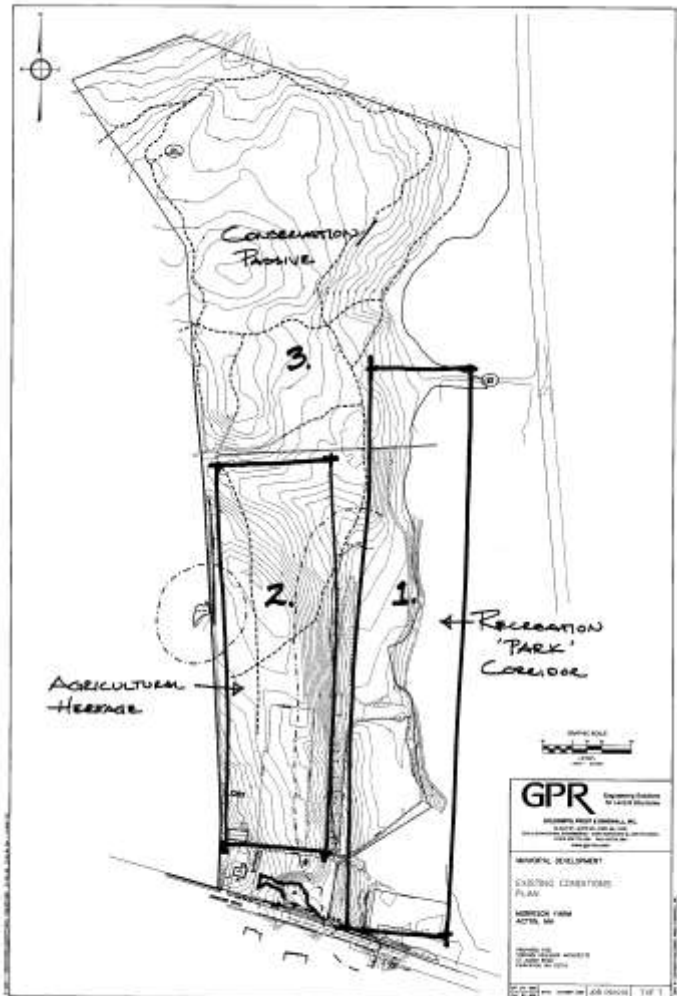
Scheme III: Full Development

Full and half size soccer fields

Indoor Assembly Space

New circulation, parking

Connections to adjacent amenities





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Adjacencies

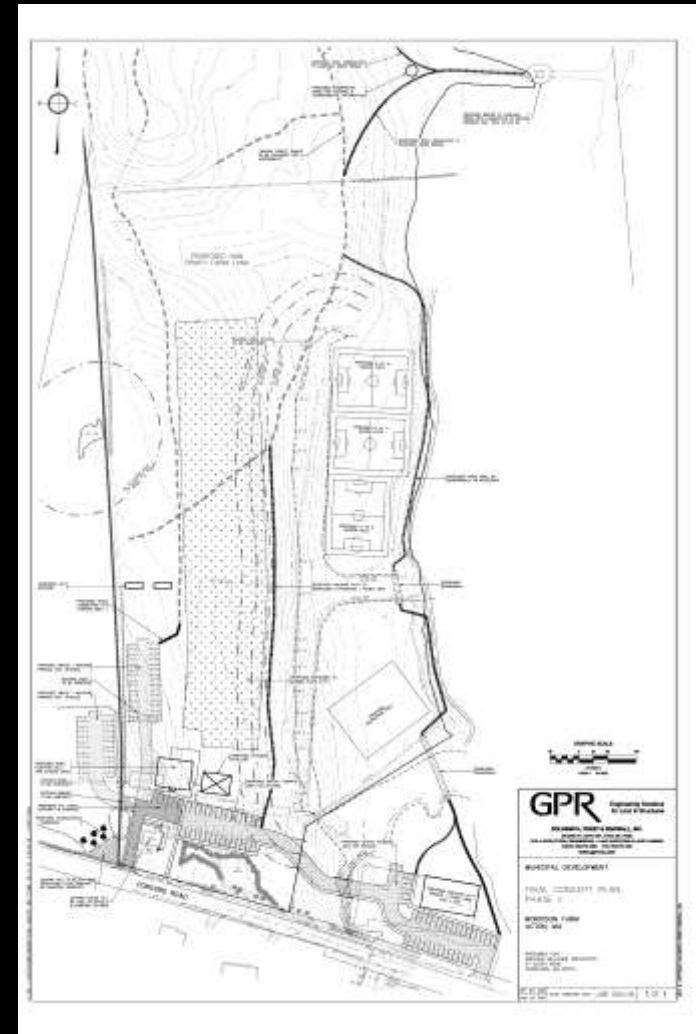
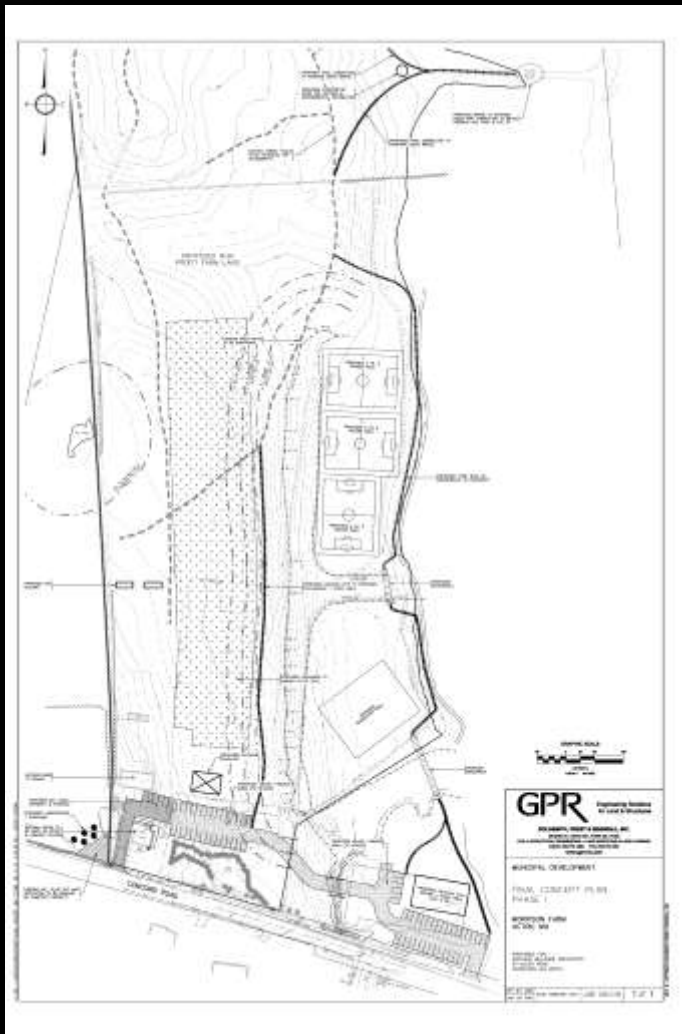


- East Acton Village
- Bruce Freeman Rail Trail
- Connection to Route 2A
- Ice House Pond
- Ice House Foundation
- Ice House Parking
- Robbins Historical Site
- Bruce Freeman Rail Trail
- Woodlawn Cemetery
- Concord Road Soccer Field



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Phasing Options





Construction Cost Estimates

STEPHEN KELLEHER ARCHITECTS

TOWN OF ACTON, MA Morrison Farm Professional Design and Feasibility 24 May 18

PRELIMINARY CONSTRUCTION COST ESTIMATE - Phase I and Phase II

Description of Work	Comments	Estimate
Phase I		
Phase I	Upgrade for Office use/ Add labels for outdoor activation	
Upgrade roofing		\$10,000
Upgrade insulation		\$0,000
Upgrade interior to office	paint, cabinets, etc.	\$60,000
New Coat		\$10,000
New windows	existing lead paint	\$10,000
Exterior Paint	existing lead paint	\$10,000
New structural	2x6 1x6 studs	\$20,000
New mechanical	air conditioning	\$10,000
New plumbing	3 new accessible toilet rooms	\$40,000
Electric system upgrade		\$10,000
	Subtotal	\$250,000
Bar	Upgrade for storage use	
Exterior Paint	existing lead paint	\$12,000
Replace Windows	existing lead paint	\$0,000
Upgrade doors		\$10,000
structural reinforcement		\$0,000
seam out building		\$0,000
	Subtotal	\$22,000
New Seasonal Assembly Space	panels and grounds for outdoor activities	
overlook to pond overlook		\$10,000
	Subtotal	\$10,000
Open Fields	Connectivity paths and maintained open fields	
retrofitting gathering point	add up to 100% water, trees, etc.	\$20,000
Connectivity New-growth Farm	possible access from Town	\$10,000
and water recreation	at existing buildings	\$10,000
	Subtotal	\$40,000
Woodlands	Walking trails maintained and upgraded	
Construct Accessible trails	1/4 mile @ \$40,000	\$40,000
upgrade Existing and new	1/4 mile @ \$10,000	\$40,000
Point edge trail boardwalk	1/4 mile @ \$100,000	\$100,000
	Subtotal	\$180,000
Ice house picnic area		
picnic area playground		\$80,000
add to Morrison Farm	100 SF	\$10,000
upgrade existing parking	17 cars @ 1,500/space	\$10,000
	Subtotal	\$100,000
Excavation and parking		
Upgrade Entry	Off Back Corner at Cemetery	\$10,000
Gravel Paving in Paddock	17 cars @ 1,500/space	\$10,000
Additional grass parking	10 cars for Cobble Assembly	\$0,000
New parking at office	5 cars @ 1,500/space	\$10,000
New drive from Ice House	\$1200 F. approx 300	\$10,000
bridge over stream	Clayton	\$10,000
	Subtotal	\$50,000
New recreation fields		
1/4 mile gravel field	on upgraded mound/roadway	\$10,000
Additional grass paths to field		\$0,000
	Subtotal	\$10,000
	Phase I Total	\$1,080,000
Phase II	New Barn Year-round Assembly Space	
10000 sq ft Barn	for recreational activities	\$1,200,000
new lighting system for assembly	includes no soundproof required	\$60,000
new farm buildings		\$10,000
	Subtotal	\$1,270,000
Woodlands		
Tree-removal bridge @ Crane	for connection to RCNM	\$200,000
paths to bridge and @ Crane	1/4 mile @ \$20,000	\$40,000
	Subtotal	\$240,000
Excavation and parking		
new drive @ new Barn	1200' strip off	\$10,000
Grass parking at cemetery	10-cars	\$10,000
Grass parking behind Barn	10-cars	\$10,000
	Subtotal	\$30,000
	Phase II Total	\$1,540,000
TOTAL Estimate		\$2,620,000



Financial/Cultural Aspects

Phase I

- Sources of revenue include fees associated with rental of garden plots, athletic fields, and seasonal pavilion.
- Expenses related to building and grounds maintenance.
- Estimated \$15,000 per year in revenue and expenses.

- Potential funding sources include mix of public funds and private donations.
- Project benefits include enhanced recreational assets, agricultural heritage, and conservation of open space.

Phase II

- Sources of revenue same as in Phase I with additional year round events.
- Expenses related to build and grounds maintenance.
- New part time staff to coordinate programs and events.
- Estimated \$69,000 per year in revenue covers estimated expenses.



Feasibility

Permitting: Required Approvals

Financial: Options (Construction Cost Estimates)

Phases: Based on Town's needs, funding, adjacent developments, and required approvals

Possible scenarios for phased development