



TOWN HALL PRESERVATION



Town Hall Building Committee

Mike Twomey—Chair
Jay Butler
Jeff Hubbard
Tim Olson
Jean-Pierre Minois
Bill Olson
Patrick Reffett
Jack Lawrence

Design Team LLB architects Lerner, Ladds, Bartels

R. Drayton Fair—Principal
Mallory Demy—Project Architect

Owner's Project Manager Design Technique, Inc.

John Sayre-Scibona—Principal
Lee Sollenberger—Sr. Project Manager

FUNDING REQUESTS RECAP

	CPC	TOWN
ATM 2018	\$75,000	\$100,000
ATM 2019	\$150,000	\$75,000
STM 2019 (Request)	\$250,000	\$357,767
Total	\$475,000	\$532,767

PAST, PRESENT, FUTURE

- January 2017—Town Hall Building Committee (THBC) appointed by the Board of Selectmen
- Conducted monthly, bi-monthly meetings to understand Massachusetts General Law Designer Selection process and to determine appropriate scope of work for the Town to procure for an Owners Project Manager (OPM), required under MGL Ch. 144, for building projects greater than \$1.5M
- August 2018—Hired Design Technique, Inc. (DTI) as Owners Project Manager
- November 2018—Hired Lerner, Ladds, Bartels (LLB) Architects for Design Services
- LLB and DTI assisted the THBC in evaluations of existing building and surrounding area, including structural assessment, site survey, and soil and HAZMAT investigations
- LLB Architects developed 8 conceptual designs, including multiple size additions, offices in the basement, offices in the DPW Garage and expansions in mezzanine spaces
- THBC narrowed down concepts into two alternatives, Option A and Option B, as described below
- Received recommendation for Option A from the Board of Selectmen
- Received favorable votes for funding to pursue design and owner's project management services at the 2018/2019 Annual Town Meeting (ATM) in the total amount of \$400,000.
- Requesting additional funds at the Special Town Meeting (STM) 2019 to continue design of Option A through Contract Documents and Bidding Services, which would be completed in early Spring 2020.
- Planned to bring "turn-key" construction bid amount and final Construction Administration request to ATM 2020. Request will be for "Total Project" minus previous funded appropriations

TABLE OF COSTS

	Design & Engineering ⁽¹⁾	Owners Project Management	Construction (Estimated)	Total Project ⁽²⁾
Option A	\$1.109M	\$526,300	\$7.205M	\$8.840 M
Option B	\$1.219M ⁽³⁾	\$526,300	\$7.963M	\$9.708M

(1) Design and Engineering fees includes previously funded phases

(2) Total Project Cost includes Design and OPM Services, turn-key construction, and all soft costs associated with relocation, building fixtures, furniture, and project contingencies

(3) Option B will require an additional \$110,000 for design services to progress Option B through the Design Development Phase, currently Option A is through Design Development

COMMON QUESTIONS YOU MAY HAVE.....

How does this effect the potential tax rate for Hamilton Residents?

Given the Total Project of \$8.84M and the previously funded \$400K, the request at ATM 2020 is estimated at approx. \$8.5M. The potential effect on the property tax rate for a median valued home, would be an increase of \$0.46 per \$1000 for year 1 and decrease across a 30-year loan period.

Where would Town Hall business be relocated?

The construction project is estimated to take 18 months and there is opportunity at the Gordon Conwell campus, rental fee and terms TBD

OPTION A VS OPTION B

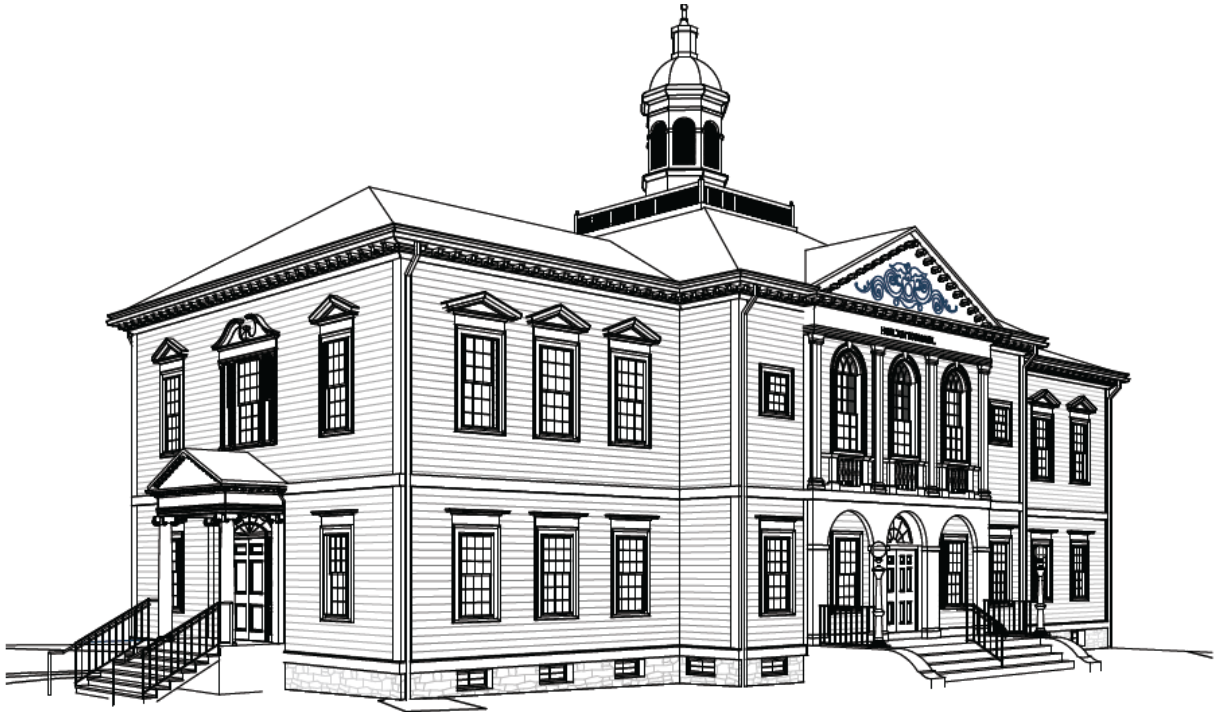
The THBC has continued progressing Option A as recommended by the Board of Selectmen. The THBC would like to summarize the similarities and differences between Option A & B regarding design and construction elements and associated costs for each option:

Key features included in Option A and B:

- ADA compliant building including an elevator, a new Clerk vault, and bathrooms on each level, and restoration of the main hallways
- Removing the stage and infilling the second floor for code compliant office space.
- Provides for office expansion
- Provides for a second floor meeting space for at least 80+ persons, and small conference rooms
- Removal of the current side ADA accessible ramp
- Retain original exterior windows, trim, and side portico
- Original wainscoting, interior doors and frames, and interior trim
- Repair and restoration of the 2nd level domed ceiling and proscenium arch
- Relocation of the Memorial plaques to the new 2nd level meeting room
- Restoration of the cupola, weathervane, and exterior railing
- Existing septic system upgrade, basement moisture mitigation, and parking lot expansion
- Replacement of all HVAC, plumbing, fire protection, and electrical systems to meet current code requirements
- Installation of an emergency generator

Key differences in Option A and B:

- Option A will utilize the existing building footprint
- Option A will require the removal of the interior main staircase
- Option B will include the restoration of the interior main staircase
- Option B will require the construction of an addition to the rear of the building to house a new elevator and stairway



HAMILTON TOWN HALL PRESERVATION
DESIGN AND CONSTRUCTION SERVICES

VIEW FROM BAY ROAD

LLB
ARCHITECTS

TOWN OF HAMILTON
HAMILTON TOWN HALL
577 BAY ROAD
PO BOX 429
HAMILTON, MA 01936
978-468-5570
www.hamiltonma.gov