



TOWN OF HAMILTON

APPLICATION FOR COMMUNITY PRESERVATION FUNDING

Date: July 30th, 2020

Project Title: *Town Hall Restoration and Preservation Project*

Name of Applicant: *Tim Olson and the THBC*

Name of Organization: *Town of Hamilton DPW*

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CPA Category (underline all that apply): **Open Space** **Historic Preservation**
Recreation **Community Housing**

CPA Funding Requested:

\$1,117,767	PREVIOUS CPA AND TOWN APPROPRIATIONS
\$3,000,000	CPA FUNDING REQUEST
~\$4,755,000*	TOWN MEETING/ELECTION APPROPRIATION
~\$8,870,000*	TOTAL TURNKEY PROJECT ESTIMATE

**These values are estimates until a more formalized construction cost is formalized by our consultants and verified by an independent third party*

Total Project Cost: ~\$ 8,870,000

The Town has been very fortunate to have received CPA funds over the past few years regarding the Town Hall Building Project. With the use of the CPA funds and Town Meeting appropriations the THBC and consults, LLB Architects and OPM Design Technique, have continued to progress Option B through Design Development and into formulating Contract Documents. The committee has sought comments from the Hamilton Historical District Commission (HHDC) and has been able to incorporate all of the HHDC’s recommendations into the proposed design. THBC continues to meet regularly and has routinely discussed details in the design as it moves forward. THBC requests a sum of \$3.0 Million to accompany a Town Meeting ask to fund the construction phases of this project. A third party professional estimate was calculated in June 2020 and has estimated the project management, design, and construction at \$8,870,000 turn-key. The preferred project schedule is to continue to finalize the design and request CPA funds at the Fall Town Meeting 2020. Town Meeting will also be asked to vote on the remaining portion of the project through debt exclusion which will require a vote by election.

Please be sure to read through the CPA Guidelines for Project Submission prior to completing this application.

THBC understands the requested \$3.0M would be contingent upon the Town vote on the debt exclusion article and ultimately the vote at the election.

Please attach answers to the following questions. Include supporting materials as necessary.

1. **Project Description:** Please give a detailed project description, including specific objectives. *As previously mentioned the Designer has advanced the selected option (Option B) through Design Development and into the Contract Document phase. To date the Town has received over \$1.0 Million through CPC and public support through various CPA funding requests and Town Meeting appropriations, that has allowed the consultant to progress this design option through contract documents and bidding. With a successful CPA funding request, Town Meeting and election vote, the THBC will engage the services of a building contractor to complete the preservation project.*

Goals: How does this project accomplish the goals of the CPA? (See Guidelines for Project Submission for general criteria) *As mentioned on the previous application, the proposed project will preserve the historic character and integrity of Hamilton Town Hall as the preeminent historic structure within the community. Preserving such important buildings as Hamilton Town Hall is why the Community Preservation Act (CPA) was enacted by the Commonwealth and affirmatively voted by Hamilton residents.*

2. **Timeline:** What is the schedule for project implementation, including a timeline for all critical milestones? *The preferred project schedule is to continue to finalize the design and conduct the public procurement process with the understanding that award of a contract for construction is based on the following approvals: the \$3.0 Million request CPA funds at the Fall Town Meeting 2020, the Town Meeting vote on the debt exclusion, and the successful vote to execute the debt exclusion by an election vote. THBC understands the requested \$3.0 Million would be contingent upon the Town vote on the debt exclusion article and ultimately the vote at the election.*

Will this be a multi-year/multi-faceted project? NO If so, the proposal should be submitted in two phases; This funding would be for the final phases of this project.

3. **Budget:** Please provide a full budget including the following information, as applicable. (NOTE: CPA funds may not be used for maintenance):

a. Total amount of the project cost, with itemization of major components.

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- b. Additional funding sources. Please include those that are available, committed, or under consideration including fundraising, other grants, etc. The Town anticipates the use of CPA funds in all applicable areas of the project. The Town also expects to funding request by way of debt exclusion at the spring Town Meeting and ultimate approval at Town election.*
- c. Describe the basis for your budget and the sources of information you used, including evidence detailing that the lowest bid has been received. As mentioned previously, the latest formal estimate was \$8,870,000 from June 2020. The THBC requests this number to still be valid.*
- d. **Support:** Have the appropriate Town Boards and Commissions expressed support and/or approved the project? What is the nature and level of community support for this project? Please provide evidence that you are qualified and eligible to undertake the project. There is considerable support from multiple town boards, committees, groups and residents to preserve and improve Hamilton Town Hall. The THBC worked in conjunction with the HHDC to refine the current design and has gained Site Plan approval from the Hamilton Planning Board and Zoning Board of Appeals approval for Municipal Use in a residential district and for the height of the building. The Board of Selectmen strongly supports the Town Hall Building Committee and the continued design efforts and construction of this project.*

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