

Proposed Town Hall Alterations/ Renovations

Feasibility Study

Selectmen's Update

October 30, 2019



Since May 2019

- **June – July 2019:** **Hazardous Materials Testing & Report**
(FLI, Inc.)
- **June – July 2019:** **Finalized MEP/FP Assessment/ Report**
(Vlachos Associates, Inc.)
- **July 2019:** **Cost Assessment**
(PM&C Inc.)
- **August – Present:** **Review for Cost Savings; Scope Changes/
Redesign**



Environmental Assessment Summary

Environmental Assessment



Testing for Asbestos Containing Materials (ACM's) only

Hidden Areas not tested

ACM's pose no safety hazard to current building occupants if left undisturbed

Environmental Assessment



Hazardous Materials identified:

Asbestos Containing Materials (ACM's):

- Textured plaster ceilings
- Floor tile
- Exterior window and glass block caulking
- Pipe Insulation
- Interior damp-proofing

Hazardous Materials:

- HID and fluorescent lights/ light ballasts
- HVAC roof-mounted units

Selected list - see FLI Environmental report for full list



Environmental Assessment



Estimated costs to fully abate and/ or dispose of ACM's/ Hazardous materials:

\$563K - \$676K

Could go up or down depending upon:

- Method or extent of abatement (encapsulation vs. removal)
- Details of renovations/ disturbance to existing construction
- Construction phasing /sequencing (monitoring or enclosure costs)
- Discovery of additional materials in areas not tested
- Actual bids

See FLI Environmental report for full details



Mechanical, Electrical, Plumbing & Fire Protection (MEP/FP) Assessment Summary



MEP/FP Systems Assessment (Vlachos Associates, Inc.)



(Plumbing)

- Original piping systems have exceeded life expectancy and should be replaced to the greatest extent possible
- Existing plumbing fixtures are functioning in occupied areas, but should be replaced with water-saving/ hands free fixtures
- Existing water service is oversized, corroded and in poor condition and should be replaced with proper size
- Existing gas service appears adequate, but will require further assessment pending final systems/ equipment design

See Vlachos Associates, Inc. report for full details



MEP/FP Systems Assessment

(Vlachos Associates, Inc.)

(Fire Protection)

- The building is currently not sprinklered
- Given extent of renovation/ alteration work being contemplated, a fully sprinklered building will be required by code
- Water pressure appears to be adequate, however a flow test should be performed to determine details/ requirements of a new fire suppression system

See Vlachos Associates, Inc. report for full details



MEP/FP Systems Assessment

(Vlachos Associates, Inc.)



(HVAC)

- Long-term viability of existing steam system is not feasible given system condition, maintenance and energy-efficiency issues
- Phase out existing steam system. Provide new energy-efficient gas-fired rooftop unit(s) with distribution ductwork to renovated areas to provide cooling and heating
- Wall mounted unit ventilators provide heat only, are inoperable and would not be required for new combined heating & cooling system
- Newer roof-top units at North Wing can be re-used and supplemented

See Vlachos Associates, Inc. report for full details



MEP/FP Systems Assessment (Vlachos Associates, Inc.)

(Electrical)

- Existing electrical power is sufficient for future expansion/ elevator
- Certain sub-panels dating from 1940's/ 1950's need replacement; recommendations are made for new distribution/ panels to service newly renovated areas
- Existing LED upgraded lighting can remain; other lighting should be upgraded to LED for energy efficiency
- Fire Alarm system is not code-compliant and needs to be replaced
- Consider solar array on open roof to offset operating expenses

See Vlachos Associates, Inc. report for full details

PM&C

Cost Assessment Summary

PM&C Cost Assessment
(PM&C, Inc.)

Total Project Development Costs all Phases including escalation and estimates for Owner's soft costs (rounded):

<i>Phase 1 (Town Hall)</i>	<i>\$6.0m</i>
<i>Phase 2 (Recreation)</i>	<i>\$3.2m</i>
<i>Phase 3 (Town Hall)</i>	<i>\$2.4m</i>
<i>Phase 4 (Town Hall)</i>	<i>\$1.6m</i>

Total Town Hall + Recreation All Phases:
\$13.2m
+/- \$453/sf

See PM&C, Inc. Cost Estimate, July 31, 2019 for full details

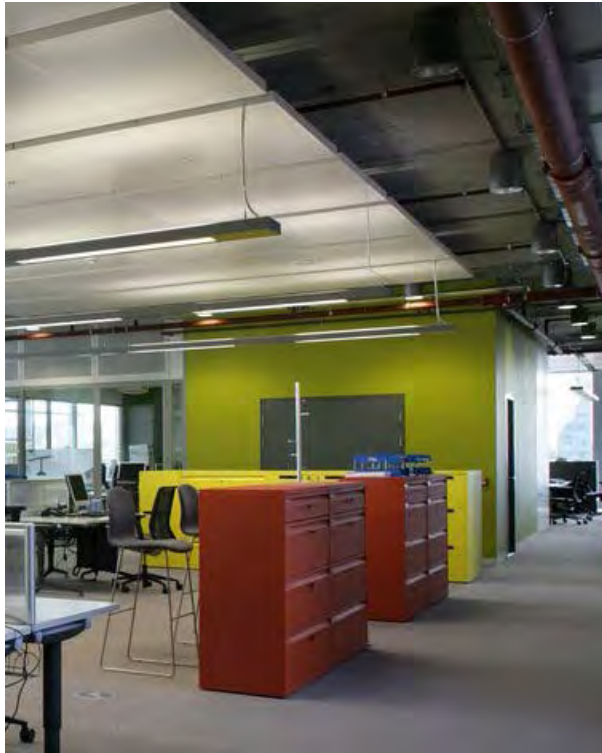
Project Cost

Town Hall Cost Comparison

Swansea	2018	\$9.5m	18,600sf	\$510/sf	New Construction
Sudbury	2018	\$7.0m	14,700sf	\$476/sf	Renovations
Newbury	2018	\$4.7m	12,666sf	\$371/sf	Upgrades/ Renovations
Topsfield	2017	\$9.8m	18,018sf	\$543/sf	Renovation/ Addition
Sharon	2017	\$13.5m	16,588sf	\$813/sf	New Construction
Foxborough	2014	\$6.9m	15,500sf	\$450/sf	New Construction
Norwell	2021-2026	\$13.2m	29,142sf	\$453/sf	Renovations/ Addition

Project Goals

(Updated)



...”(provide) a better work environment and more public meeting spaces..”



Project Goals

(Updated)

Evaluate what can be done for a total expenditure of
\$5M

Priorities:

- Make all spaces/ levels fully accessible (elevator)
- Renovate third floor to make usable
- Replace / upgrade existing HVAC system/ equipment
- Install sprinklers throughout (per code)
- Upgrade Fire Alarm system (per code)
- Replace existing or install new energy-efficient lighting
- Upgrade toilets
- Replace all windows
- Repair exterior damaged materials (masonry/ wood)
- Install new roof over gym
- Remove and /or abate hazardous materials

Project Goals

(Updated)

\$ 5M 'Total Expenditure':

Construction Value	\$3,600,000
(with estimating contingency and escalation)	
GC Insurance/ Bonding/ General Conditions	\$570,000
Owner's Soft Costs	\$830,000
A/E/OPM Fees	
Fixtures, Furnishings, Equipment	
Data communications	
Construction contingency	
Other	
Total Project Development Cost:	\$5,000,000

(figures rounded, based on allowances for Owner's soft costs and PM&C cost estimate, July 31, 2019)

Project Goals

(Updated)

Priorities:

+/-
\$5.3M

- Make all spaces/ levels fully accessible (elevator):
- Renovate third floor to make usable
- Replace / upgrade existing HVAC system/ equipment
- Install sprinklers throughout (per code)
- Upgrade Fire Alarm system (per code)
- Replace existing or install new energy-efficient lighting
- Upgrade toilets
- Replace all windows
- Repair exterior damaged materials (masonry/ wood)
- Install new roof over gym
- Remove and /or abate hazardous materials

(‘Total Project Development’ costs rounded, based on allowances and PM&C cost estimate, July 31, 2019)

Project Goals

(Updated)

Potential Cost Offsets/ Rebates:

Green Communities Credits Grants:

- Window Replacement
- HVAC equipment
- Lighting/ Controls
- Insulation

State funding/ earmarks for accessibility upgrades

PATV Funds

Community Preservation Act (Site Open Space)

Self-perform

Solar Energy (operating costs)

+/-
\$300K-
\$500K
?

Project Goals

(Updated)

Alternate and/ or future work to consider:

- Perimeter building insulation at Levels 1 & 2
- Common Areas/ Corridor finishes/ upgrades
- Site alterations/ improvements
- Main building entrance improvements/ vestibule
- Recreation Department expansion/ improvements
- Department interior finishes/ furnishings upgrades



Phase 1

(Level 3)

Replacement Roof
(could be under PH2)

Elevator/ Lobby
(+/- 240sf addition over existing roof)

New Toilets

Window Replacement
(All openings Level 3)

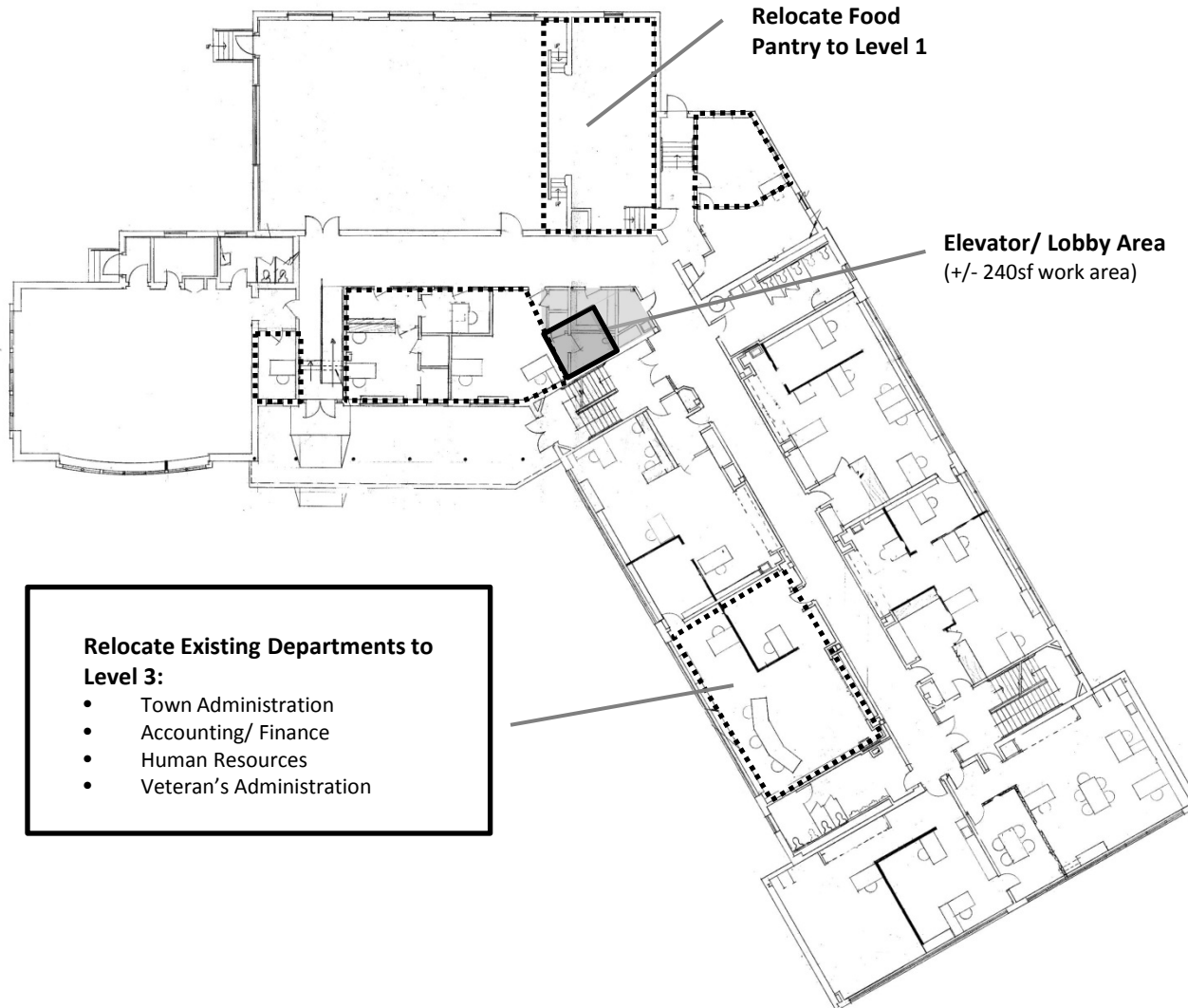
Interior alterations to accommodate Relocated Departments/ New Spaces:

- Town Administration
- Accounting / Finance
- Human Resources
- Board of Health
- Facilities Department
- Veteran's Administration
- Shared Meeting Rooms

+/- 6,720 IGA

Phase 1

(Level 2)

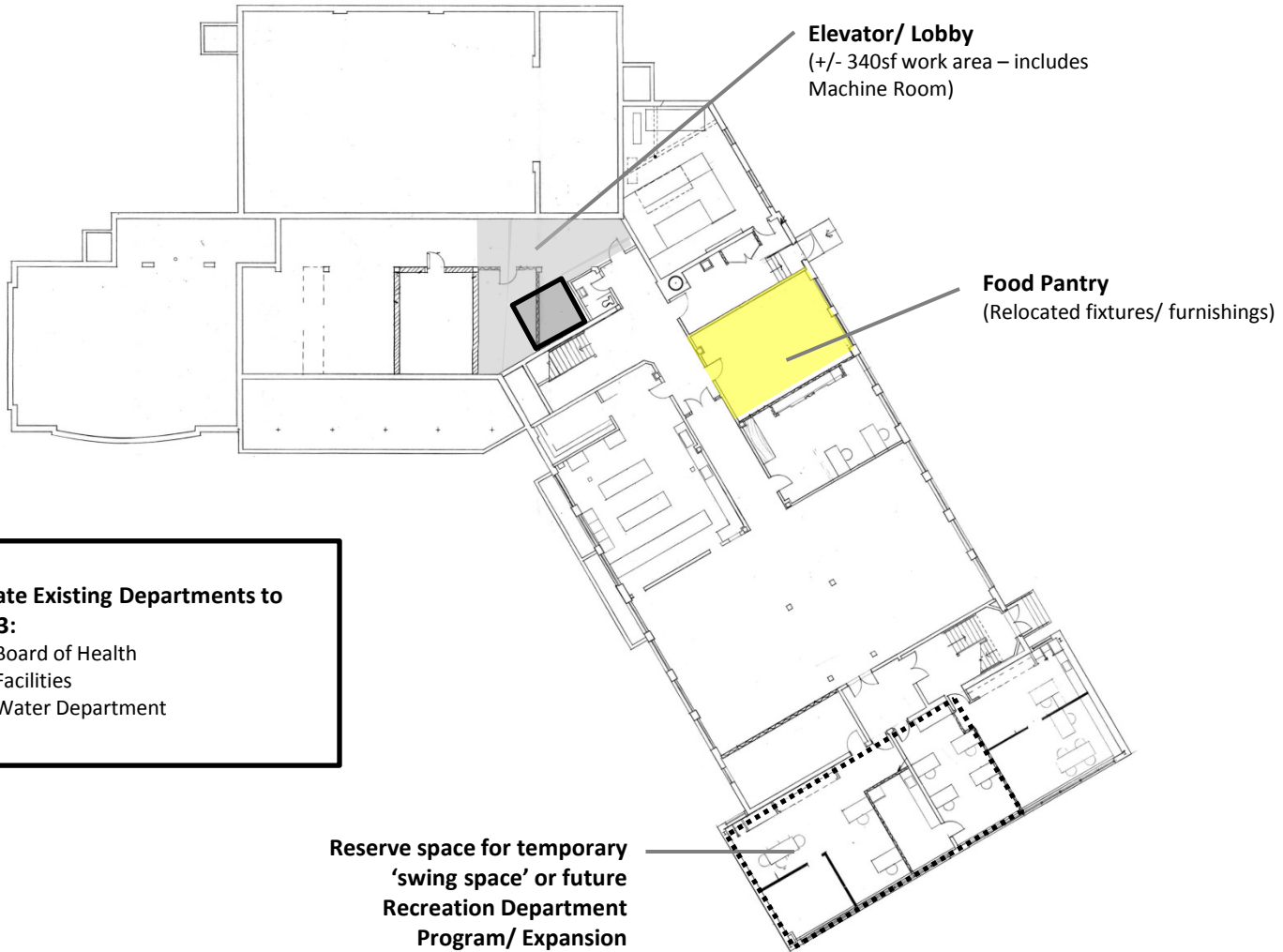


Relocate Existing Departments to Level 3:

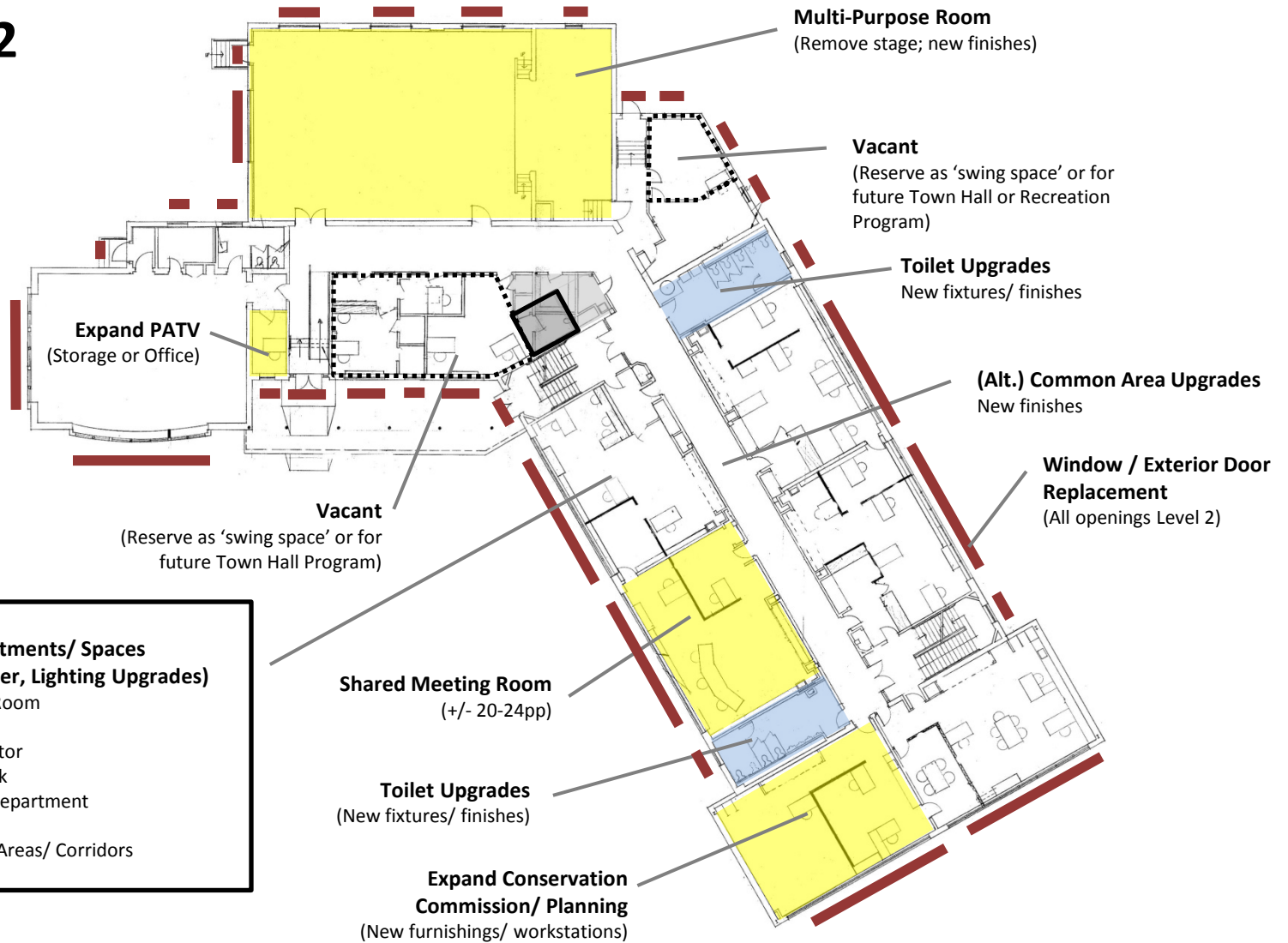
- Town Administration
- Accounting/ Finance
- Human Resources
- Veteran's Administration

Phase 1

(Level 1)



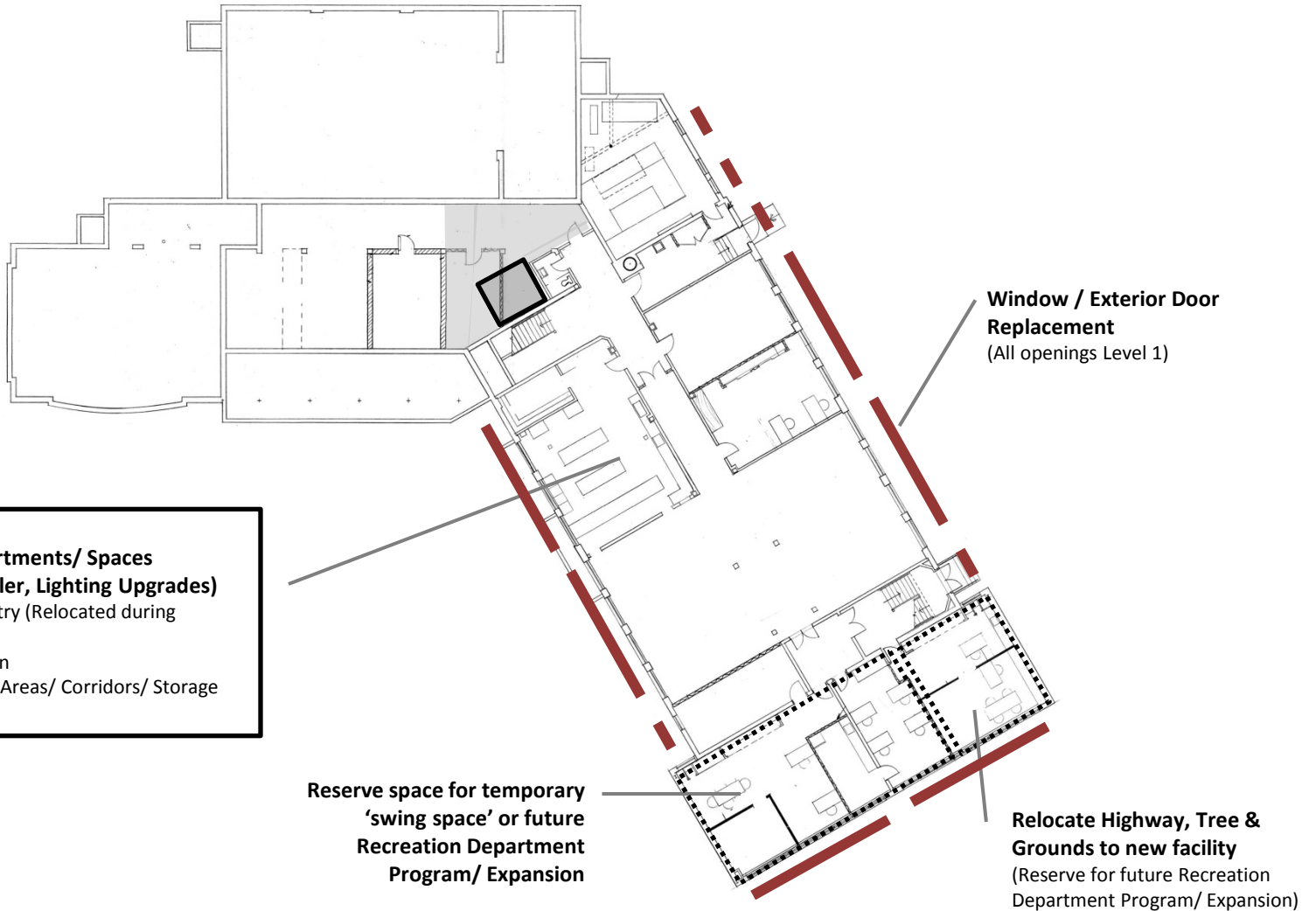
Phase 2 (Level 2)



- Existing Departments/ Spaces
(HVAC, Sprinkler, Lighting Upgrades)**
- Osborne Room
 - Assessors
 - Tax Collector
 - Town Clerk
 - Building Department
 - LAN
 - Common Areas/ Corridors

Phase 3

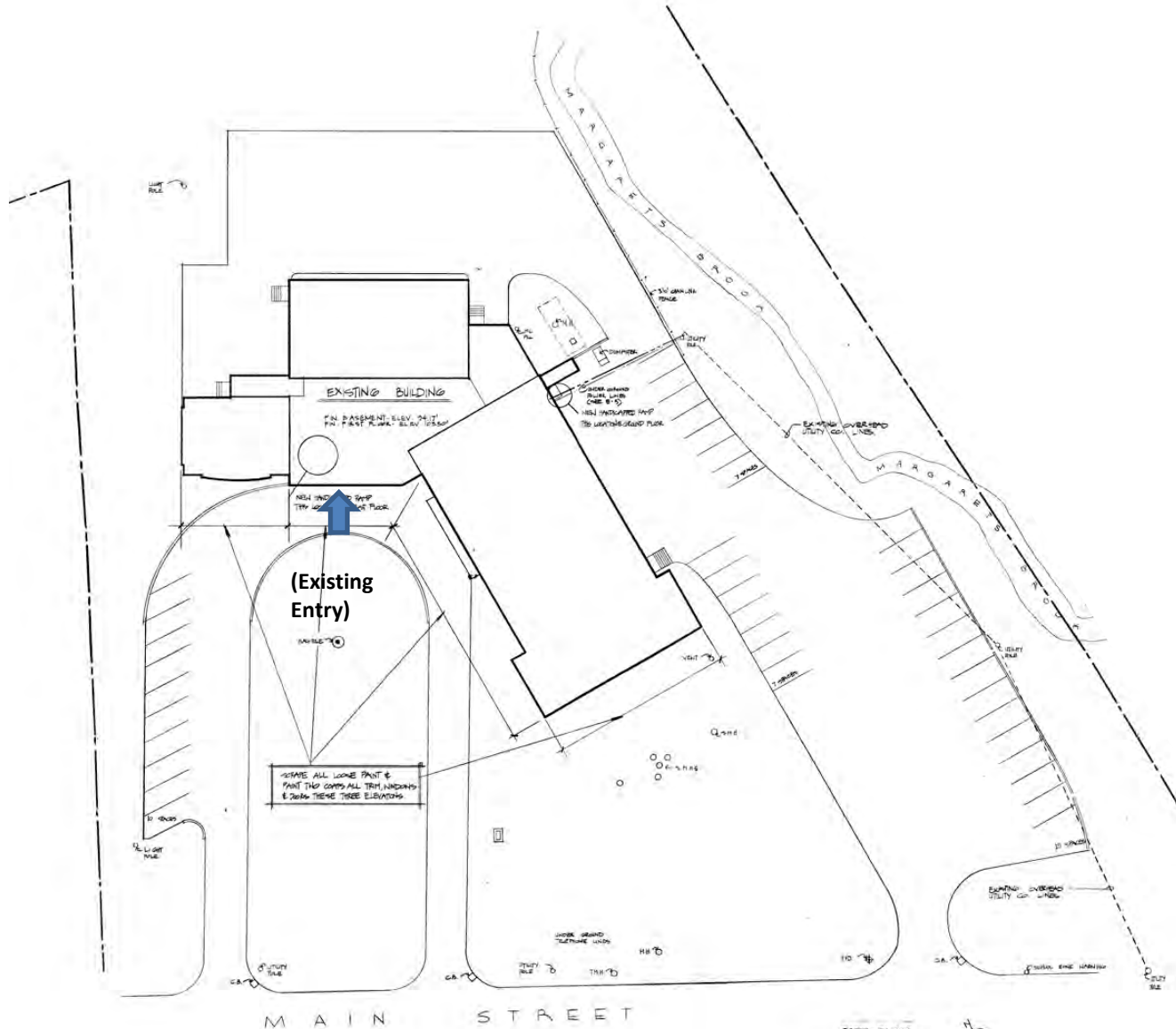
(Level 1)



Site

(Base Work)

(No Work)



Site

(Proposed Alternate or Future Work)

Restore site open space
(New plantings/ seeding)

Main Entrance
(New vestibule, facade,
building signage)

Reconfigure/ redevelop
west parking area
(New curbing, pavement,
lighting, plantings
+/-34 spaces)

Widen drive aisle
(vehicle entry/ exit)

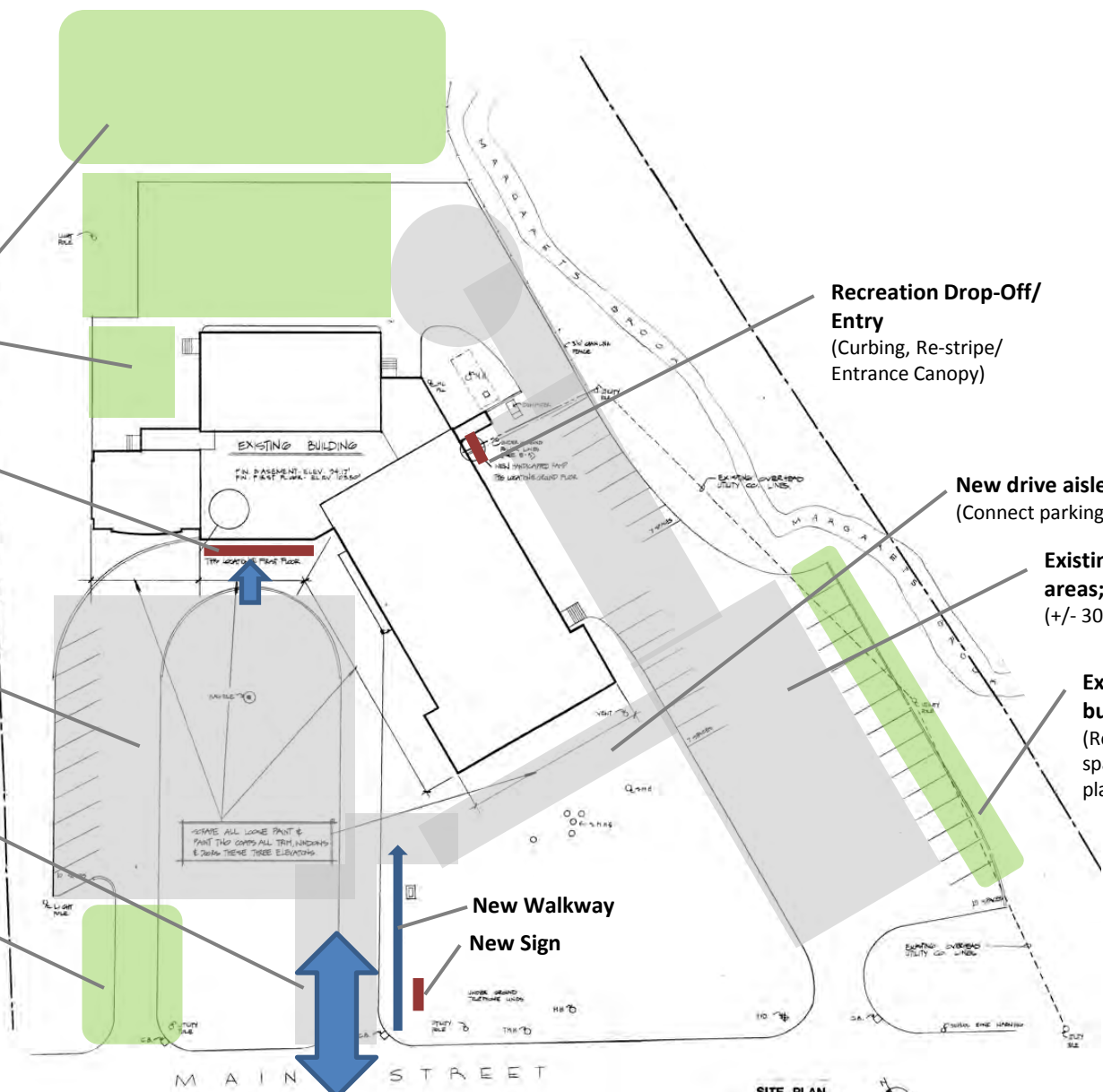
Remove curb cut;
infill grass

Recreation Drop-Off/
Entry
(Curbing, Re-stripe/
Entrance Canopy)

New drive aisle
(Connect parking areas)

Existing parking
areas; re-stripe
(+/- 30 spaces)

Expand wetland
buffer
(Restore site open space;
new plantings)



Proposed Town Hall Alterations/ Renovations
Feasibility Study

Next Steps:

Nov 2019- Jan 2020	Confirm/ finalize cost and scope of work
Jan 2020	Advisory
Feb 2020	Town Hall
March/ April 2020	Advertise A/E/OPM
June 2020	Select A/E/OPM
July 2020 – Jan 2020	Design/ Engineering
Feb 2021	Advertise Construction Contract
April 2021	Award Construction Contract
Spring 2021	Commence Construction PH1
Spring/ Summer 2022	Complete Construction PH1
Summer/ Fall 2022	Commence Construction PH 2/ PH3
Spring/ Summer 2023	Complete Construction PH2/ PH3