



HAMILTON TOWN HALL

PRESERVATION DESIGN AND CONSTRUCTION PROJECT



TOWN HALL

LIBRARY

MEETING ROOM

SCHOOL HOUSE

HISTORIC PRESERVATION AND RESTORATION OF EXTERIOR

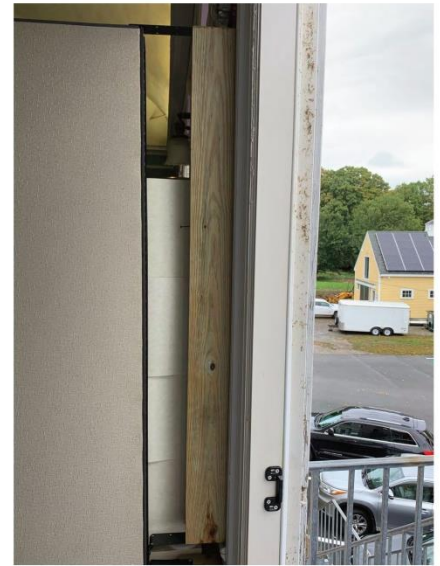
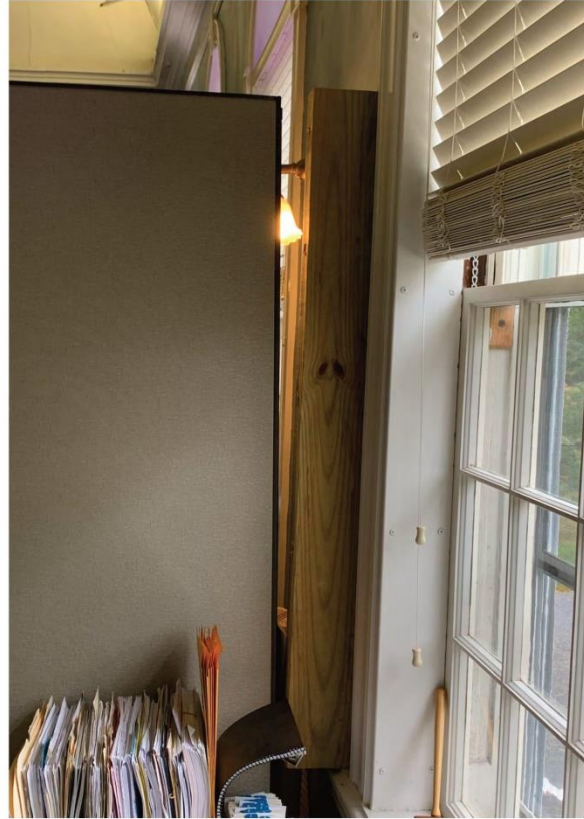


HAMILTON TOWN HALL PRESERVATION
DESIGN AND CONSTRUCTION PROJECT

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Outdated Infrastructure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

New full sprinkler system

Cramped and loud offices

Expanded, efficient, and separate departments / offices enhances privacy

Limited parking

Expanded parking

Decaying Exterior and Cupola

Historic building exterior - repaired, restored, and preserved

Lack of public meeting space

New conference rooms and restored second level Memorial Meeting room

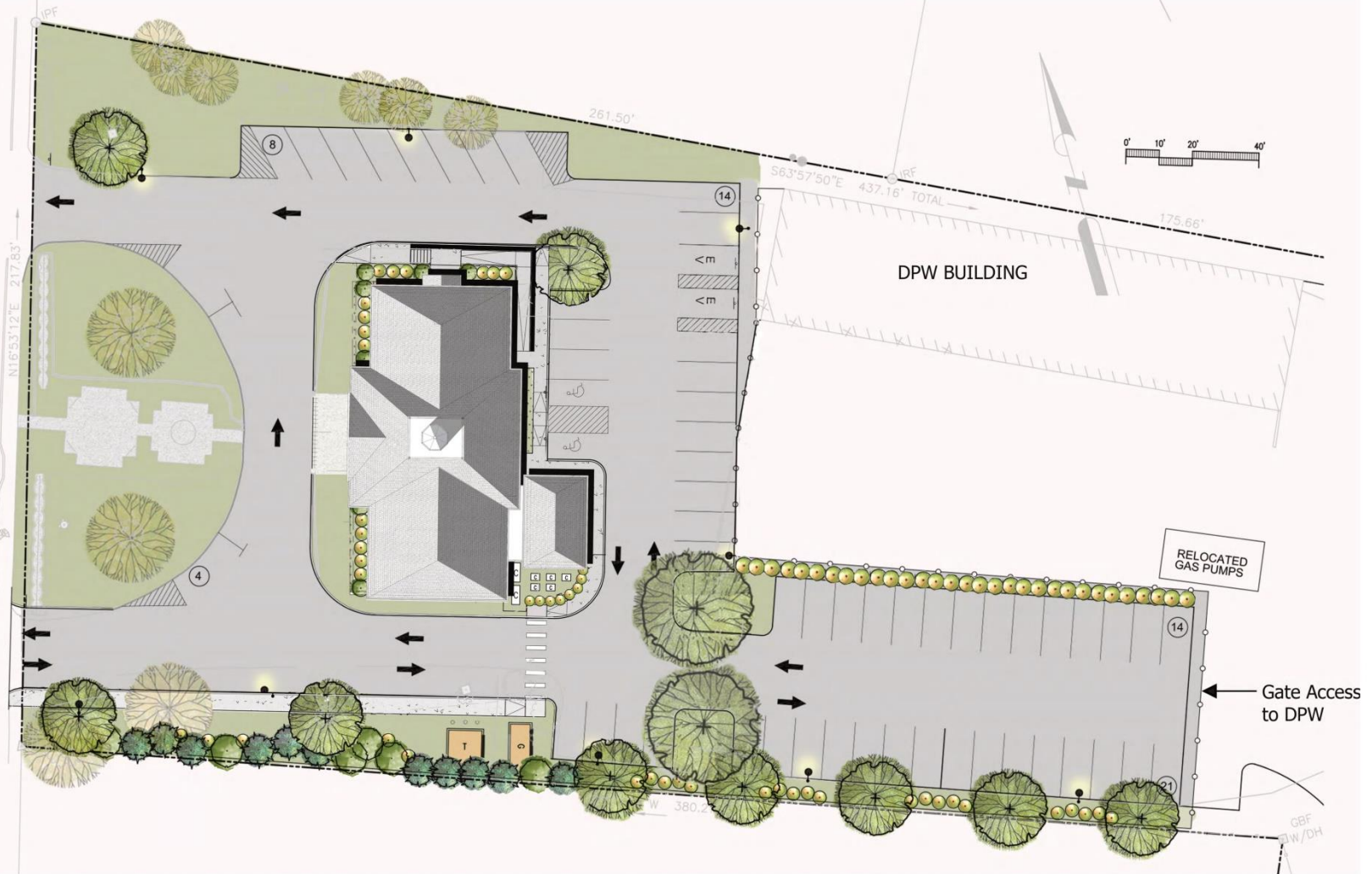
Undersized and inaccessible Town Vault

New, larger accessible vault



BAY ROAD - ROUTE 1A

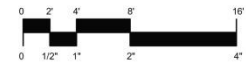
A VARIABLE WIDTH 1948 STATE HIGHWAY LAYOUT





HAMILTON TOWN HALL PRESERVATION
DESIGN AND CONSTRUCTION SERVICES

MAIN LEVEL PLAN





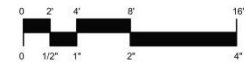
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LOWER LEVEL FLOOR PLAN





UPPER LEVEL PLAN





HAMILTON TOWN HALL PRESERVATION
DESIGN AND CONSTRUCTION SERVICES

VIEW FROM BAY ROAD RESTORED

LLB
ARCHITECTS



HAMILTON TOWN HALL PRESERVATION
DESIGN AND CONSTRUCTION SERVICES

NEW ACCESSIBLE ENTRANCE

LLB
ARCHITECTS





- 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





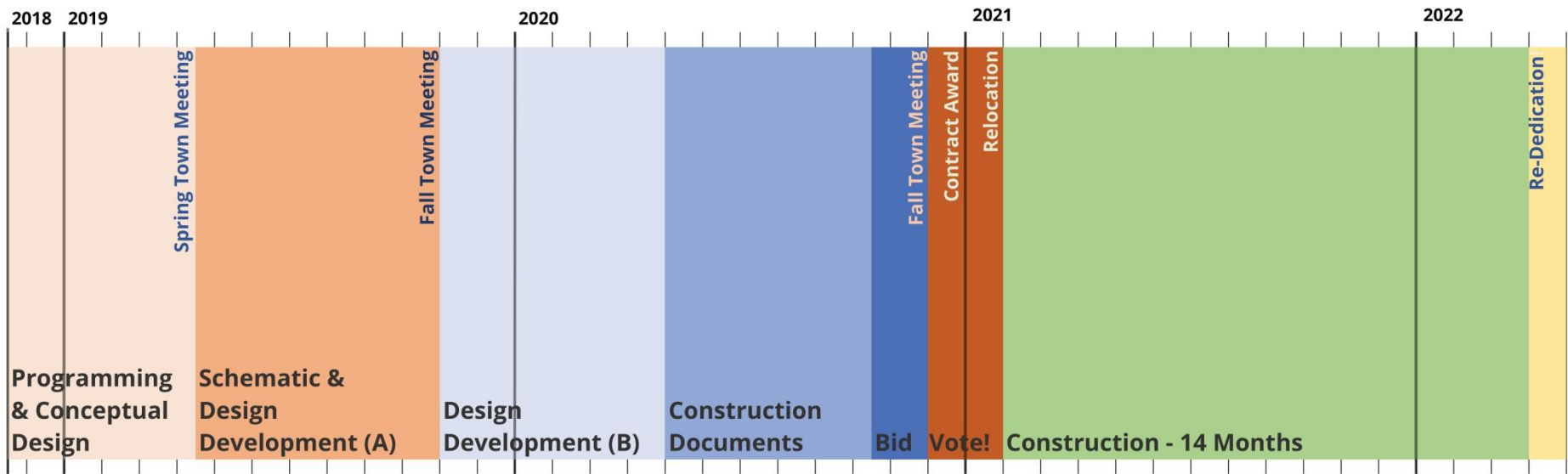
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TEMPORARY TOWN HALL



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
Construction Document Phase																																	
	Construction Documentation																																
	Consultant Coordination																																
	Construction Document Owner Review & Estimate																																
	Review of Construction Document Estimate																																
	Value Engineering Phase (if needed)																																
	Construction Documents 100% Complete																																
Bid Documents Available - September 23, 2020																																	
Bidding & Negotiation																																	
	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																																
Town Meeting - November 14, 2020																																	
Special Election / Town Vote - December 3, 2020																																	
Construction																																	
	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

PREVIOUS PHASES CONTRACTED AND COMPLETED, DESIGNER SELECTION THRU CONTRACT DOCS/BIDDING)	\$	114,735
PREVIOUS PHASES SOFT COSTS, SURVEY, GEOTECHNICAL, HAZMAT, ADVERTISEMENTS	\$	30,265
CONSTRUCTION RELATED COSTS	\$	464,000
i.e. Site Representative, Project Management, Moving/Storage, Temp Office Fit Out Material Testing, Other Support Services		
TOTAL PROJECT OWNER'S PROJECT MANAGEMENT & ASSOCIATED SOFT COSTS	\$	609,000

PROFESSIONAL DESIGN SERVICES

PREVIOUS PHASES CONTRACTED AND COMPLETED, FEASIBILITY THRU CONTRACT DOCS/BIDDING)	\$	798,709
CONSTRUCTION RELATED COSTS	\$	329,639
i.e. Architectural & Eng Fees, Interior Design, Commissioning Agent		
TOTAL PROJECT PROFESSIONAL DESIGN SERVICES	\$	1,128,348

GENERAL CONSTRUCTION ESTIMATE

CONSTRUCTION RELATED COSTS		
General Contractor, Covid Protocol, Escalation to Feb. 2021	\$	5,677,000
Construction Related Costs, i.e. TeleComm, AV Equipment, Furnishings, Storage	\$	605,000
Misc. Fees, Builder's Risk Insurance	\$	60,000
TOTAL CONSTRUCTION RELATED COSTS	\$	6,342,000
		Total \$ 8,079,348
		10% Project Contingency \$ 807,935
		Total "Turn Key" Project \$ 8,887,282
		Previous Estimate \$ 9,708,000
		Delta \$ (820,718)

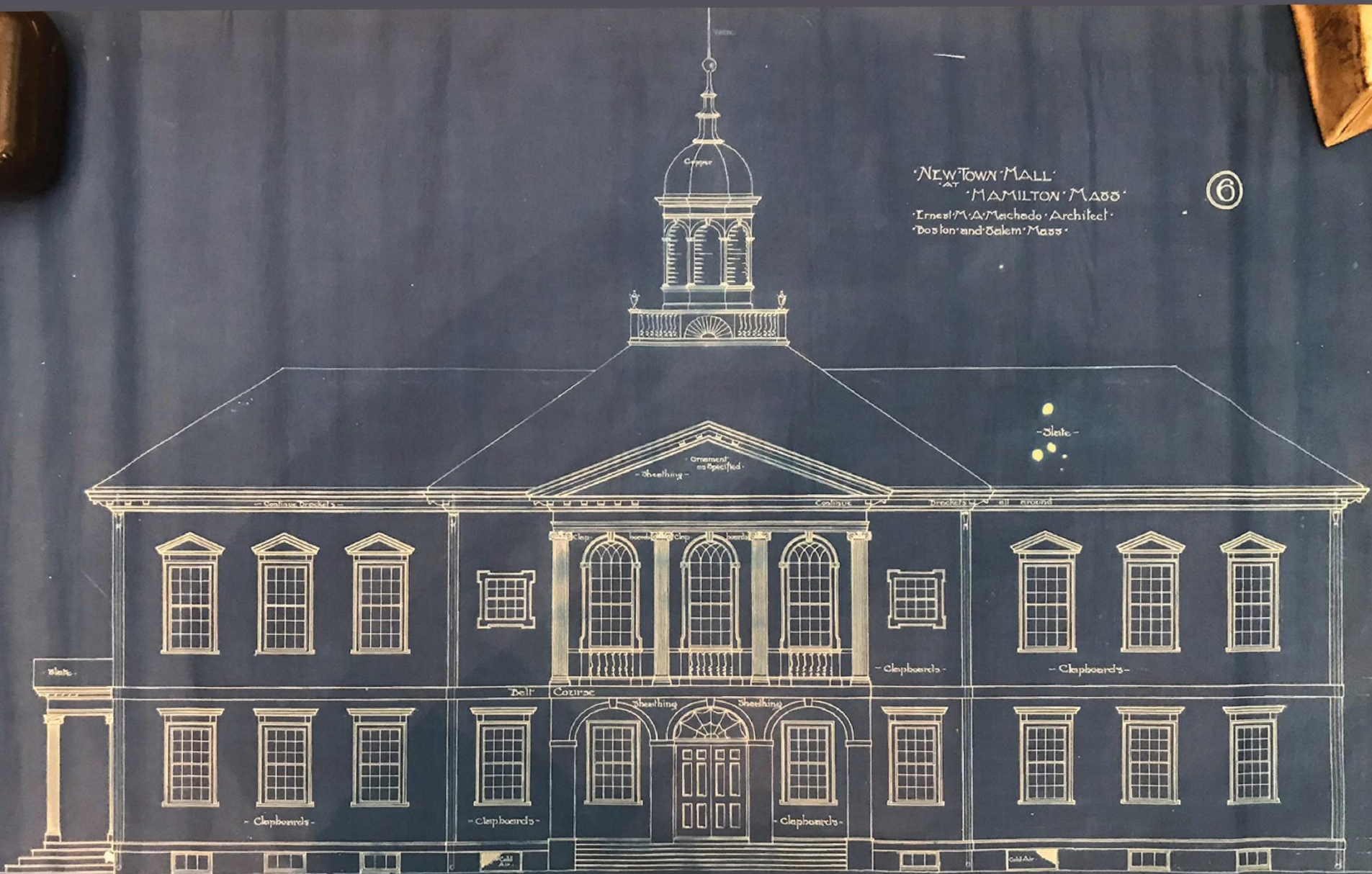


		Total "Turn Key" Project	\$ 8,887,282
Sources of Funding			Amount
CPC Appropriation	\$		75,000
Town Meeting Article ATM 2018	\$		100,000
CPC Appropriation	\$		150,000
Town Meeting Article ATM 2019	\$		75,000
CPC Appropriation	\$		250,000
Town Meeting Article STM 2019	\$		467,767
CPC Appropriation Pending STM 2020 Vote	\$		3,000,000
Insurance Funding for Cupola	\$		86,360
Town Meeting STM 2020 Ask	\$		4,683,155



NEW TOWN MALL
AT
HAMILTON MASS.
Ernest M. A. Machado, Architect.
Boston and Salem, Mass.

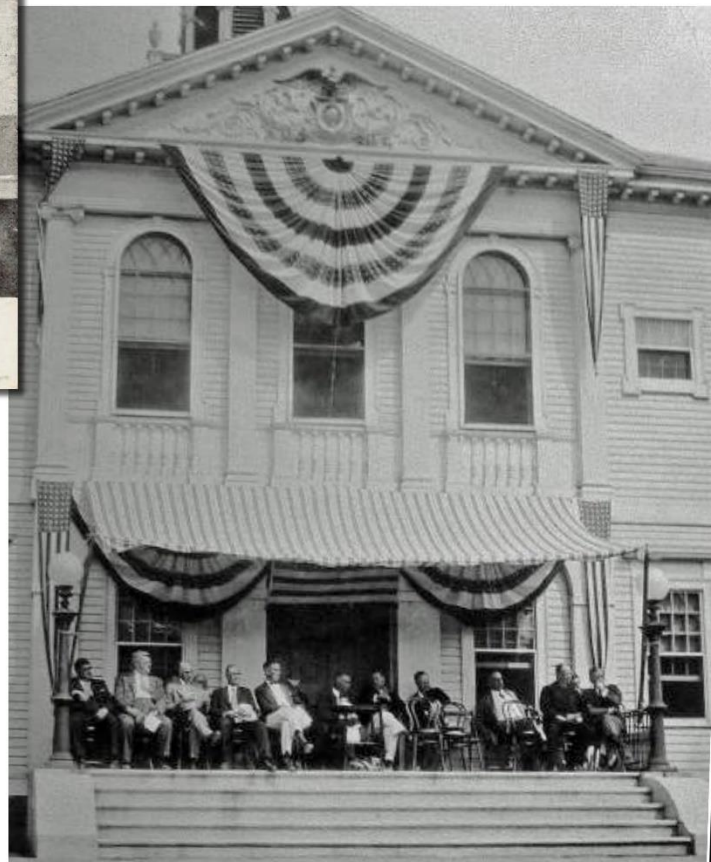
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TOWN HALL, HAMILTON, MASS.
Still at the Tel. this is a fine place! Oh! I am having a fine time will see you next Mon. R. E. Kisholm
 1820 H. E. ANDREWS, PUBLISHER, WENHAM DEPOT.







TOWN HALL PROJECT ESTIMATED TAX RATE IMPACT

The payment schedule below shows the estimated annual debt payment amount and the potential effect it would have on the tax rate associated with the average house in Hamilton with an assessed value of \$613,400.

		FY2022	
	<u>Borrowing</u>	<u>Principal</u>	<u>Interest</u>
TOWN HALL PROJECT	467,767	22,767.00	10,810.62
	4,683,155	163,155.00	108,232.92
	3,000,000	100,000.00	69,333.33
<i>Total Principal and Interest</i>			<u>474,298.87</u>
Community Preservation Act (CPA) Share			(169,333.33)
Total General Fund (Taxation)			304,965.54
<i>(based on current interest rates)</i>			
<u>Estimated Tax Rate Impact</u>			0.20
<i>(based on current valuations)</i>			
<u>Estimated Annual cost for average \$613,400 home</u>		\$	121.59
<u>Estimated cost per quarterly tax bill</u>		\$	30.40