

## TOWN OF HAMILTON APPLICATION FOR COMMUNITY PRESERVATION ELIGIBILITY

			Date:	7/22/2024	
<b>Project Title</b> :	HAMILTON TOWN	HALL RESTORA	TION AND PI	RESERVATION .	
	<u>PROJECT</u>				
Name of Applicant: <u>DEPARTME</u>		NT OF PUBLIC WORKS – TIM OLSON			
Name of Organiza	ntion: <u>TOWN O</u>	F HAMILTON_			
Address: 577 BAY ROAD, HAMILTON, MA 01966					
Telephone:(	978) 626-522 <u>7</u>				
Email: <u>to</u>	lson@hamiltonma.gov_				
CPA Category (un	nderline all that apply):	Open Space Recreation		Preservation ity Housing	
CPA Funding Req	quested: \$ 1,500,000			8.0M (Total Project)	

**Project Description:** Please provide a brief project description below. Include a brief description of how your project accomplishes the goals of the CPA and include an estimated budget. Please include supporting materials as necessary.

Over the last several years the town has been successful in receipt of \$4.975M in CPA funding in support of the Hamilton Town Hall preservation project. Currently the CPC and Town have committed just over \$7.7M in funding through CPC and public appropriation. These funds have helped the town hire an Owner's Project Manager, a professional architect, and progressed design plans from Feasibility through Bid Documents. Unfortunately, over the last few years the town has been unsuccessful twice to gain the required funding through town election and recently received a bid over its current appropriations. Following the second "no" vote at the ballot, the Town Hall Building Committee dispersed in 2021. The Town Manager and a few other Department Heads met to begin to develop a strategy to complete the high priorities of the original project. The town decided to re-engage with our architectural consultant, LLB Architects, to help prioritize key

components of the original project to provide a safe and accessible building for the public and employees of Hamilton. Key components from the original project that were important to remain in the project would be the new elevator, access ramp, fire protection, structural upgrades, exterior envelope work, cupola repairs, new interior office spaces, restrooms, and a new meeting space. WE recognized that the buildings system upgrades were a large portion of the cost of the original project so we decided to remove the mechanical systems from the building project and solicit qualifications for this work under an Energy Management scope. This would entail the town contracting with an Energy Services Company (ESCo) that would audit the town hall and prepare a scope of work for system upgrades that would be eligible for state and federal grants with minimal cost to Hamilton. Working with our architect and ESCo the town revised bid documents and specifications to re-bid this project this past July. Four bids were received, however, as mentioned previously the low bid (\$7.4M) was over the current funding available. This CPC funding request will accompany a additional funding from alternate sources to secure the funds needed to contract this work and start the well needed and highly important Hamilton Town Hall preservation project.

NOTE: This application enables the CPC to review the request to ensure eligibility and offer guidance. If eligible, an Application for Funding must be completed.



## TOWN OF HAMILTON APPLICATION FOR COMMUNITY PRESERVATION FUNDING

Date: July 25th, 2024

**Project Title**: Town Hall Restoration and Preservation Project

Name of Applicant: Tim Olson

Name of Organization: Town of Hamilton DPW

Address: 577 Bay Road, Hamilton, MA 01936

**Telephone**: (978)626-5227

Email: tolson@hamiltonma.gov

CPA Category (underline all that apply): Open Space <u>Historic Preservation</u>

**Recreation** Community Housing

**CPA Funding Requested**: \$1,500,000

\*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**: ~\$ 8,000,000

Over the last several years the town has been successful in receipt of \$4.975M in CPA funding in support of the Hamilton Town Hall preservation project. Currently the CPC and Town have committed just over \$7.7M in funding through CPC and public appropriation. These funds have helped the town hire an Owner's Project Manager, a professional architect, and progressed design plans from Feasibility through Bid Documents. Unfortunately, over the last few years the town has been unsuccessful twice to gain the required funding through town election and recently received a bid over its current appropriations. Following the second "no" vote at the ballot, the Town Hall Building Committee dispersed in 2021. The Town Manager and a few other Department Heads met to begin to develop a strategy to complete the high priorities of the original project. The town decided to re-engage with our architectural consultant, LLB Architects, to help prioritize key components of the original project to provide a safe and accessible building for the public and employees of Hamilton. Key components from the original project that were important to remain in the project would be the new elevator, access ramp, fire protection, structural upgrades, exterior envelope work, cupola repairs, new interior office spaces, restrooms, and a new meeting space. We recognized that the buildings system upgrades were a large portion of the cost of the original project so we decided to remove the mechanical systems from the building project and solicit qualifications for this work under an Energy

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

Management scope. This would entail the town contracting with an Energy Services Company (ESCo) that would audit the town hall and prepare a scope of work for system upgrades that would be eligible for state and federal grants with minimal cost to Hamilton. Working with our architect and ESCo, the town revised bid documents and specifications to re-bid this project this past July. Four bids were received, however, as mentioned previously, the low bid (\$7.4M) was over the current funding available. Hamilton DPW is requesting \$1.5M in CPA funding to help reduce this shortfall. The Select Board, Finance Committee, and Town Manager are presently evaluating other funding sources, so it is very likely this CPC funding request will be accompanied by additional funding amounts yet to be determined to successfully secure the funds needed to contract this work and start the well needed and highly important Hamilton Town Hall preservation project.

This CPC funding request will accompany a Town Meeting Article request for appropriating at this coming Special Town Meeting planned for this fall.

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

1. **Project Description:** Please give a detailed project description, including specific objectives. To date the Town has received over \$5.0 Million through CPC and public support through various CPA funding requests and Town Meeting appropriations that has allowed the consultant to progress this design through a re-design and bid. The revised project includes the high priorities of the original preservation project, but also a new Energy Management project that will run in parallel with the building project. By this method, we have removed the building mechanical systems from the scope of the Ch 149 building project and provided the ability to access several grants through a Ch. 25A Energy Efficiency project to fund these items as well as provide Hamilton energy savings for future years.

Goals: How does this project accomplish the goals of the CPA? (See Guidelines for Project Submission for general criteria) *As mentioned on the previous applications, 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.* 

**Timeline**: What is the schedule for project implementation, including a timeline for all critical milestones? *The project schedule has been revised and is as follows:* 

Received contractor bid – July 2024, requesting add'l funding to contract this work Construction Start - Fall/Winter 2024

2. **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.

\$7,449,363.00	CONTRACTOR BID		
\$502,832.00	CONTINGENCY		
\$7,952,195.00	TOTAL		
\$6,067,942.62	CURRENT AVAILABLE FUNDING		
\$1,884,252.38	FUNDING NEEDED		
\$2,000,000.00	0 SAY		

The town will be evaluating strategies to fund this shortfall in addition to this CPA funding request.

- 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 remaining funding needed would be for alternate funding sources as decided by the Select Board and Finance Committee.
- c. Describe the basis for your budget and the sources of information you used, including evidence detailing that the lowest bid has been received. *The Town of Hamilton has a bid in hand and is requesting additional funding to contract this work.*
- 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. Over the last several years, there has been continued support from the Select Board, Finance Committee, Historical Commission, Planning Board, and Capital Committee.*