







Town Hall Building Committee

Town Hall Historic Renovation & Rebuild 2023-ATM Article #15

Members	Position
Phil Lehr	Chair
Wayne Sawchuk	Vice-Chair
Carolyn Coffey	Member
Tucker Meehan	Member
Josiah Stevenson	Member
Gerht Lubitz	Member
Mark Cameron	Member

Timeline

2019-
2020

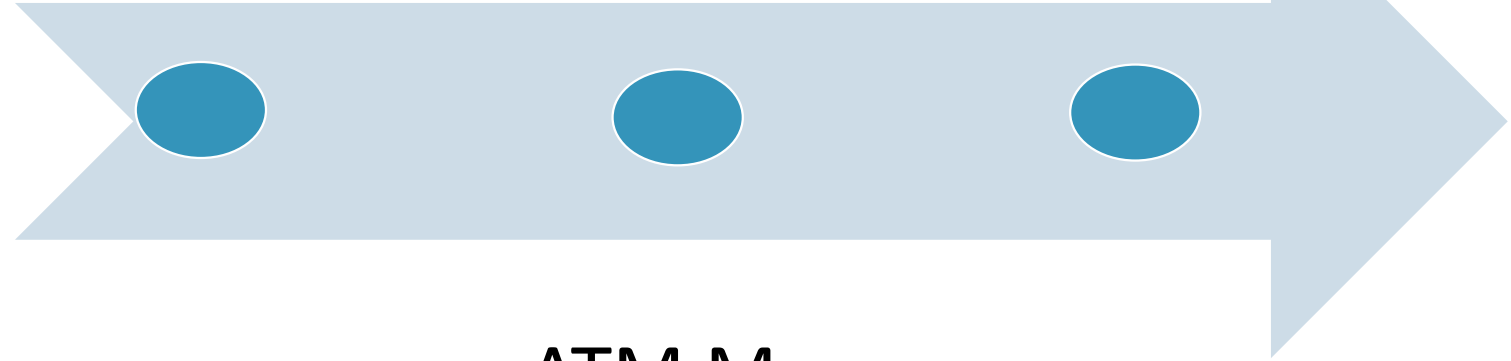
THBC Reviewed
Renovate or
Renovate &
Rebuild Options

ATM May
2022

THBC Approved
to spend
\$200,000 hire a
Construction
Manager for
Preconstruction
Services

ATM May
2021

\$750,000 Approved to
create a Renovate &
Rebuild Option



Planned Project Cost

- Renovate Historic and Rebuild Addition
 - Detailed 95% Construction Document (CD95) estimate
 - Existing Town Hall \$5,954,291
 - Rebuild 1980's addition \$8,970,783
 - Sitework \$2,883,604
 - **Total Construction Cost \$17,808,678**
 - Adding in Soft Costs and Contingencies the Total Project Budget
 - Construction \$17,808,678
 - Soft Costs \$1,176,012
 - OPM \$832,591
 - Designer \$991,220
 - VE \$(597,345)
 - Contingency \$1,874,668
 - **Total Project Cost \$22,085,824**

Planned Project Cost

(with VE, less allocations)

- Renovate Historic and Rebuild Addition
 - Less appropriations to date:
 - **Revised TPB** **\$22,085,824**
 - Less appropriation no. 01 (\$1,200,000)
 - Less appropriation no. 02 (\$200,000)
 - **TPB less appropriations** **\$20,685,824**
 - **Less potential CPC grant** **(\$6,900,000)**
 - **New assumed total** **\$13,785,824**

Potential CPC Grant

The project will be applying for a grant from the Cohasset Community Preservation Committee (CPC). The Community Preservation Act-related design and construction costs are currently calculated at approximately \$6.9M of the \$22.1M Total Project Budget. A detailed submission and presentation to the Cohasset CPC is planned.

Renovation Only Cost

- Renovation of Historic and 1980's Addition
 - **Costs exceeding 30% assessed value triggers ADA and code requirements**
 - **Lacks space flexibility**
 - **Lacks appropriate office, meeting and bathroom space for town government**
 - **Will not address current program or space needs**
 - **This is NOT an option at Town Meeting (here for information only as requested)**

- Rough Order of Magnitude (ROM) estimate of \$13.1M
 - Existing Town Hall \$5,954,291
 - Renovated 1980's addition \$6,098,743
 - Sitework \$1,064,745
 - Total Construction Cost \$13,117,779

- Adding in Soft Costs, Appropriations, CPC, and Contingencies to the ROM Estimate
 - Construction \$13,117,779
 - Soft Costs \$1,186,012
 - OPM \$1,002,086
 - Designer \$1,508,155
 - CPC Grant (\$6,900,000)
 - Less Appropriations (\$1,400,000)
 - Contingency \$1,866,281
 - **Total Project Cost \$10,380,313**

Renovation /
Rebuild
vs
Renovation
Only

\$13,785,824



Construction	\$17,808,678
Soft Costs	\$1,176,012
OPM	\$832,591
Designer	\$991,220
VE	\$(597,345)
Less potential CPC grant	(\$6,900,000)
Less appropriations to date	(\$1,400,000)
Contingency	<u>\$1,874,668</u>
Total Project Cost	\$13,785,824

\$10,380,313



Construction	\$13,117,779
Soft Costs	\$1,186,012
OPM	\$1,002,086
Designer	\$1,508,155
Less potential CPC grant	(\$6,900,000)
Less appropriations to date	(\$1,400,000)
Contingency	<u>\$1,866,281</u>
Total Project Cost	\$10,380,313

Recommendation

- The Town Hall Building Committee emphasizes the need to move forward with this renovation/rebuild project as presented.