



# **HAMILTON TOWN HALL**

## **PRESERVATION DESIGN AND CONSTRUCTION PROJECT**



**TOWN HALL**

**LIBRARY**

**MEETING ROOM**

**SCHOOL HOUSE**

# HISTORIC PRESERVATION AND RESTORATION OF EXTERIOR

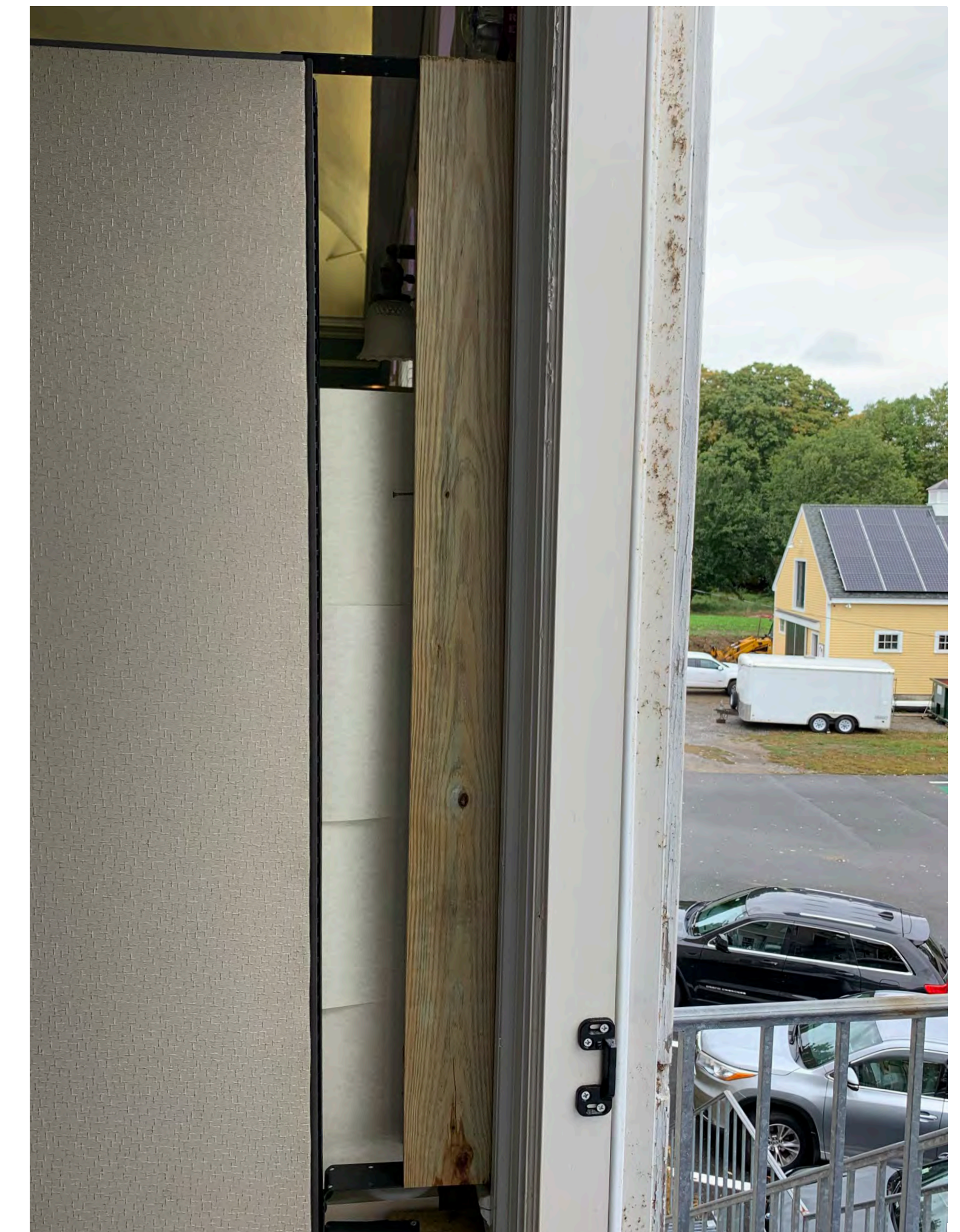
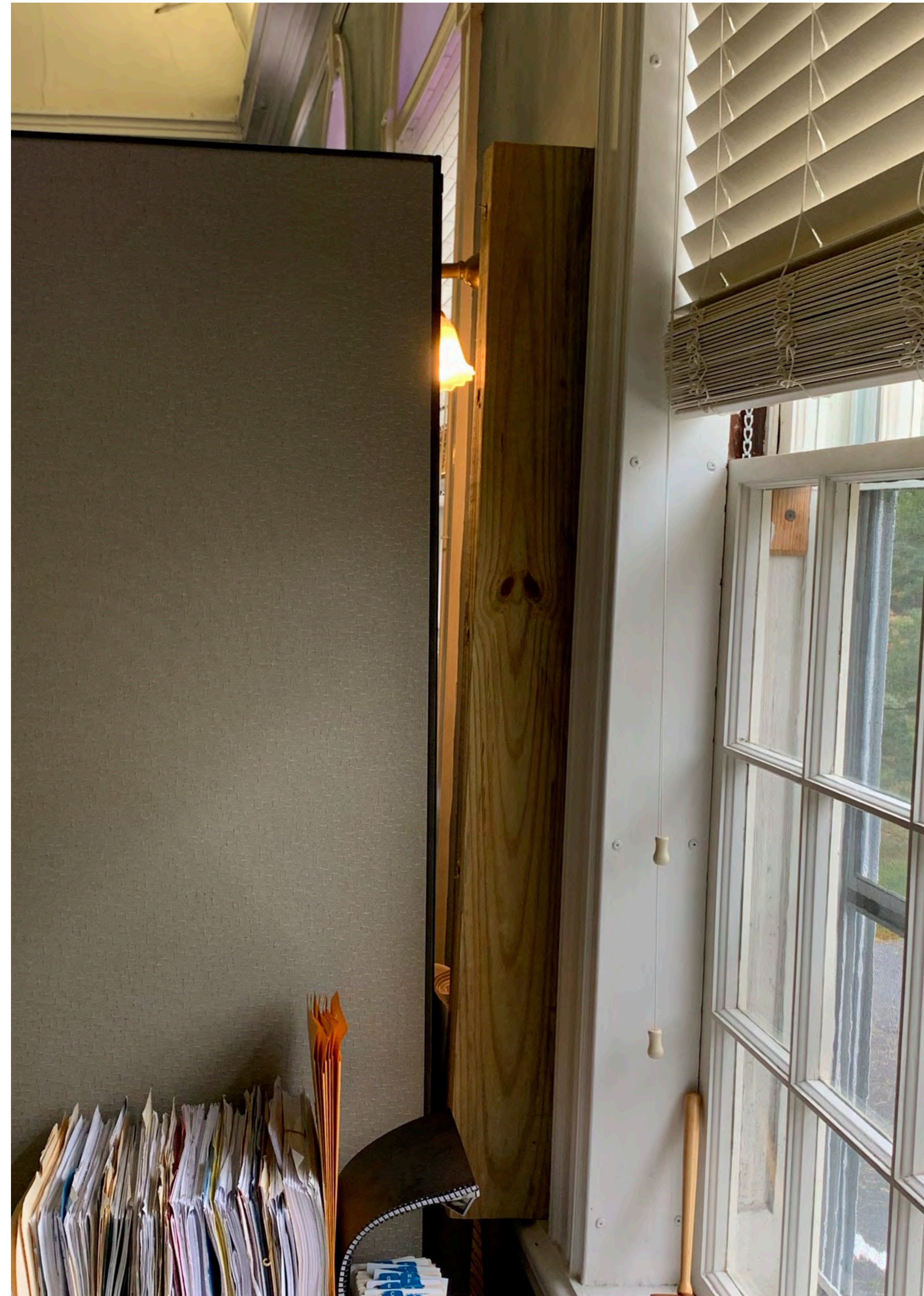


HAMILTON TOWN HALL PRESERVATION  
DESIGN AND CONSTRUCTION PROJECT

RESTORATION







Building inaccessible but for  
inappropriate ramp

Only first floor accessible

Antiquated building code compliance

Limited rest rooms

Outdated Infrastructure

Sustainable (**Green**) Initiatives

**New addition and ramp provides grade level  
entrance and egress in back**

**New elevator provides universal access**

**Building Code compliance improved  
throughout**

**Accessible rest rooms on every level**

**All new Mechanical (HVAC), Plumbing,  
Electrical, and IT systems**

**Energy Efficient HVAC, LED lighting, water  
saving fixtures, added roof insulation**

No Fire Protection

Cramped and loud offices

Limited parking

Decaying Exterior and Cupola

Lack of public meeting space

Undersized and inaccessible Town Vault

**New full sprinkler system**

**Expanded, efficient, and separate departments / offices enhances privacy**

**Expanded parking**

**Historic building exterior - repaired, restored, and preserved**

**New conference rooms and restored second level Memorial Meeting room**

**New, larger accessible vault**



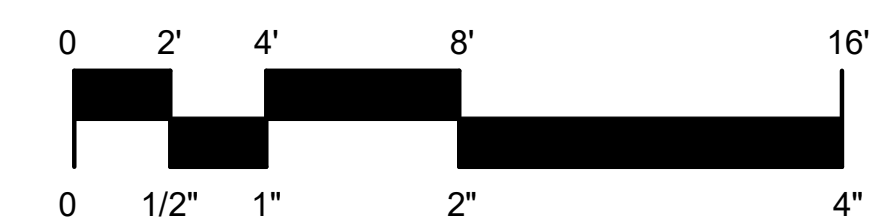
# BAY ROAD - ROUTE 1A

A VARIABLE WIDTH 1948 STATE HIGHWAY LAYOUT





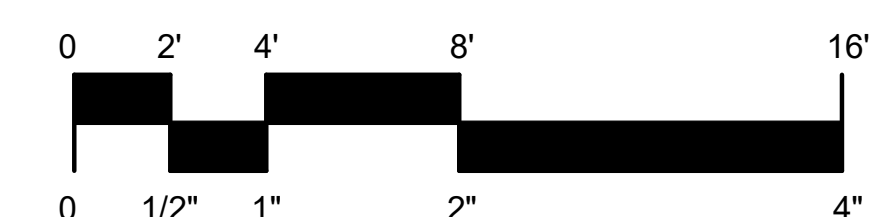
# MAIN LEVEL PLAN

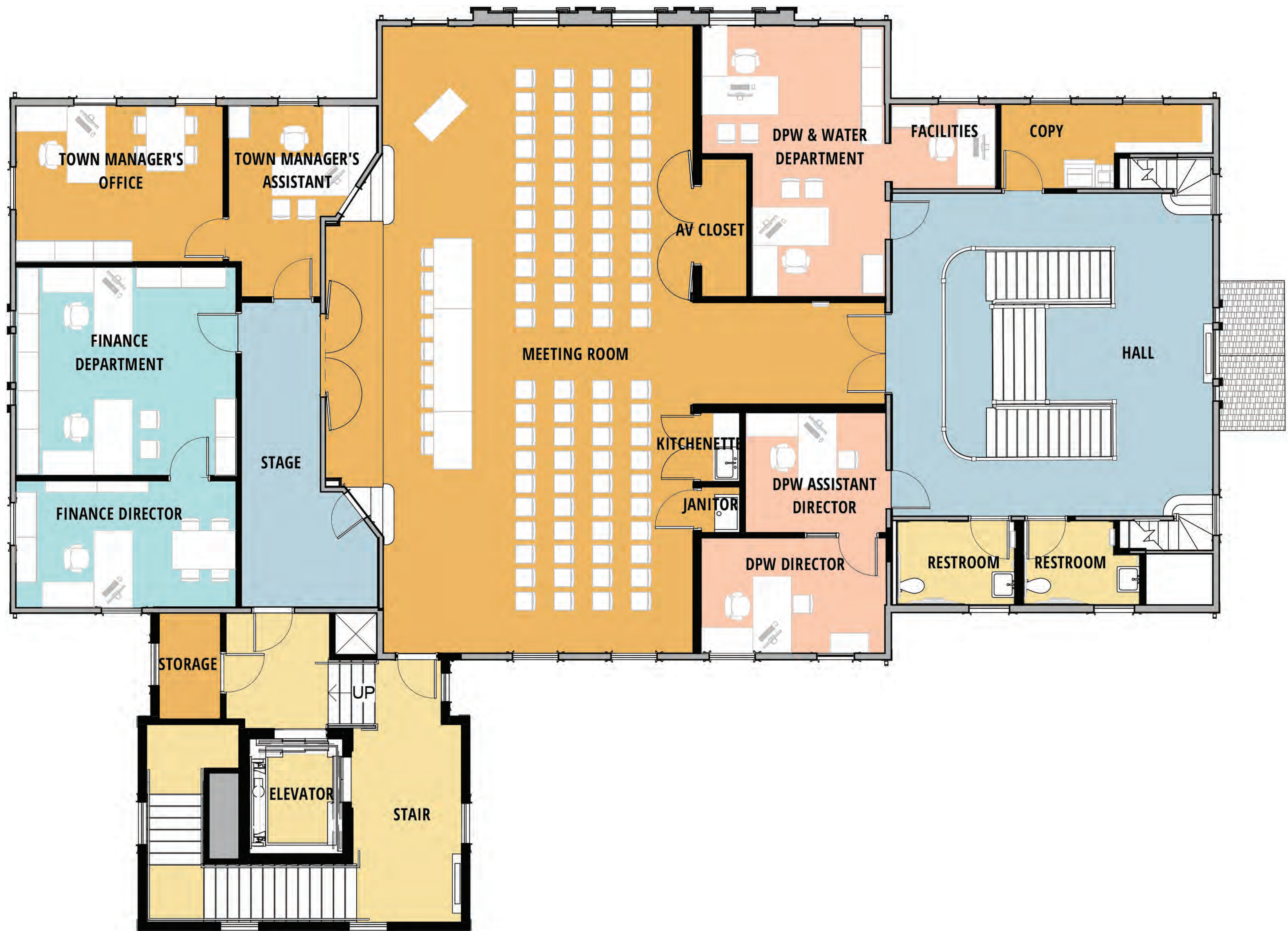




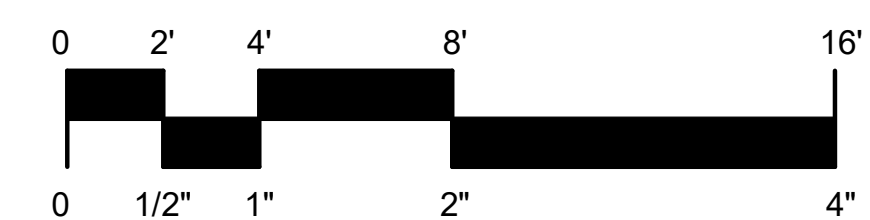


## LOWER LEVEL FLOOR PLAN





# UPPER LEVEL PLAN





HAMILTON TOWN HALL PRESERVATION  
DESIGN AND CONSTRUCTION SERVICES

## VIEW FROM BAY ROAD RESTORED





HAMILTON TOWN HALL PRESERVATION  
DESIGN AND CONSTRUCTION SERVICES

## **NEW ACCESSIBLE ENTRANCE**







- Historic District Commission \*
- Select Board\*
- Finance & Advisory Committee \*
- Planning Board (Site Plan\*)
- Zoning Board of Appeals \*
- Capital Planning \*
- Community Preservation Committee\*
- Mass. Arch. Access Board
- Council on Aging
- Historical Society
- Mass. Historic Commission
- American Legion
- Public Safety - Fire & Police
- Health Department
- Building Department

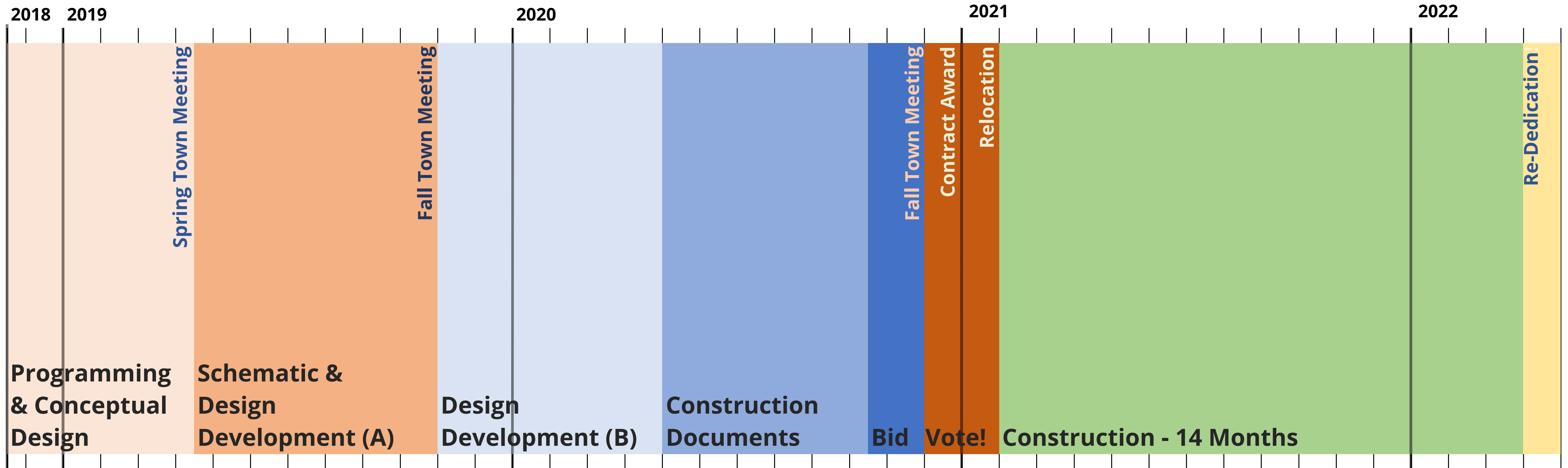






HAMILTON TOWN HALL		August					September				October				November				December					January 2021					Febr	
		8/3	8/10	8/17	8/24	8/31	9/7	9/14	9/21	9/28	10/5	10/12	10/19	10/26	11/2	11/9	11/16	11/23	11/30	12/7	12/14	12/21	12/28	1/4	1/11	1/18	1/25	2/1	2/8	
<b>Construction Document Phase</b>																														
	Construction Documentation																													
	Consultant Coordination																													
	Construction Document Owner Review & Estimate																													
	Review of Construction Document Estimate																													
	Value Engineering Phase (if needed)																													
	Construction Documents 100% Complete																													
<b>Bid Documents Available - September 23, 2020</b>																														
<b>Bidding &amp; Negotiation</b>																														
	Project posted to Central Register no later than 4pm September 17, 2020																													
	Start of Bidding																													
	Pre-bid conference and Bidder walk through - October 2, 2020																													
	Filed Sub-Bids Due - October 23, 2020																													
	General Bid Due - November 6, 2020																													
<b>Town Meeting - November 14, 2020</b>																														
<b>Special Election / Town Vote - December 3, 2020</b>																														
<b>Construction</b>																														
	Bid Review and Contract Negotiation																													
	Pilgrim Hall Space Planning & Design																													
	Pilgrim Hall Fit Out																													
	Employee Relocation																													
	Pilgrim Hall Lease																													
	Construction - January 18, 2021 - March 18, 2022																													
	Final Furniture and Finish Selection																													
	Furniture Procurment																													
	Furniture Installation and Move In - April 2022																													





---

## OWNER'S PROJECT MANAGEMENT & ASSOCIATED SOFT COSTS

<i>PREVIOUS PHASES CONTRACTED AND COMPLETED, DESIGNER SELECTION THRU CONTRACT DOCS/BIDDING)</i>	\$	114,735.03
<i>PREVIOUS PHASES SOFT COSTS, SURVEY, GEOTECHNICAL, HAZMAT, ADVERTISEMENTS</i>	\$	30,264.97
<i>CONSTRUCTION RELATED COSTS</i>	\$	464,000.00
i.e. Site Representative, Project Management, Moving/Storage, Temp Office Fit Out <i>Material Testing, Other Support Services</i>		
<b>TOTAL PROJECT OWNER'S PROJECT MANAGEMENT &amp; ASSOCIATED SOFT COSTS</b>	<b>\$</b>	<b>609,000.00</b>

---

## PROFESSIONAL DESIGN SERVICES

<i>PREVIOUS PHASES CONTRACTED AND COMPLETED, FEASIBILITY THRU CONTRACT DOCS/BIDDING)</i>	\$	798,708.50
<i>CONSTRUCTION RELATED COSTS</i>	\$	329,639.00
i.e. Architectural & Eng Fees, Interior Design, Commissioning Agent		
<b>TOTAL PROJECT PROFESSIONAL DESIGN SERVICES</b>	<b>\$</b>	<b>1,128,347.50</b>

---

## GENERAL CONSTRUCTION ESTIMATE

<i>CONSTRUCTION RELATED COSTS</i>		
General Contractor, Covid Protocol, Escalation to Feb. 2021	\$	5,677,000.00
Construction Related Costs, i.e. TeleComm, AV Equipment, Furnishings, Storage	\$	605,000.00
Misc. Fees, Builder's Risk Insurance	\$	60,000.00
<b>TOTAL CONSTRUCTION RELATED COSTS</b>	<b>\$</b>	<b>6,342,000.00</b>
<b>Total</b>	<b>\$</b>	<b>8,079,347.50</b>
<b>10% Project Contingency</b>	<b>\$</b>	<b>807,934.75</b>
<b>Total "Turn Key" Project</b>	<b>\$</b>	<b>8,887,282.25</b>
<b>Previous Estimate</b>	<b>\$</b>	<b>9,708,000.00</b>
<b>Delta</b>	<b>\$</b>	<b>(820,717.75)</b>

---



<b>Sources of Funding</b>	<b>Total "Turn Key" Project \$</b>	<b>8,887,282.25</b>
		<b>Amount</b>
CPC Appropriation	\$	75,000.00
Town Meeting Article ATM 2018	\$	100,000.00
CPC Appropriation	\$	150,000.00
Town Meeting Article ATM 2019	\$	75,000.00
CPC Appropriation	\$	250,000.00
Town Meeting Article STM 2019	\$	467,767.00
CPC Appropriation Pending STM 2020 Vote	\$	3,000,000.00
Insurance Funding for Cupola	\$	86,360.00
<b>Town Meeting STM 2020 Ask</b>	<b>\$</b>	<b>4,683,155.25</b>

