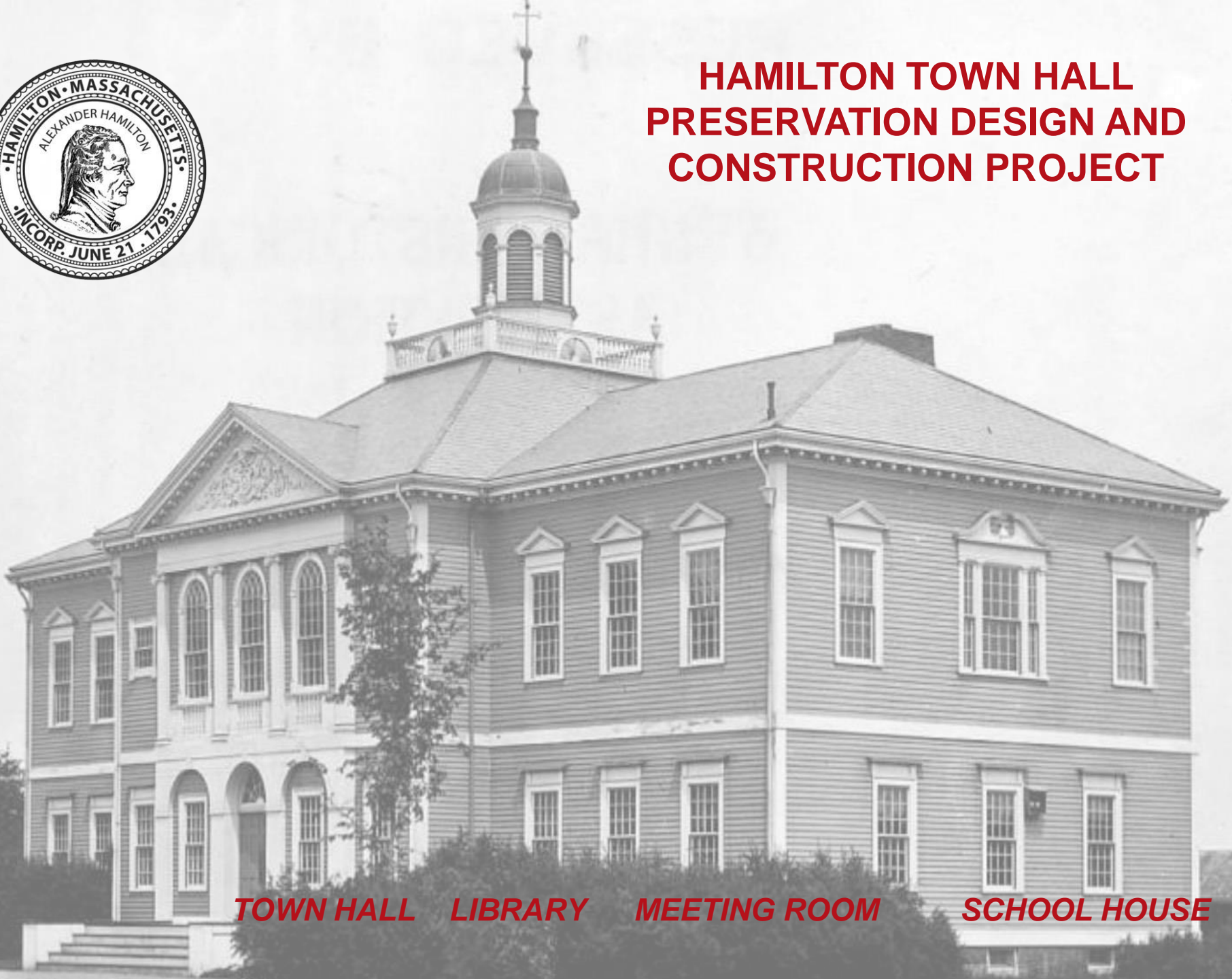




HAMILTON TOWN HALL PRESERVATION DESIGN AND CONSTRUCTION PROJECT



TOWN HALL LIBRARY MEETING ROOM SCHOOL HOUSE

EXTERIOR HISTORIC PRESERVATION AND RESTORATION CUPOLA

- Missing balustrade system
- Missing finial
- Missing eagle weathervane



RAMP

- Non-sympathetic ramp addition



- Designed by Ernest Miguel Antonio Machado of Salem
- Constructed by Pitman & Brown also of Salem, in 1897
- Dedicated on February 22, 1898
- Wood structure with two floors, mezzanine, and a full basement
- Total approximate floor area is 13,530 SF
- Located in Hamilton's Historic District
- Registered in the National Register of Historic Places
- Building upgrades to date:
 - The addition of an exterior handicapped access ramp
 - Repaired granite front steps
 - Rear basement entry
 - Fire escape
 - Original windows removed, repaired & reinstalled in 2011



Mike Twomey
Chairman

Jay Butler

Member
Secretary/CPC Chair

Jean-Pierre Minois

Member
Engineer

Jeff Hubbard

Member
Hamilton Selectman

Allison Jenkins

Member
Hamilton Selectwoman

Tim Olson

Member
Public Works Director

Patrick Reffett

Member
Director of Planning & Inspections



HAMILTON TOWN HALL BUILDING COMMITTEE

Owner

Lerner Ladds Bartels (LLB) Architects

Architect /
Designer

DeVellis Zrien (WBE)

Site/Civil
Engineering

Architectural Engineers Inc

MEP/FP
Engineering

Roome & Guarracino

Structural
Engineering

PM& C

Cost
Estimating

Design Technique Inc. (DTI)

Owner's Project Manager

Geotechnical Services Inc

Geotechnic
al

Northeast Survey Consultants

Survey

Smith & Wessel Associates

HAZMA
T



...INCLUDING BUT NOT LIMITED TO:

BUILDING CODE ISSUES

- Emergency egress is not fire rated
- Automatic sprinkler system required with a renovation
- Guardrails missing at exterior ramp
- Stairs to basement not compliant
- Mezzanine railing is not compliant
- Number of plumbing fixtures are not compliant

ACCESSIBILITY ISSUES

- Bathrooms are not handicapped compliant
- Second floor is not accessible
- Lower level is not accessible
- Required door clearances are not met
- Door hardware is not accessible
- Many public spaces are not accessible



SO WHY DO WE NEED A RENOVATION?



**STORAGE STUFFED IN
MEZZANINE**



**INEFFICIENT
SYSTEMS**



**TIGHT WORKING
SPACE**



**ROTTING
TRIM**



**UNDERSIZED
VAULT**

SO WHY DO WE NEED A RENOVATION?



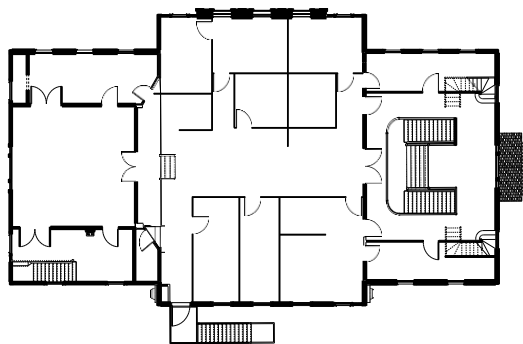
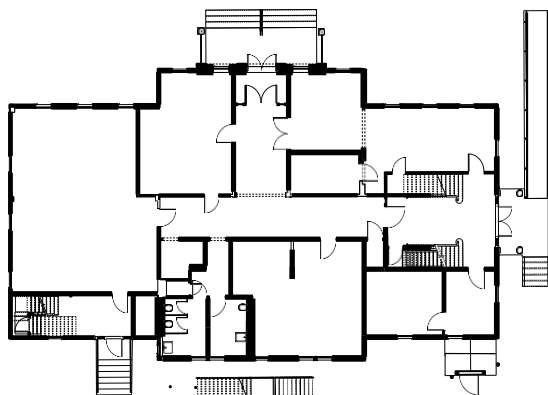
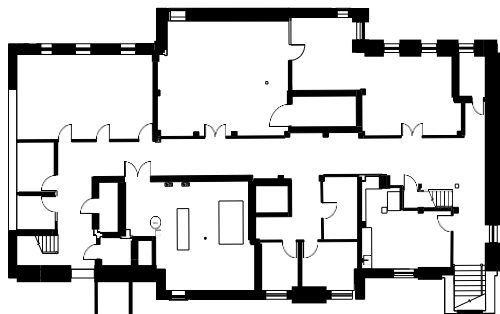
- **6 DEPARTMENTS IN AN OPEN OFFICE**
- **NO RESTROOMS ON SECOND FLOOR**
- **LACKING MEETING SPACE**



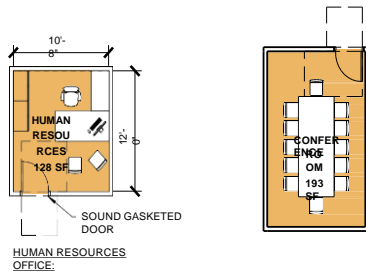
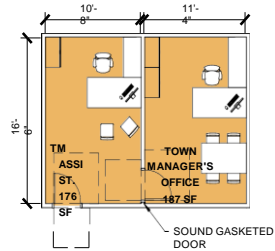
STORAGE IS LACKING



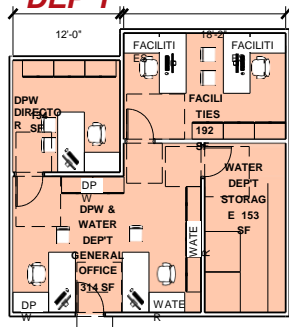
STRUCTURAL LOADING CONCERNS



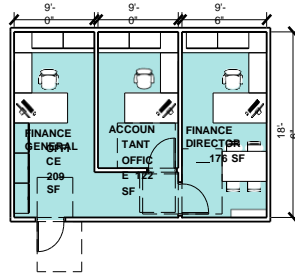
TOWN ADMINISTRATION



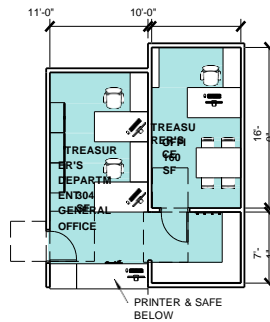
DPW & WATER DEP'T



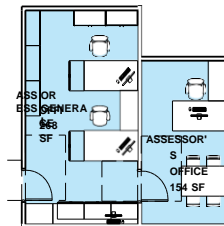
FINANCE DEPARTMENT



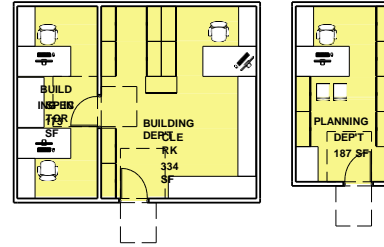
TREASURER



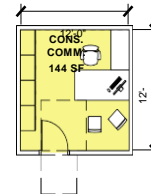
ASSESSOR



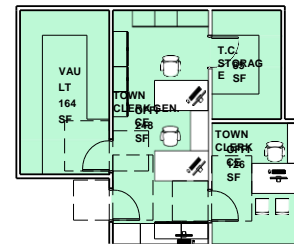
PLANNING & INSPECTIONAL SERVICES



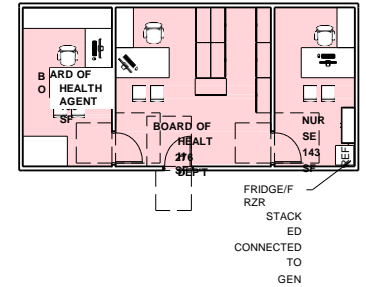
CONSERVATION COMMISSION



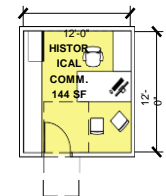
TOWN CLERK



BOARD OF HEALTH

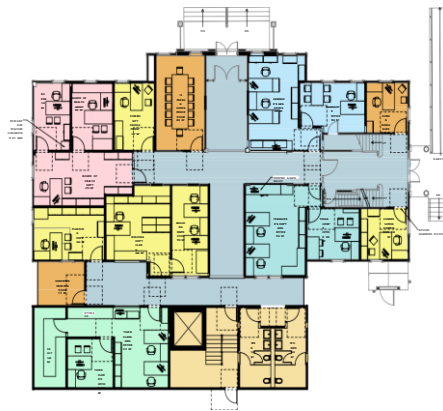


COMMUNITY PRESERVATION





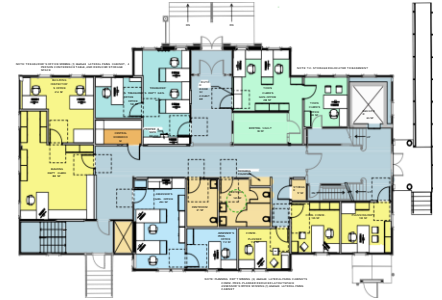
**OPTION
1**



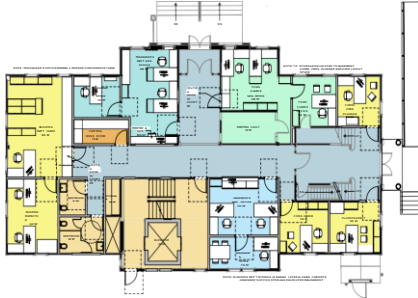
**OPTION
2**



**OPTION
3**



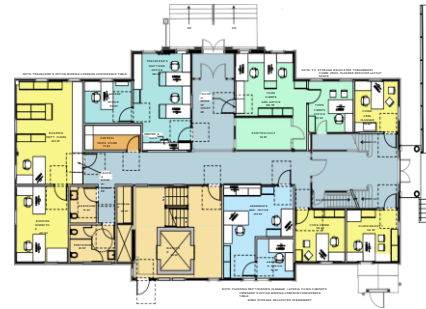
**OPTION
4**



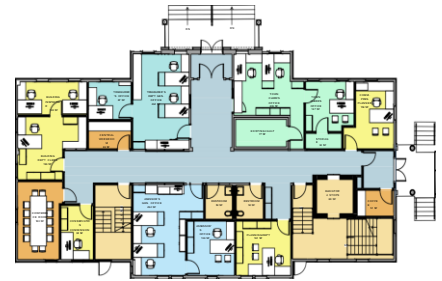
**OPTION
5**



**OPTION
6**



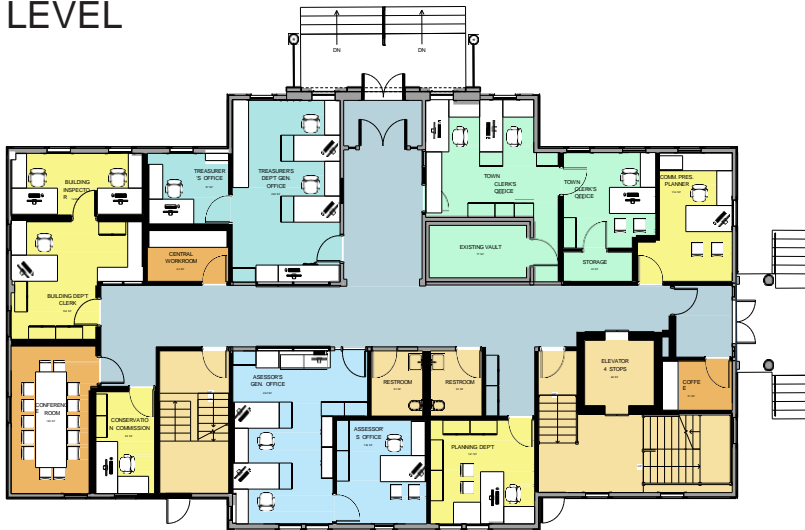
**OPTION
7**



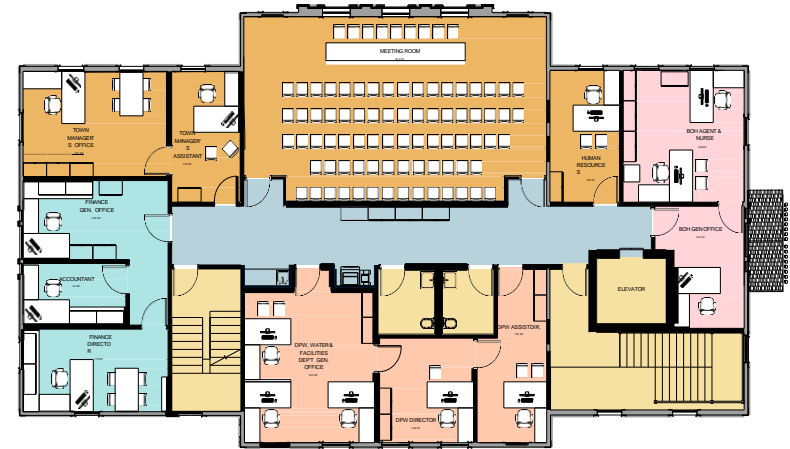
**OPTION
8**



LOWER
LEVEL



FIRST FLOOR
PLAN



SECOND FLOOR
PLAN

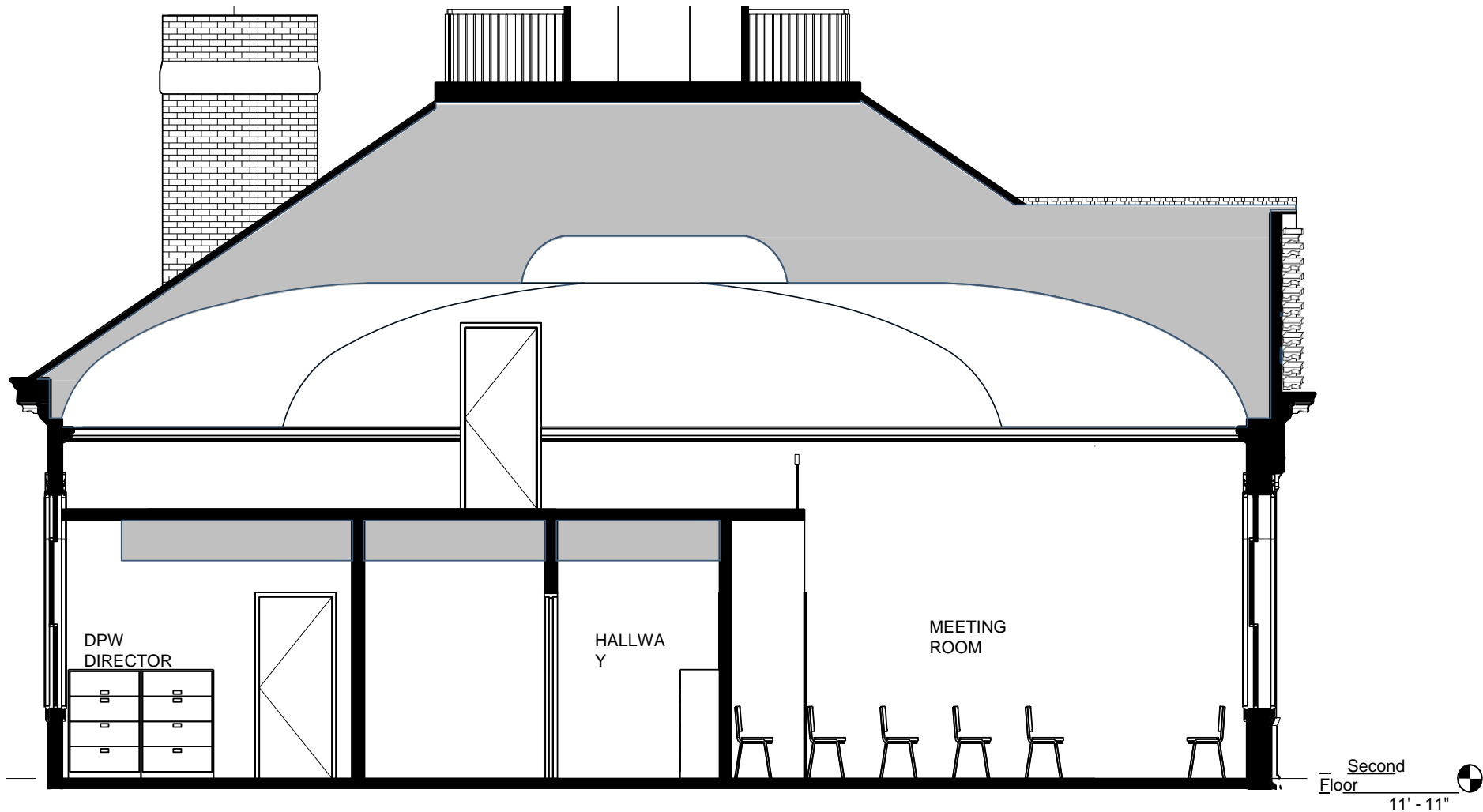
LOWER LEVEL - 3,716
SF

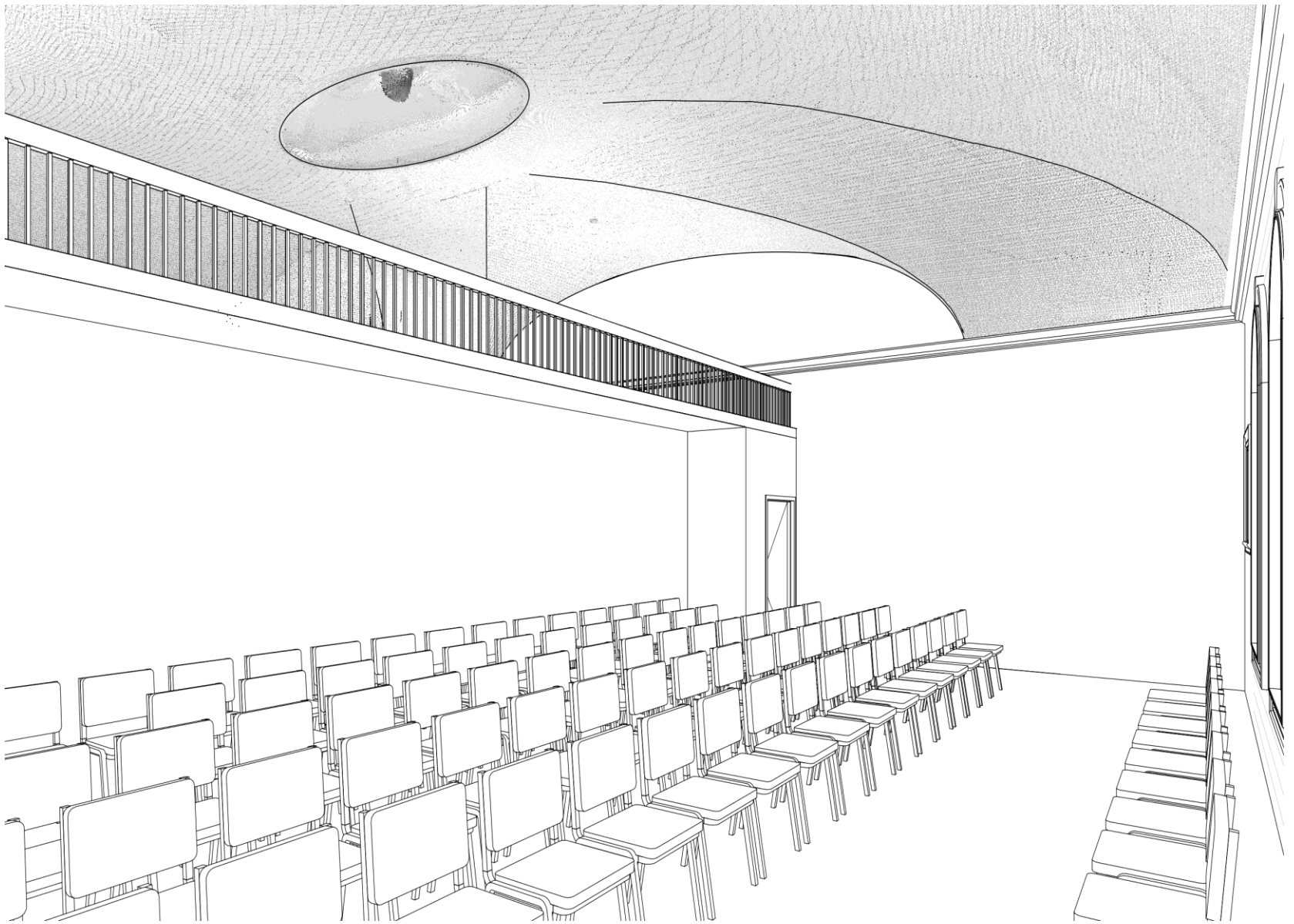
FIRST FLOOR - 4,019

SF SECOND FLOOR -
4,027 SF MEZZANINE -

1,889

TOTAL GSF- 13,651
SF





HOW MUCH IS THIS GOING TO COST?

HARD COSTS	13,651 GSF	GROSS SF	COST / SF	COST	SUBTOTAL
	Proposed Building & Sitework	13,651	\$427.01	5,604,865	
	Escalation to Spring 2020 bid date		4.00%	\$224,194.60	
			Subtotal of Hard Costs		\$5,829,060.00
SOFT COSTS	Construction Related Costs			\$420,000	
	Professional Services			\$823,906	
	Management and Support Services			\$670,000	
	Misc Expenses			\$60,000	
	Project Expenses Contingency		10.00%	\$780,034	
			Subtotal of Soft Costs		\$2,753,940.00
TOTALS	GRAND TOTAL PROJECT COST				\$8,583,000.00
	Ratio of Total Costs to Soft Costs				32.09%
	Total Project cost per gsf				\$629.00



			ARCH/ENG FEES	OPM FEES	PROJECT COST	TOTAL
2019	APR	SPRING TOWN MEETING Complete Conceptual Phase Provide Conceptual Estimate Request Funding for Schematic Design and Design Development Phases	\$155,000	\$45,000		\$200,000
	MAY	Ongoing Design Review Complete Schematic and Design Development Phases Provide Pricing Updates				
	JUNE					
	JULY					
	AUG					
	SEPT					
	OCT					
	NOV	FALL TOWN MEETING Milestone Design Review Request funding for Construction Document Phase, Bidding Phase and Relocation Costs	\$412,767	\$80,000	\$115,000	\$607,767
DEC	Construction Document and Bidding Phases Mid-Jan: 75% Construction Documents Avail Mid-Feb: Bidding Phase begins (6 wk process)					
JAN						
FEB						
MAR						
2020	APR	SPRING TOWN MEETING Request Funding for Construction based on bid results	\$235,139	\$210,000	\$7,330,094	\$7,775,233
	MAY	Relocated Town Hall Services				
	JUNE					
	JULY	Construction Starts				
	2021	OCT				
						\$8,583,000

