



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

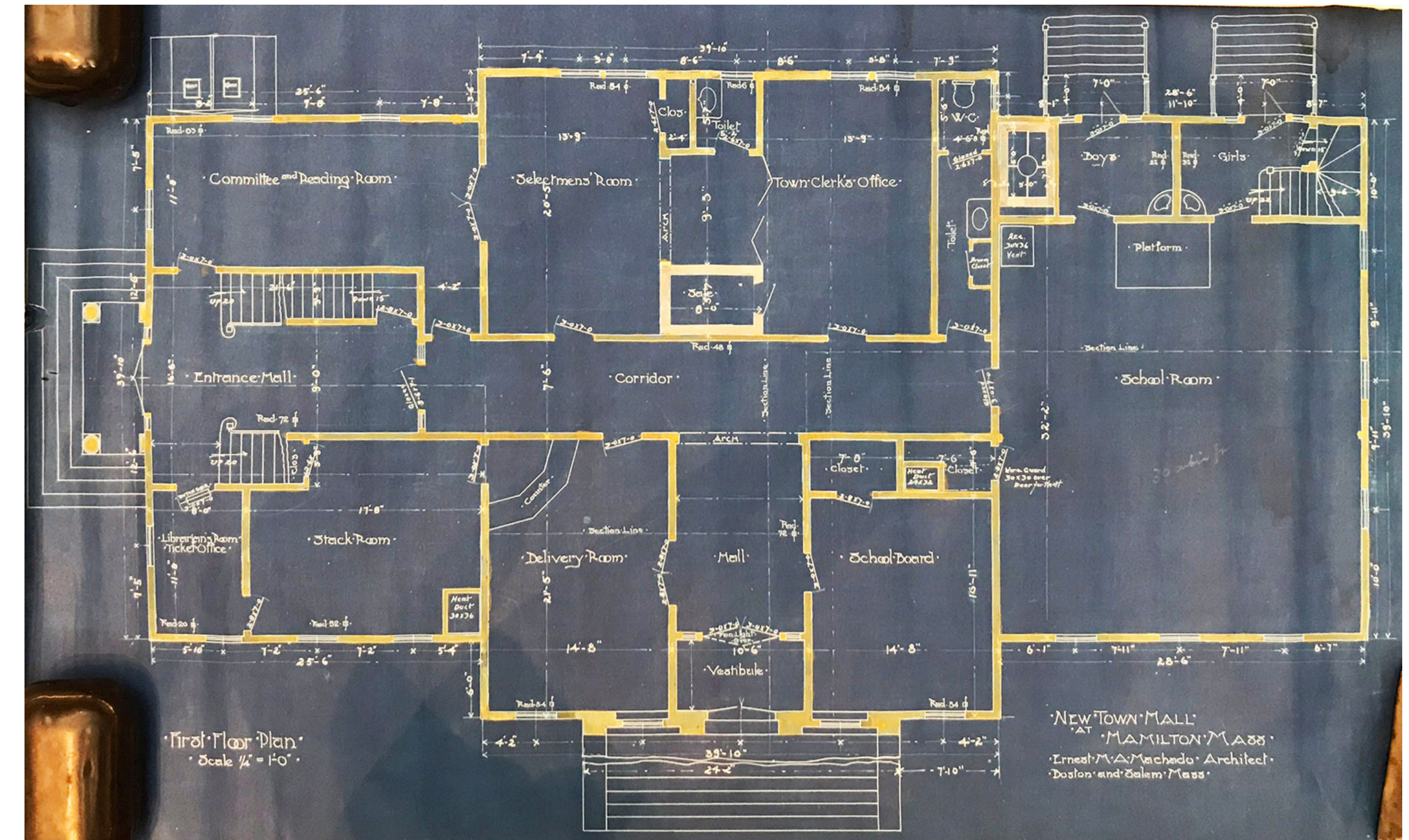


RAMP

- 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

Allison Jenkins

Member

Hamilton Selectwoman

Jean-Pierre Minois

Member

Engineer

Tim Olson

Member

Public Works Director

Jeff Hubbard

Member

Hamilton Selectman

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

Design Technique Inc. (DTI)

Owner's Project Manager

Geotechnical Services Inc

Geotechnical

Northeast Survey

Consultants

Survey

Roome & Guarracino

Structural Engineering

PM&C

Cost Estimating

Smith & Wessel Associates

HAZMAT



...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



TIGHT WORKING SPACE



ROTTING TRIM



INEFFICIENT SYSTEMS



UNDERSIZED VAULT



SO WHY DO WE NEED A RENOVATION?



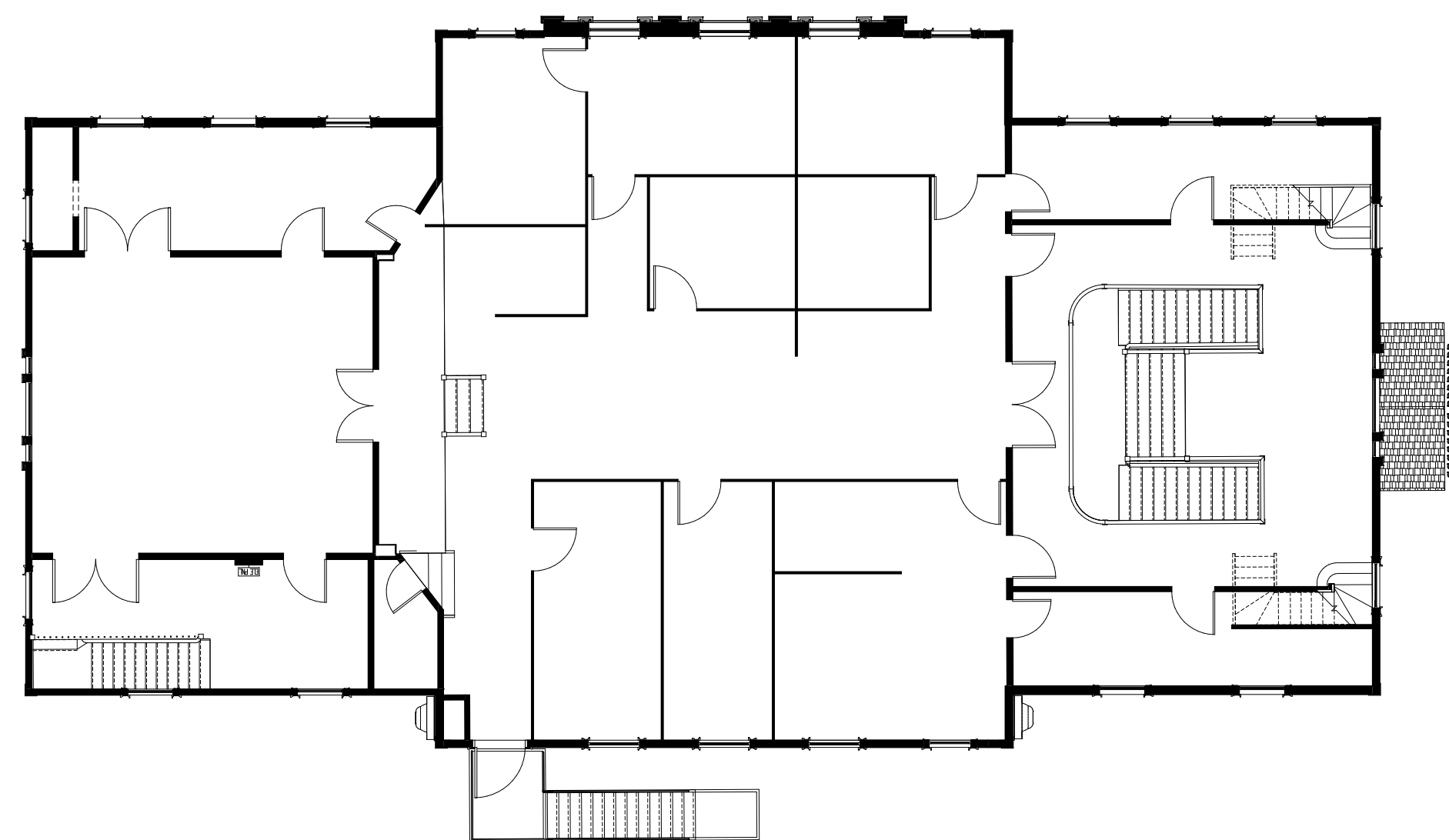
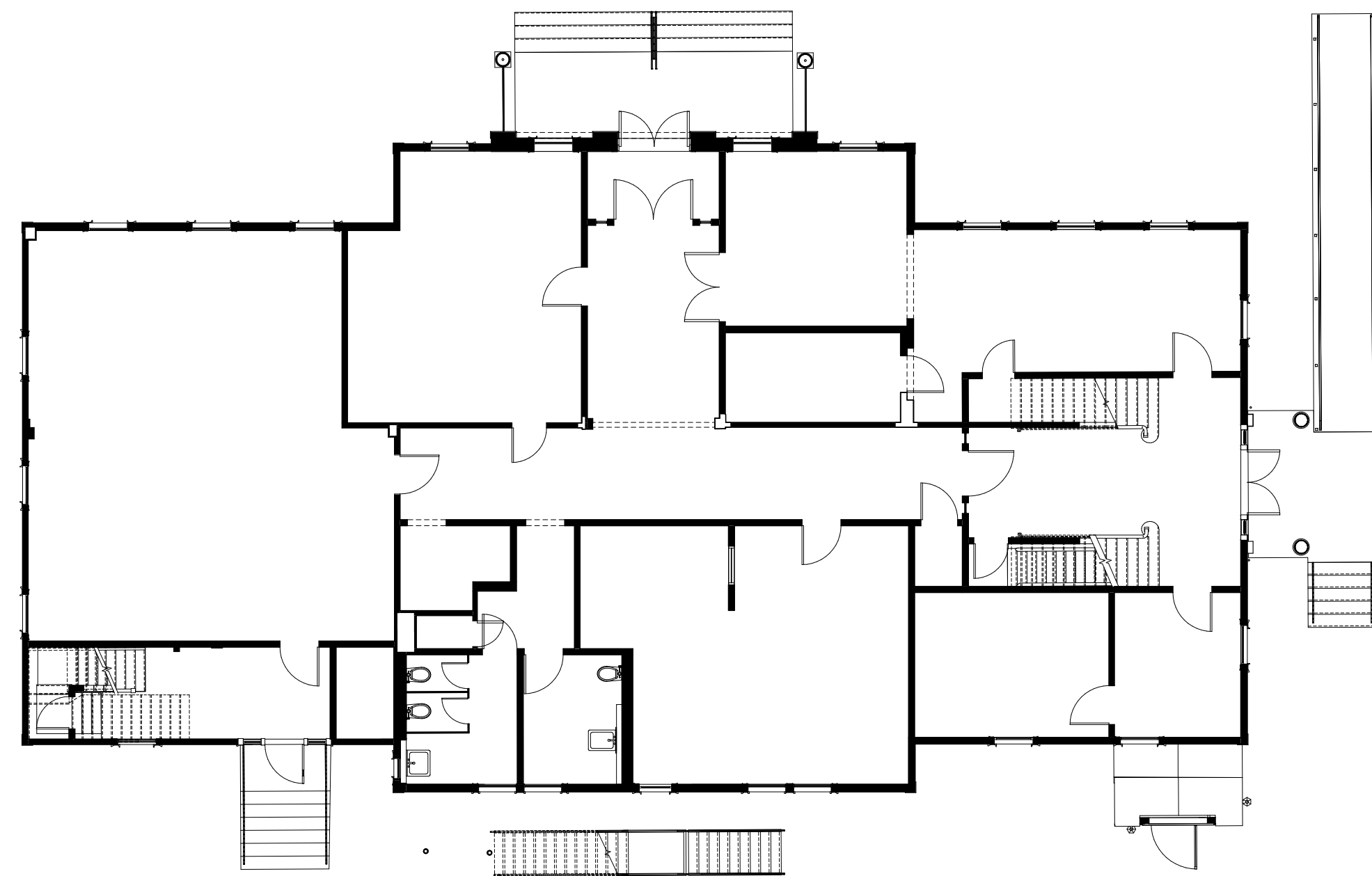
- 6 DEPARTMENTS IN AN OPEN OFFICE
- NO RESTROOMS ON SECOND FLOOR
- LACKING MEETING SPACE



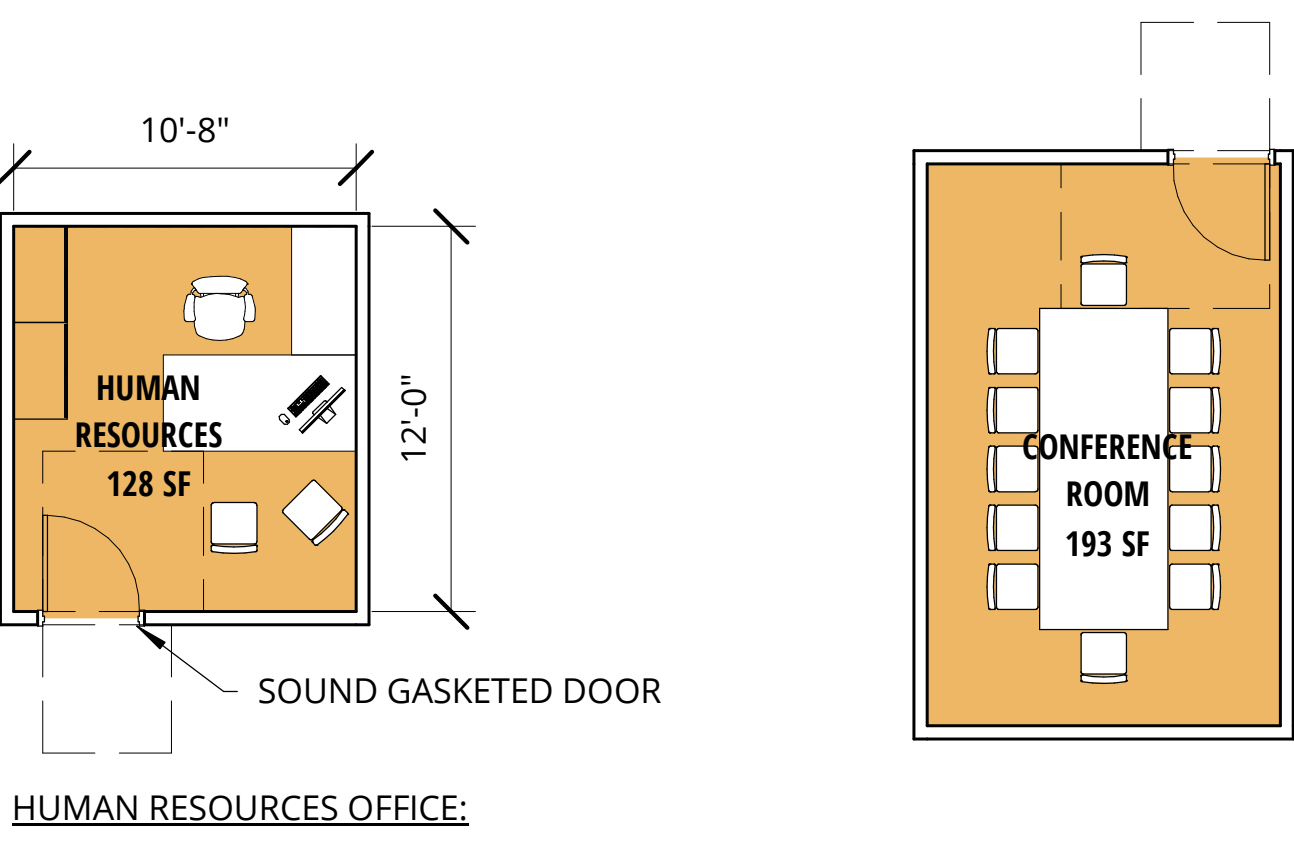
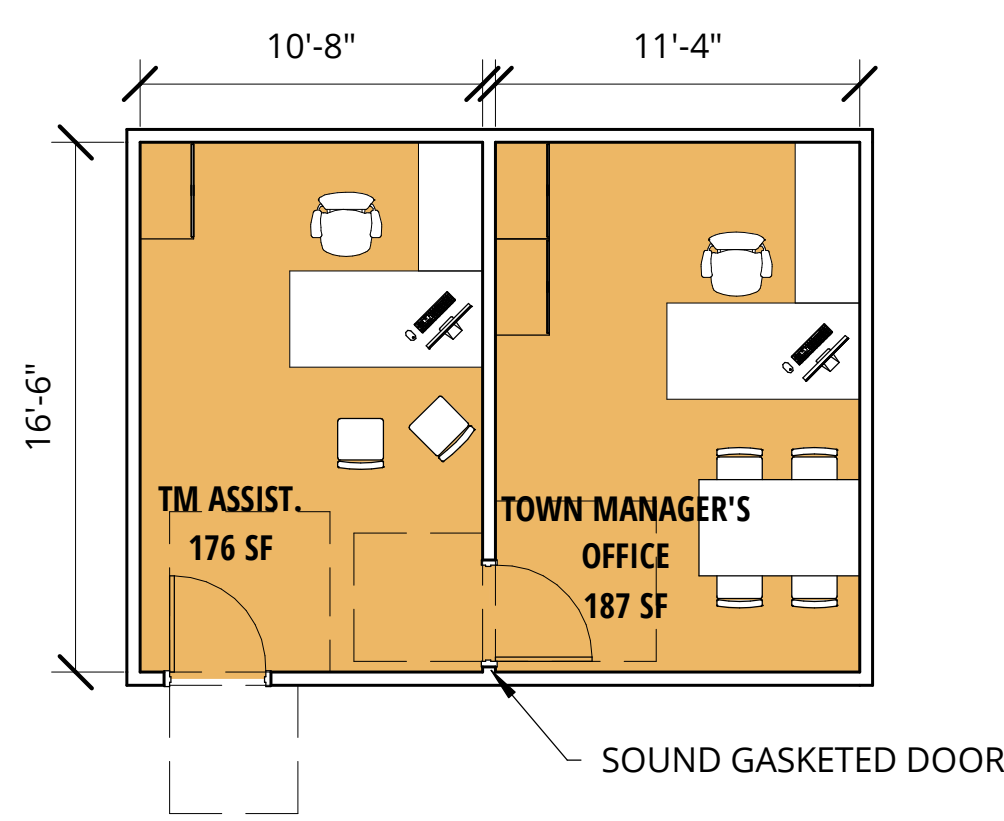
STORAGE IS LACKING



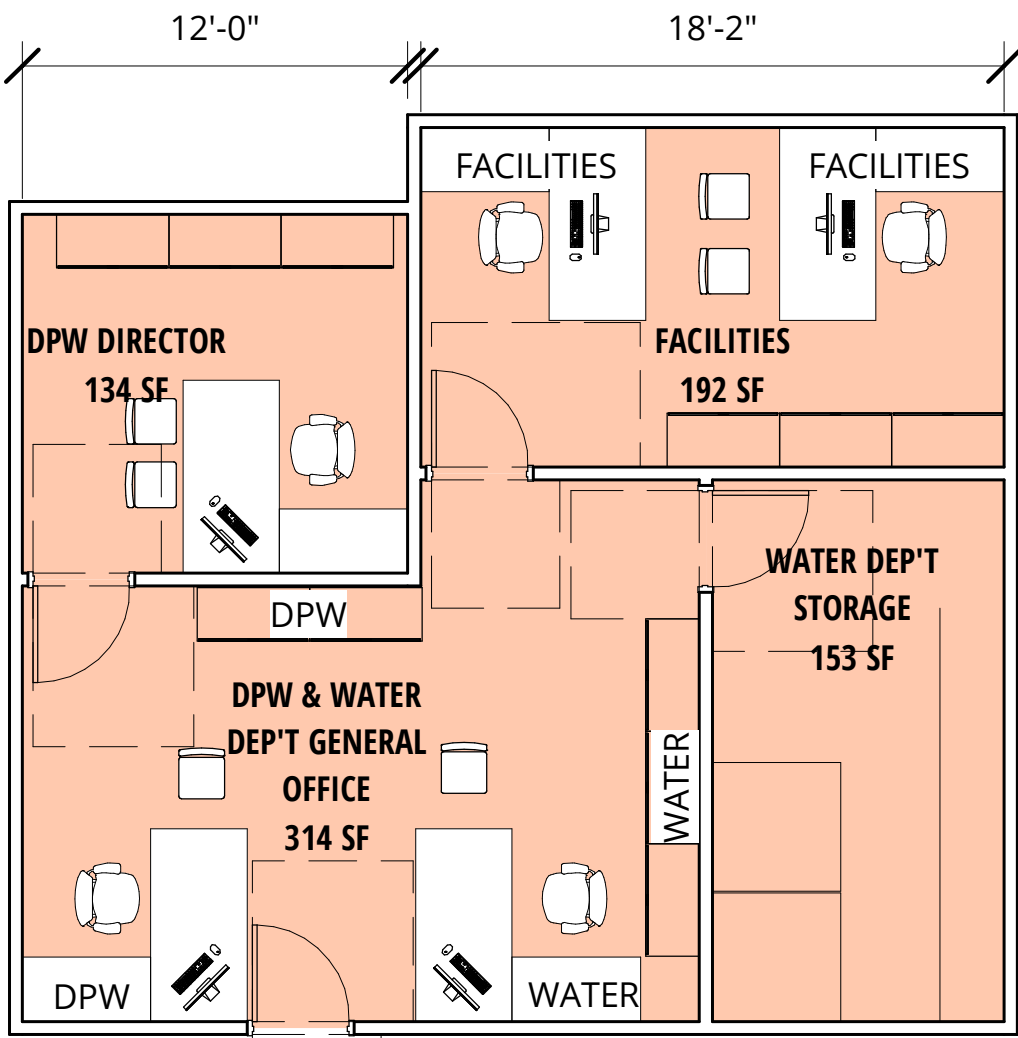
STRUCTURAL LOADING CONCERNS



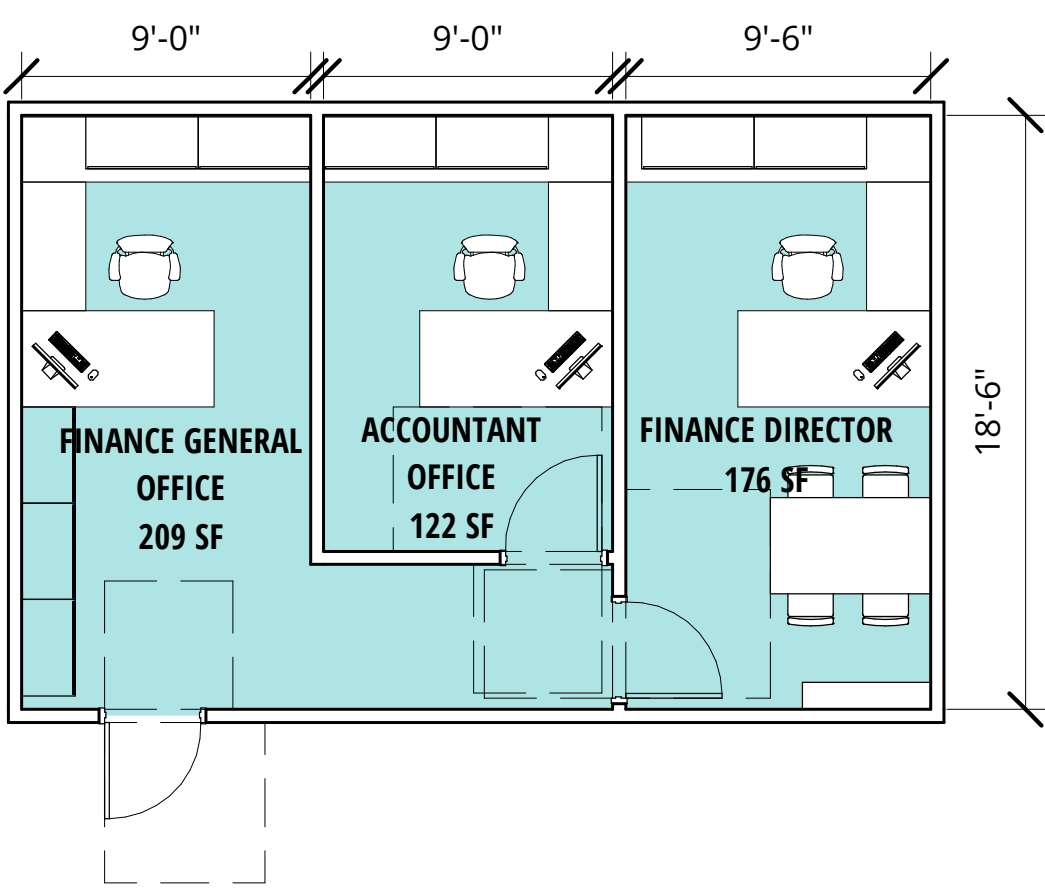
TOWN ADMINISTRATION



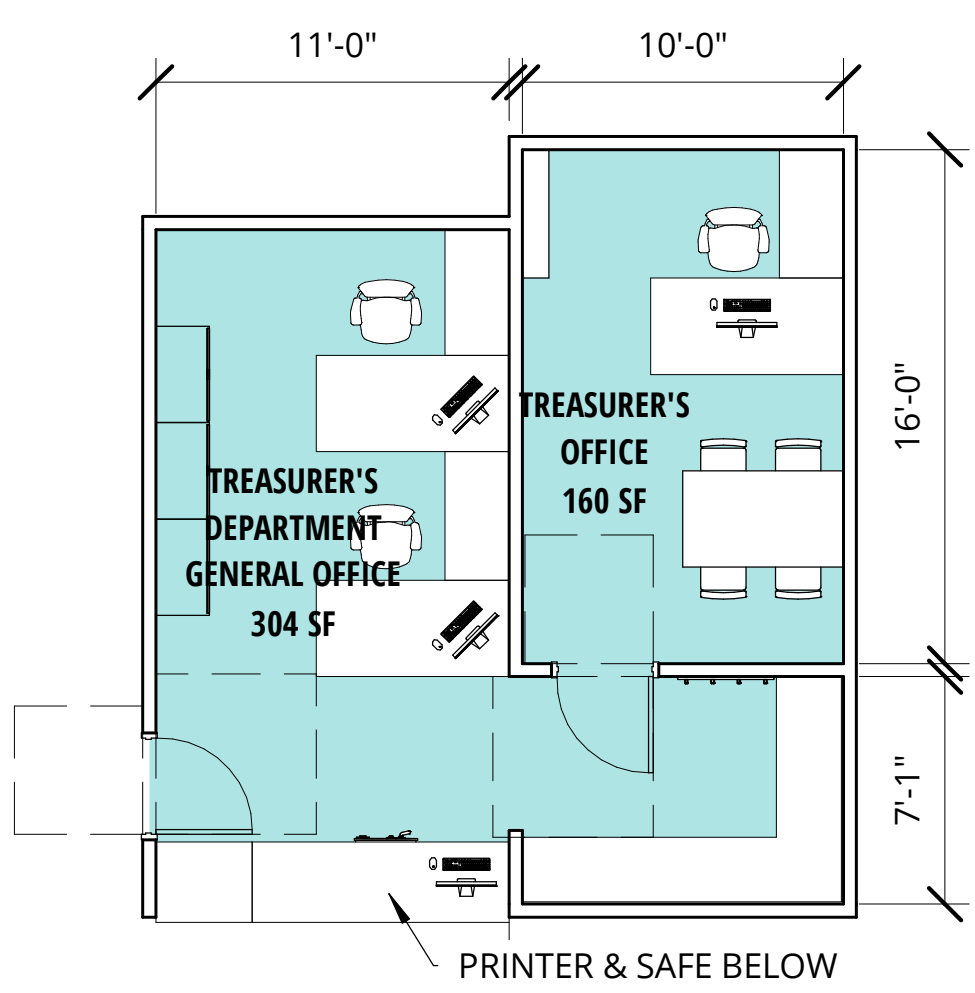
DPW & WATER DEP'T



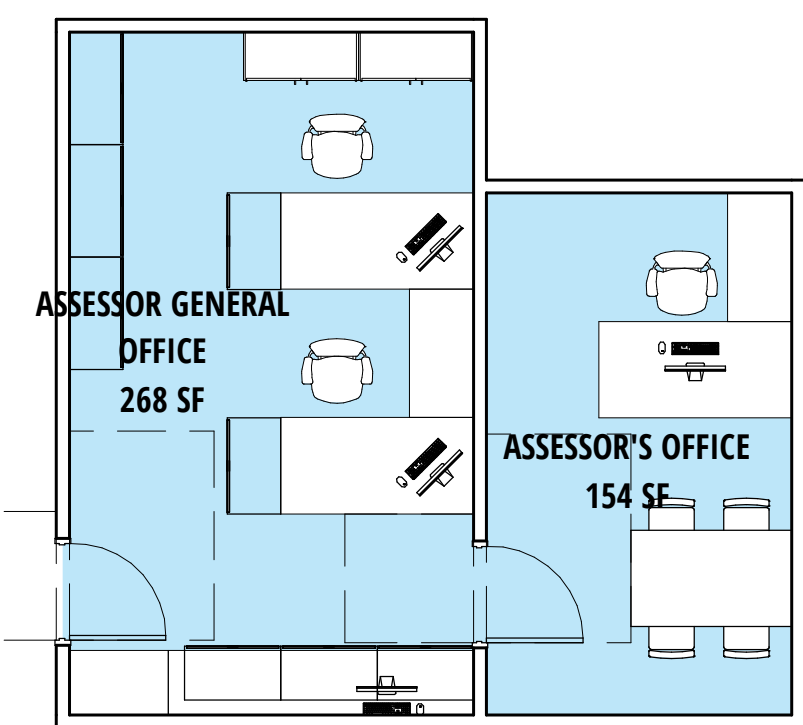
FINANCE DEPARTMENT



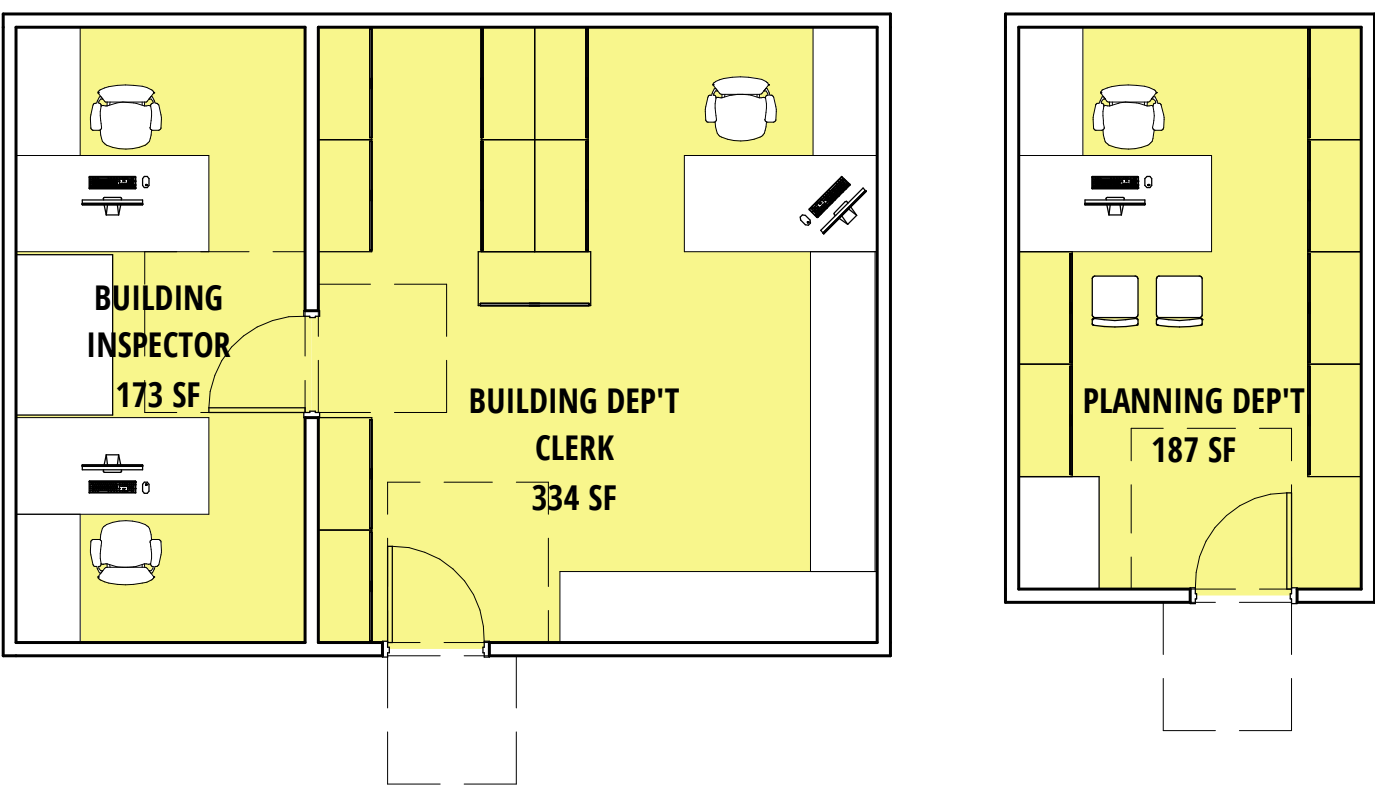
TREASURER



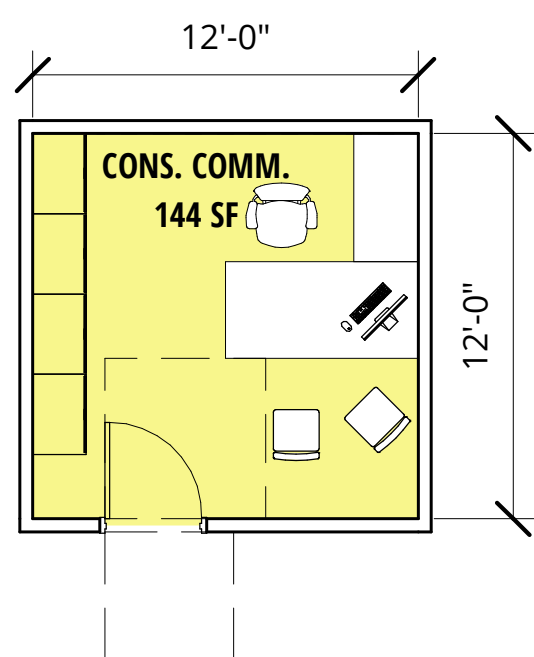
ASSESSOR



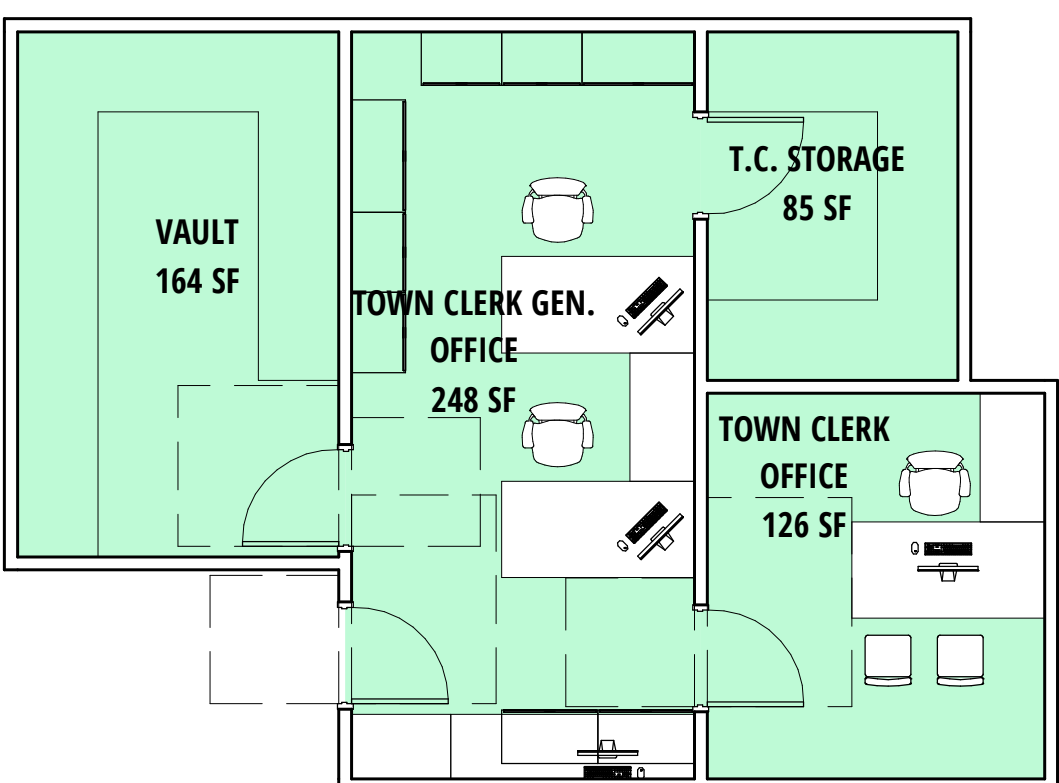
PLANNING & INSPECTIONAL SERVICES



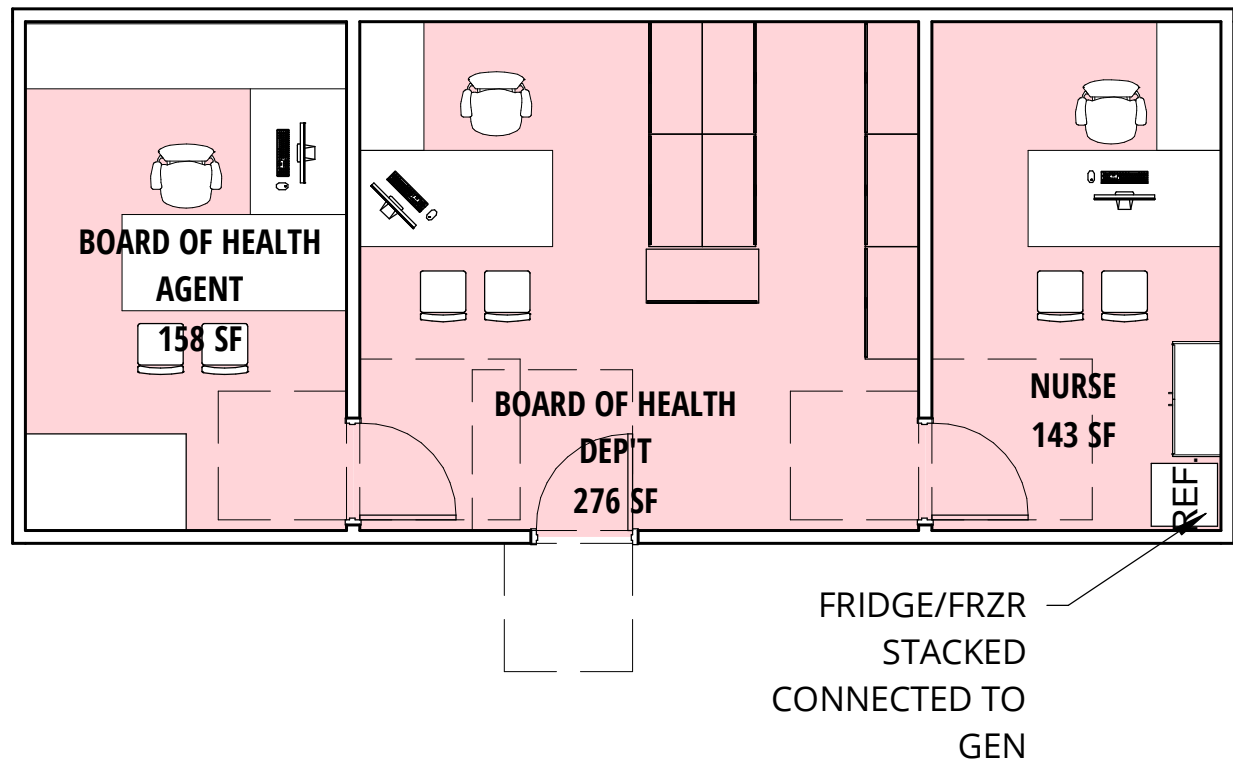
CONSERVATION COMMISSION



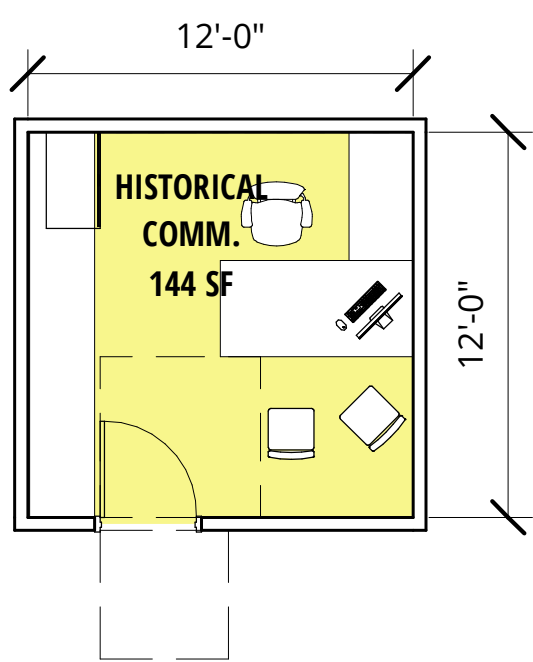
TOWN CLERK

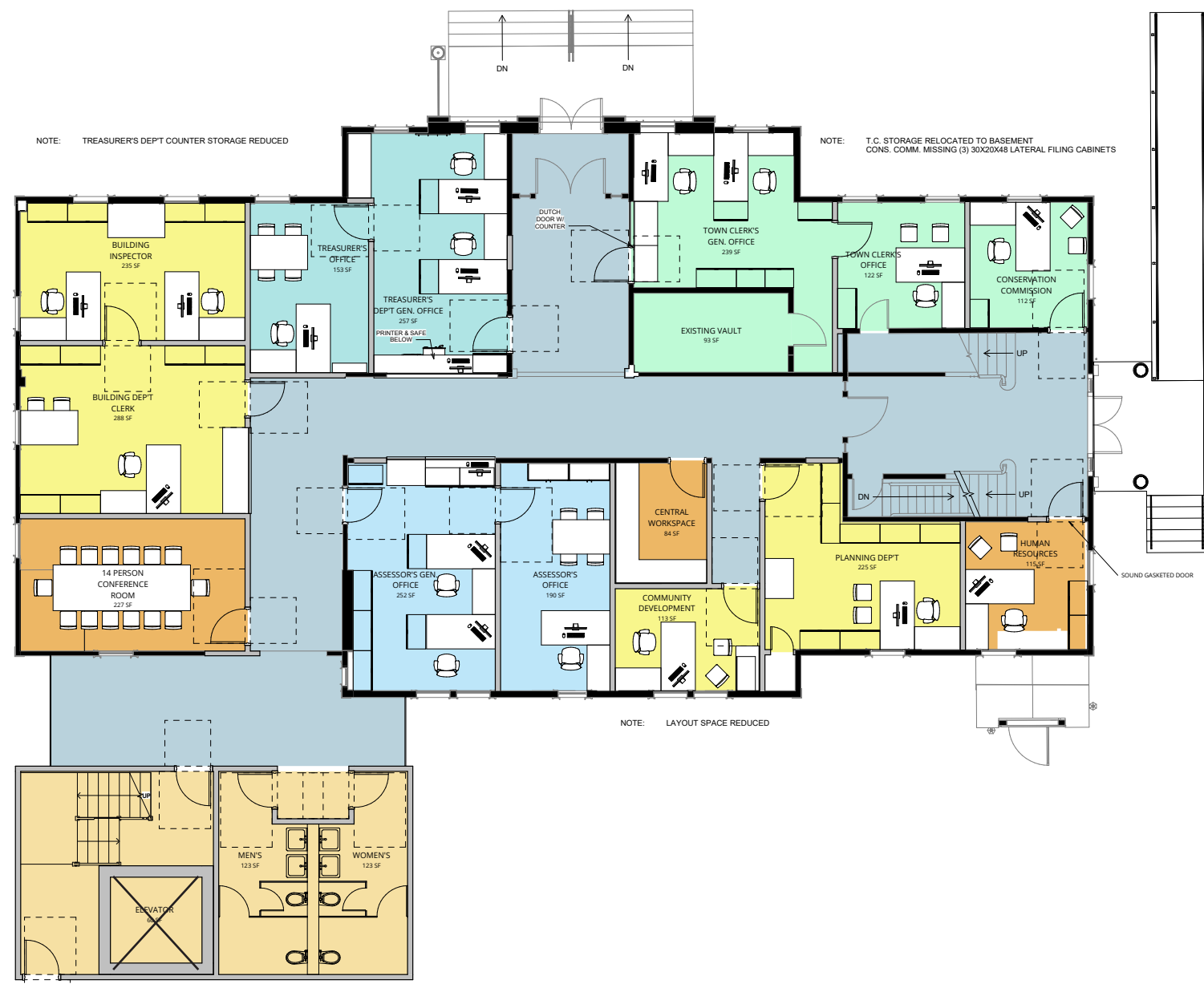


BOARD OF HEALTH

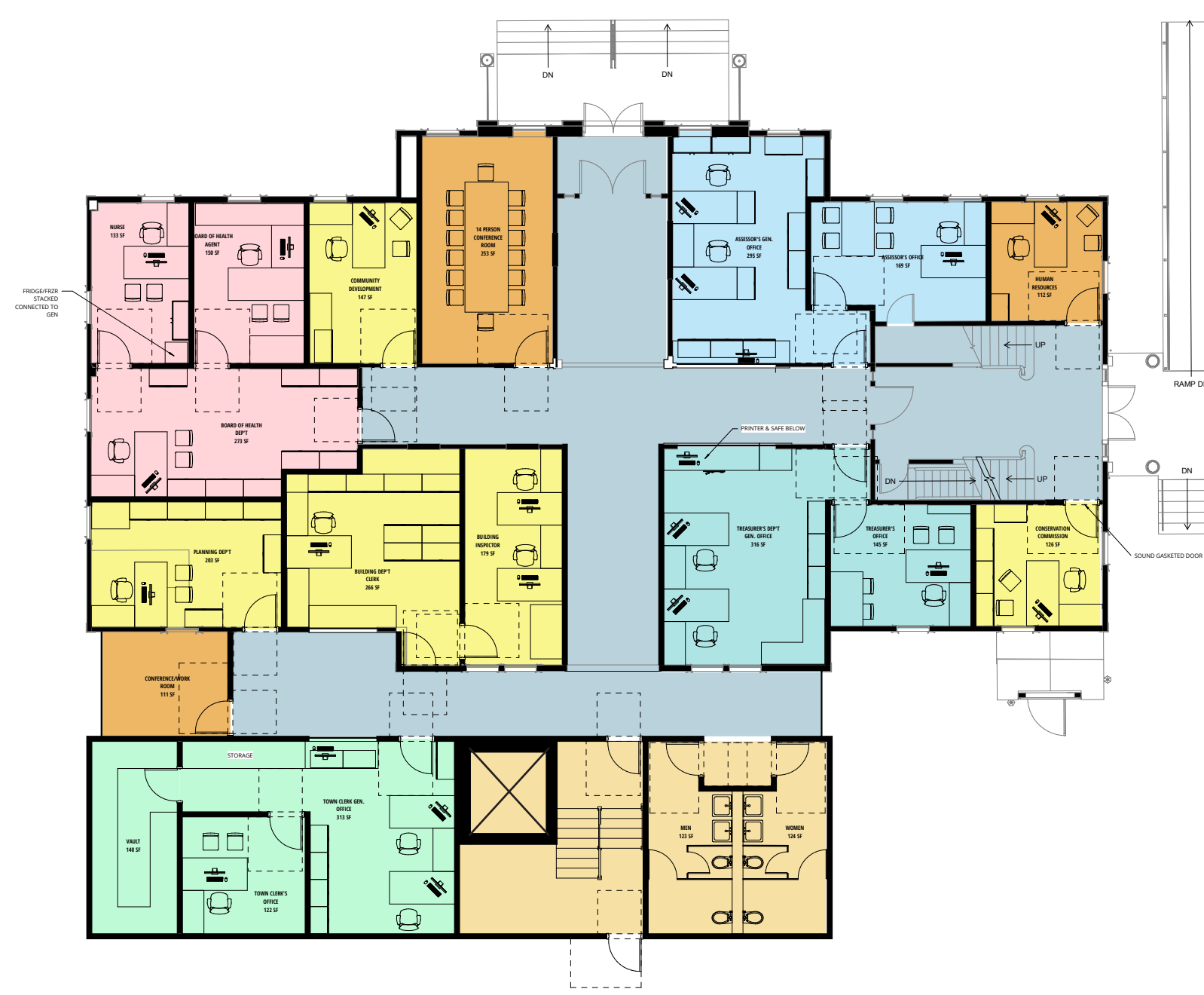


COMMUNITY PRESERVATION





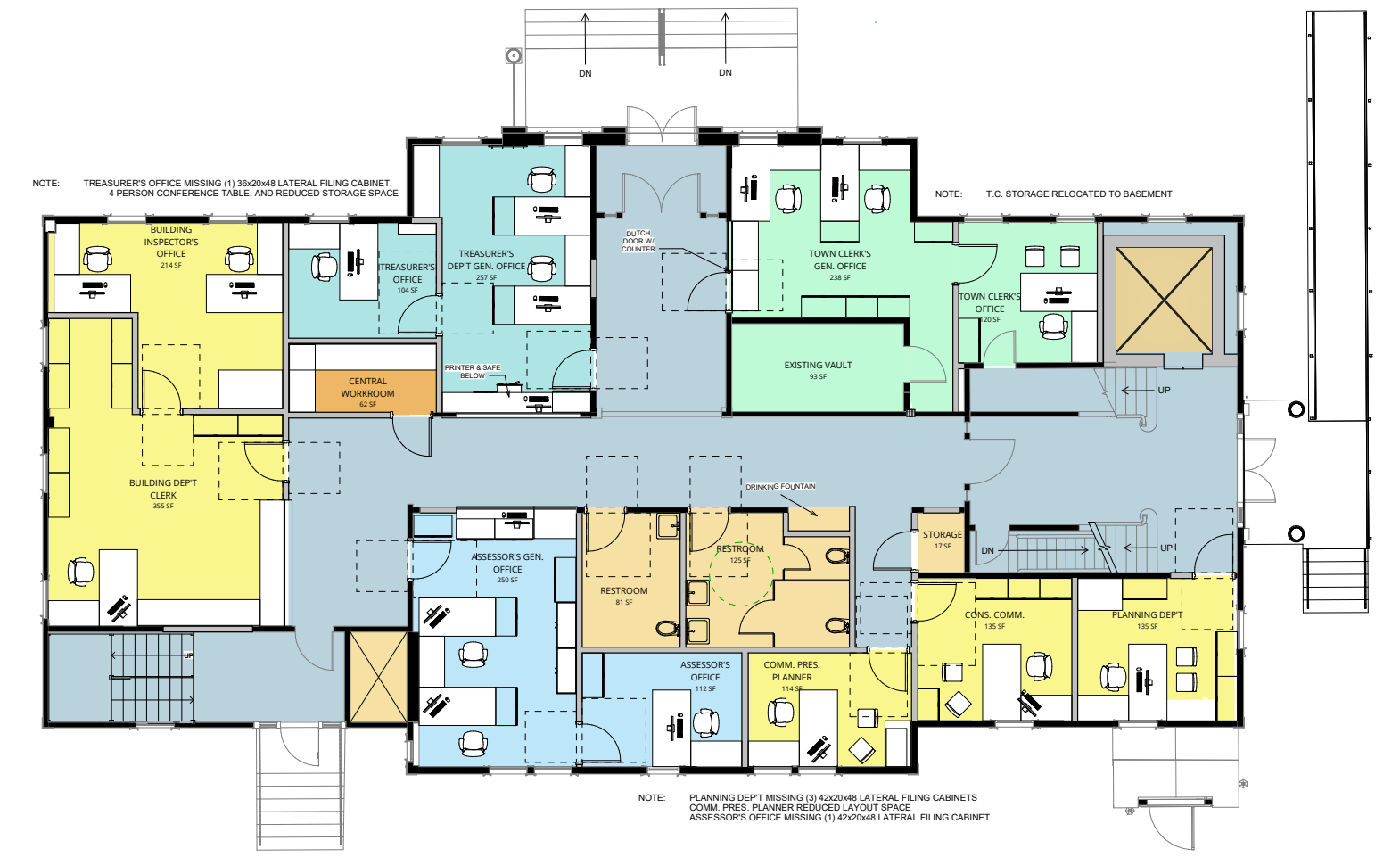
OPTION 1



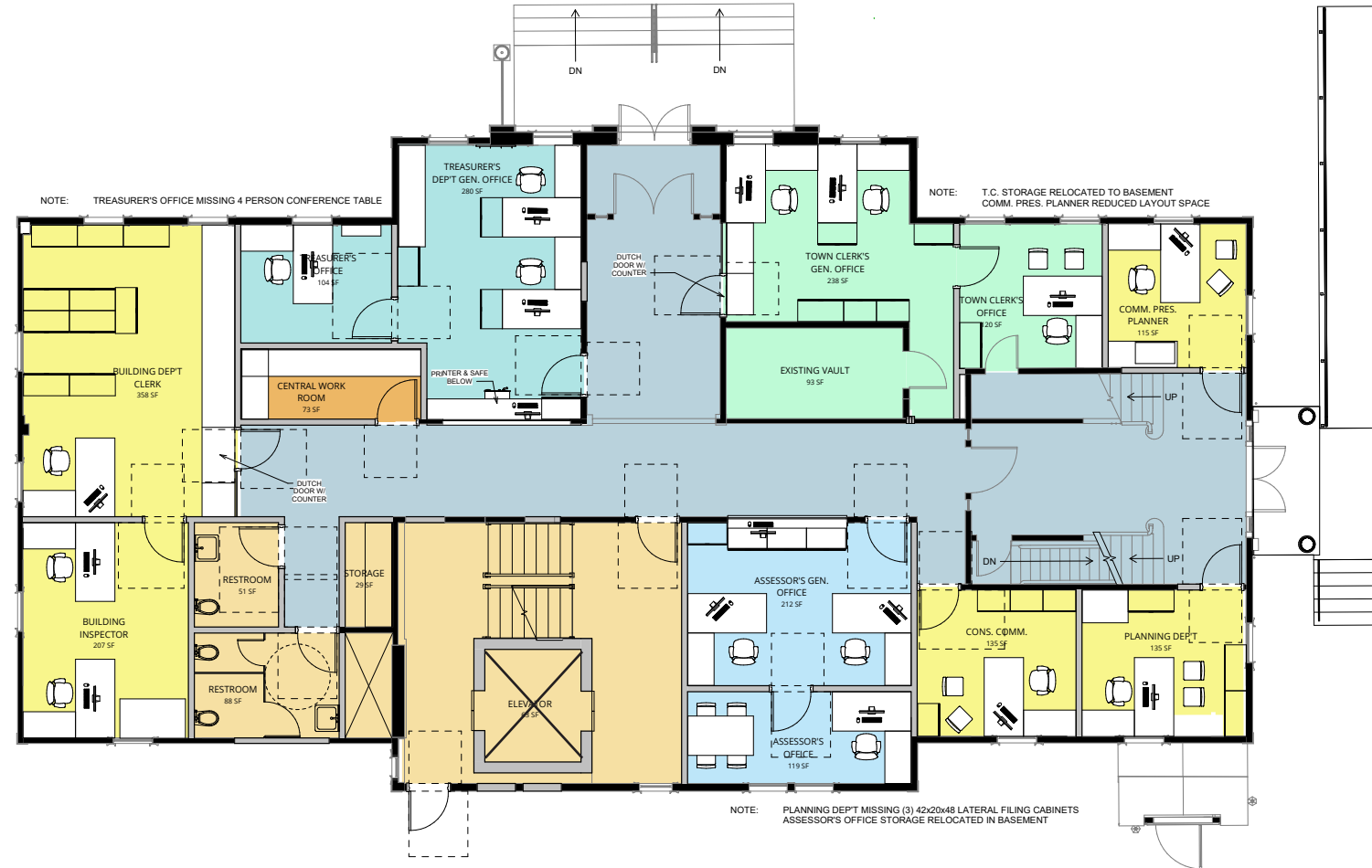
OPTION 2



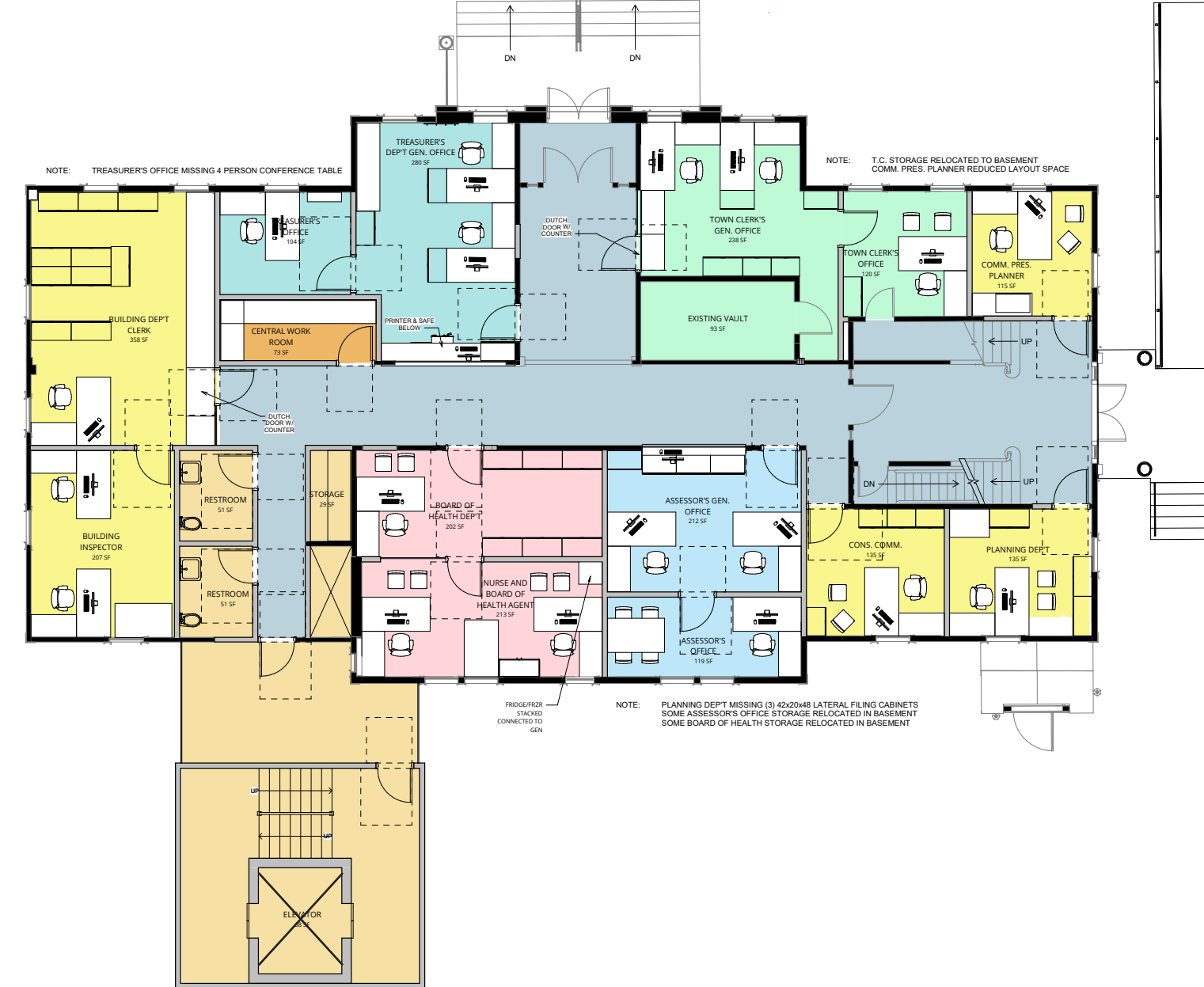
OPTION 3



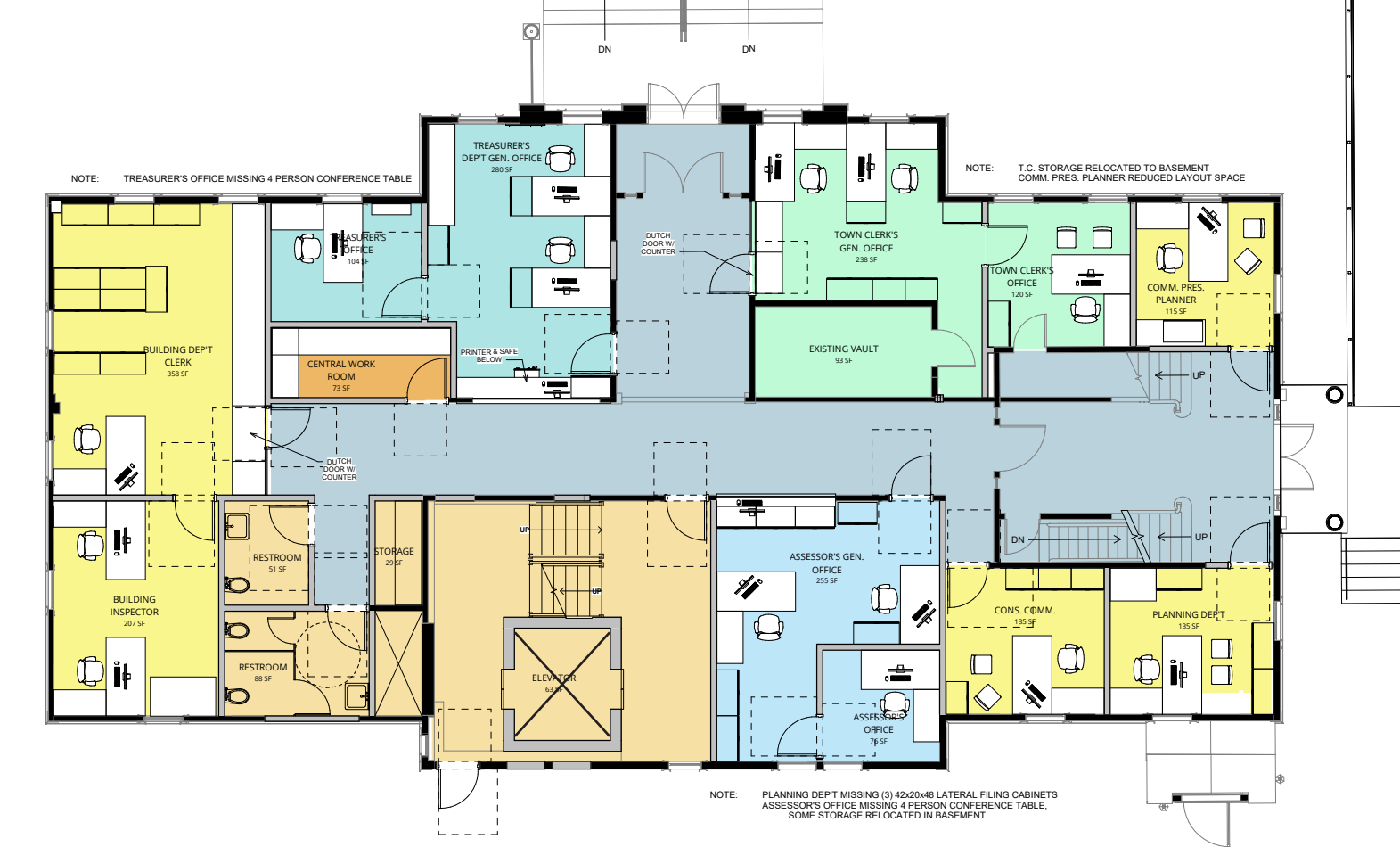
OPTION 4



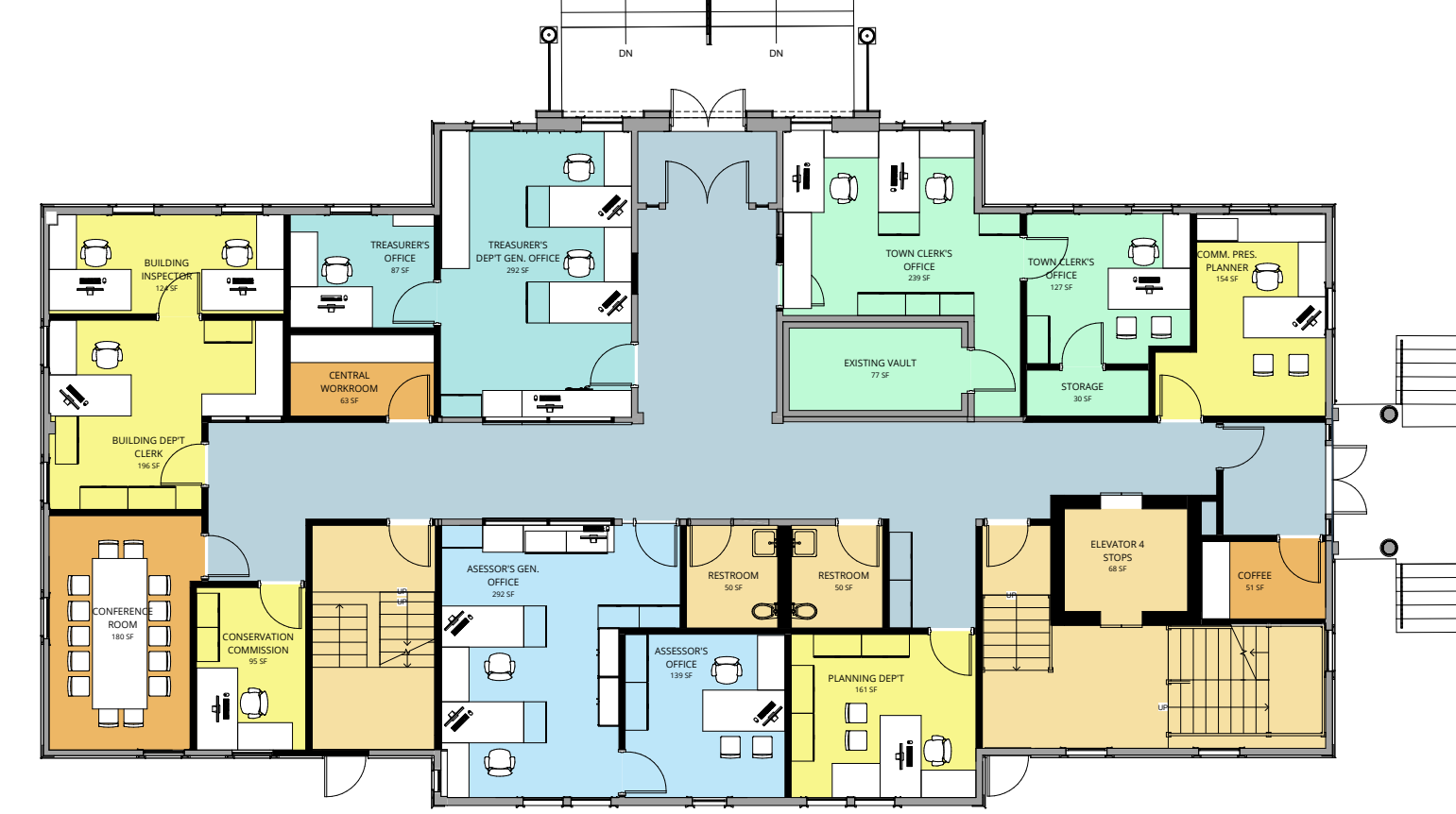
OPTION 5



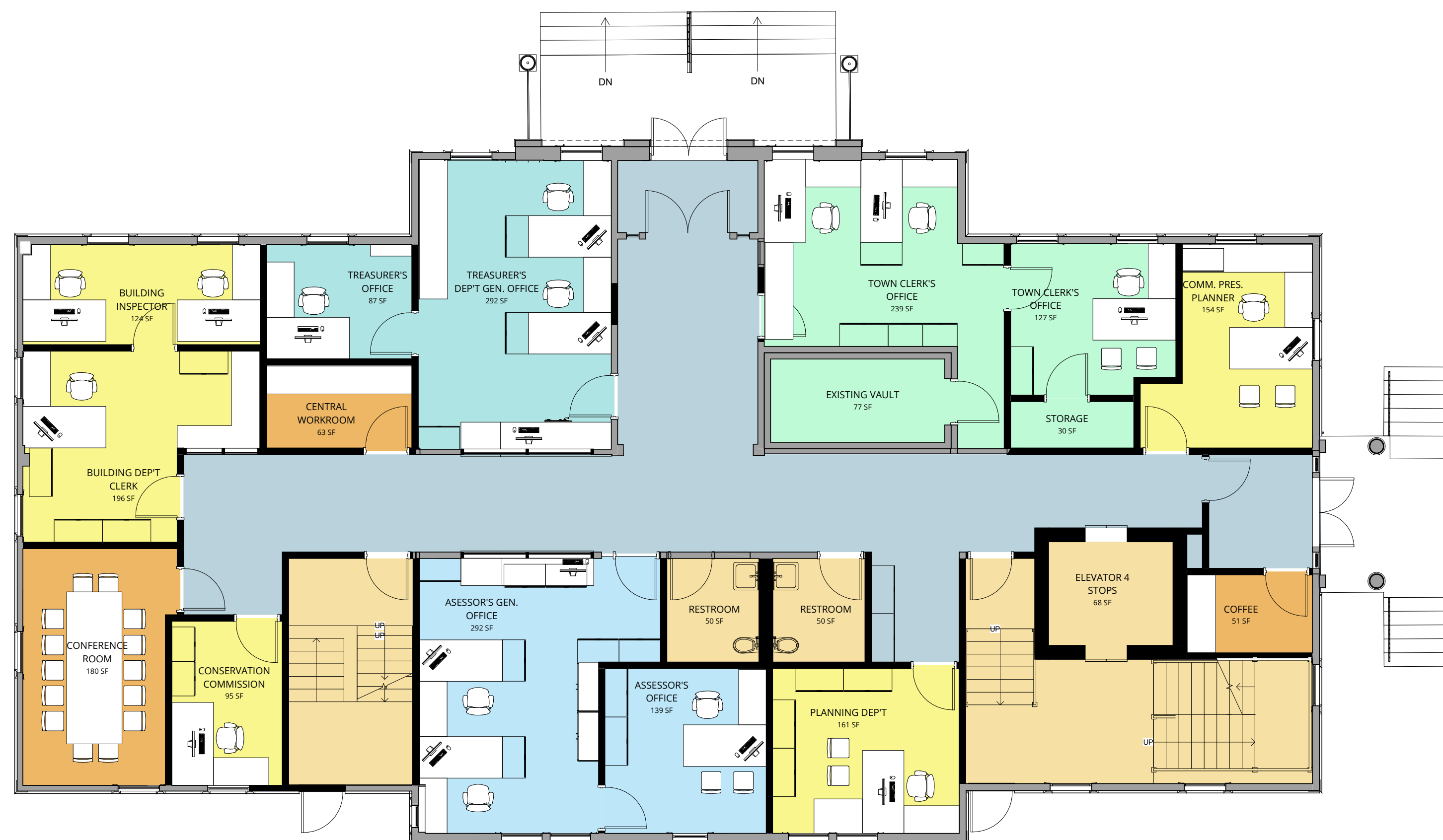
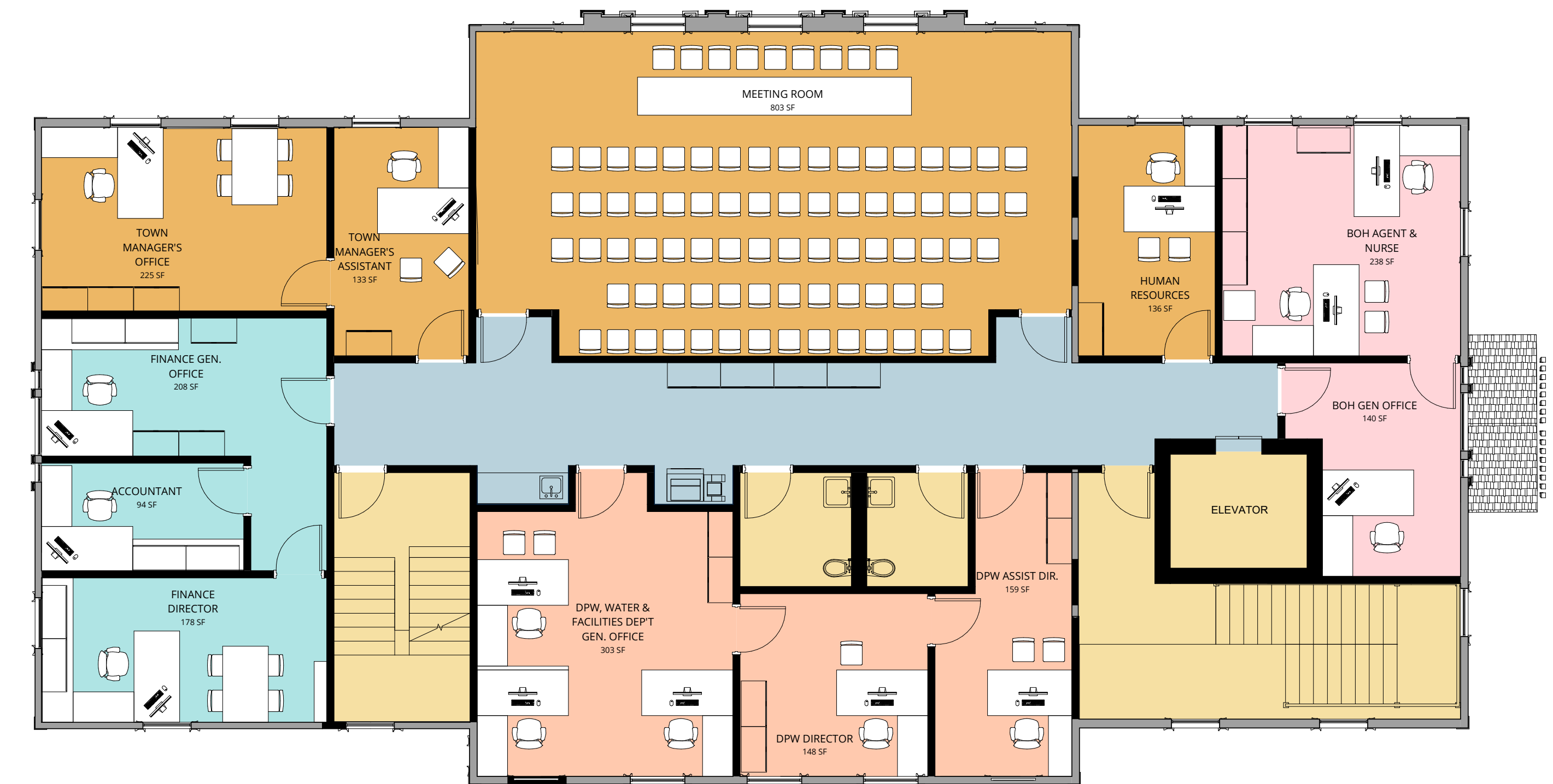
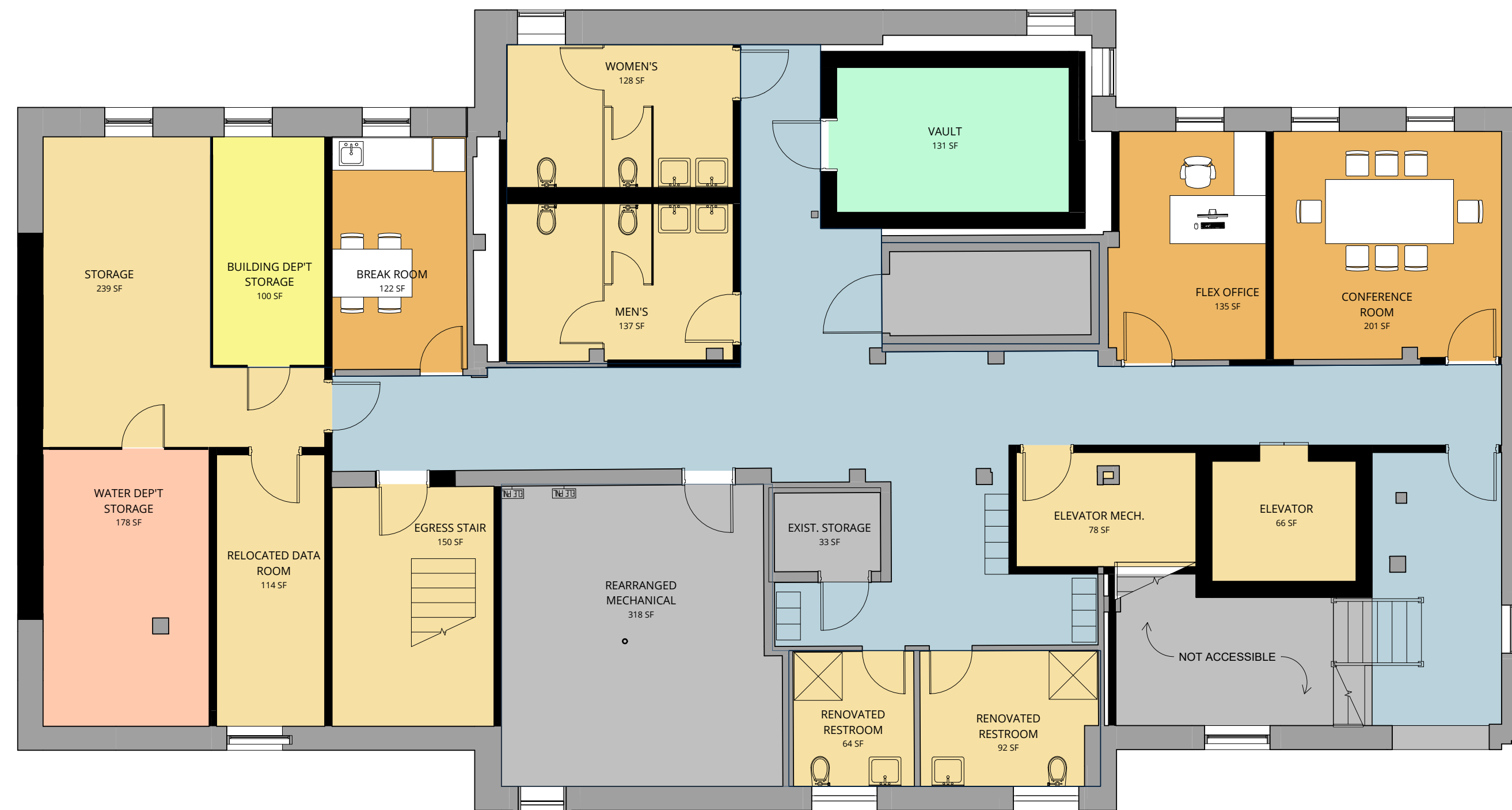
OPTION 6



OPTION 7

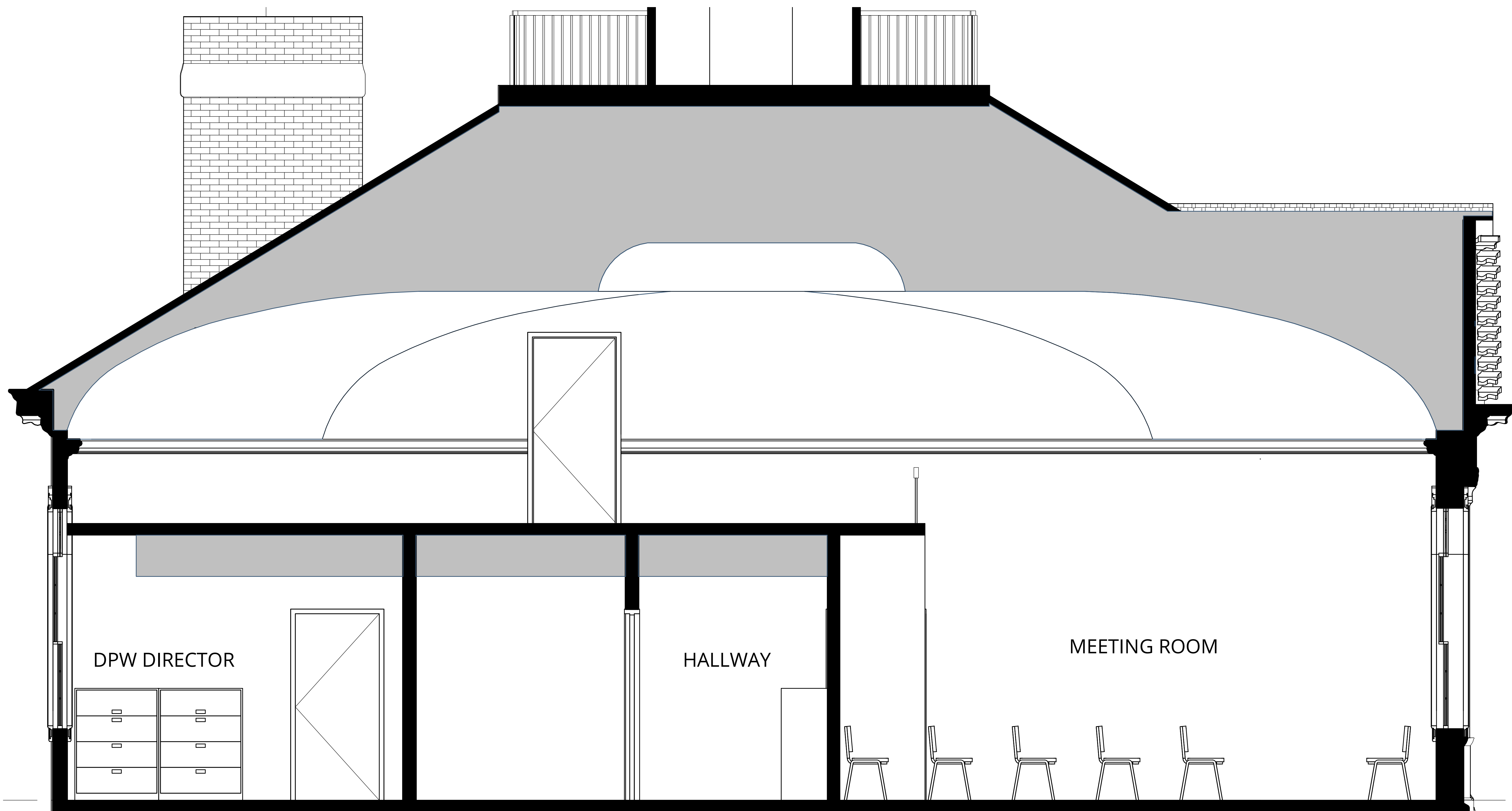


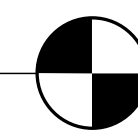
OPTION 8

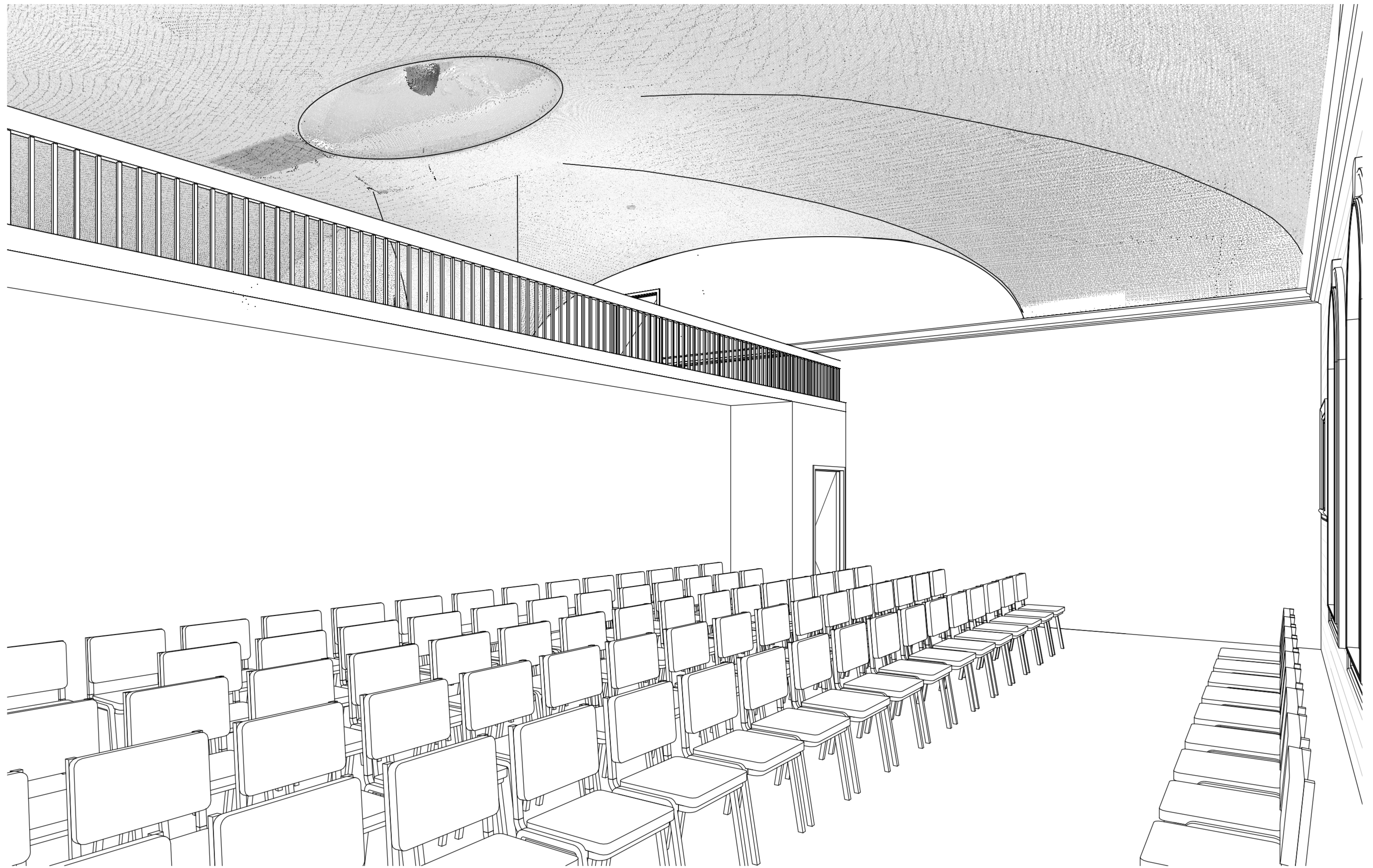


LOWER LEVEL - 3,716 SF
 FIRST FLOOR - 4,019 SF
 SECOND FLOOR - 4,027 SF
 MEZZANINE - 1,889

TOTAL GSF- 13,651 SF



Second Floor
11' - 11" 



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			\$749,010	
	Management and Support Services			\$670,000	
	Misc Expenses			\$60,000	
	Project Expenses Contingency		10.00%	\$771,930	
			Subtotal of Soft Costs		\$2,670,940.00
TOTALS	GRAND TOTAL PROJECT COST				\$8,500,000.00
	Ratio of Total Costs to Soft Costs				31.42%
	Total Project cost per gsf				\$623.00



2019	APR	SPRING TOWN MEETING Complete Conceptual Phase Provide Conceptual Estimate Request Funding for Schematic Design and Design Development Phases
	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 and Bidding Phase
	DEC	Construction Document and Bidding Phases Mid-Jan: 75% Construction Documents Avail Mid-Feb: Bidding Phase begins (6 wk process)
	JAN	
	FEB	
2020	MAR	
	APR	SPRING TOWN MEETING Request Funding for Construction based on bid results
	MAY	Relocated Town Hall Services
	JUNE	
	JULY	Construction Starts
2021	OCT	Target Occupancy Date

