



Marion Town House Building Committee

Report to Board of Selectmen

7:15 PM May 17, 2016

- 1. Current design concept and cost estimate**
- 2. Justification**
- 3. FAQs**
- 4. Next Steps**
- 5. Appendix**

1. Current Concept and Estimates

Following extensive studies of 11 schemes, further developing and costing 4 of these schemes, narrowing it down to 1 final scheme and then value engineering that scheme to reduce costs we have arrived at the following best, most economical, project.



Option 1C Site Plan



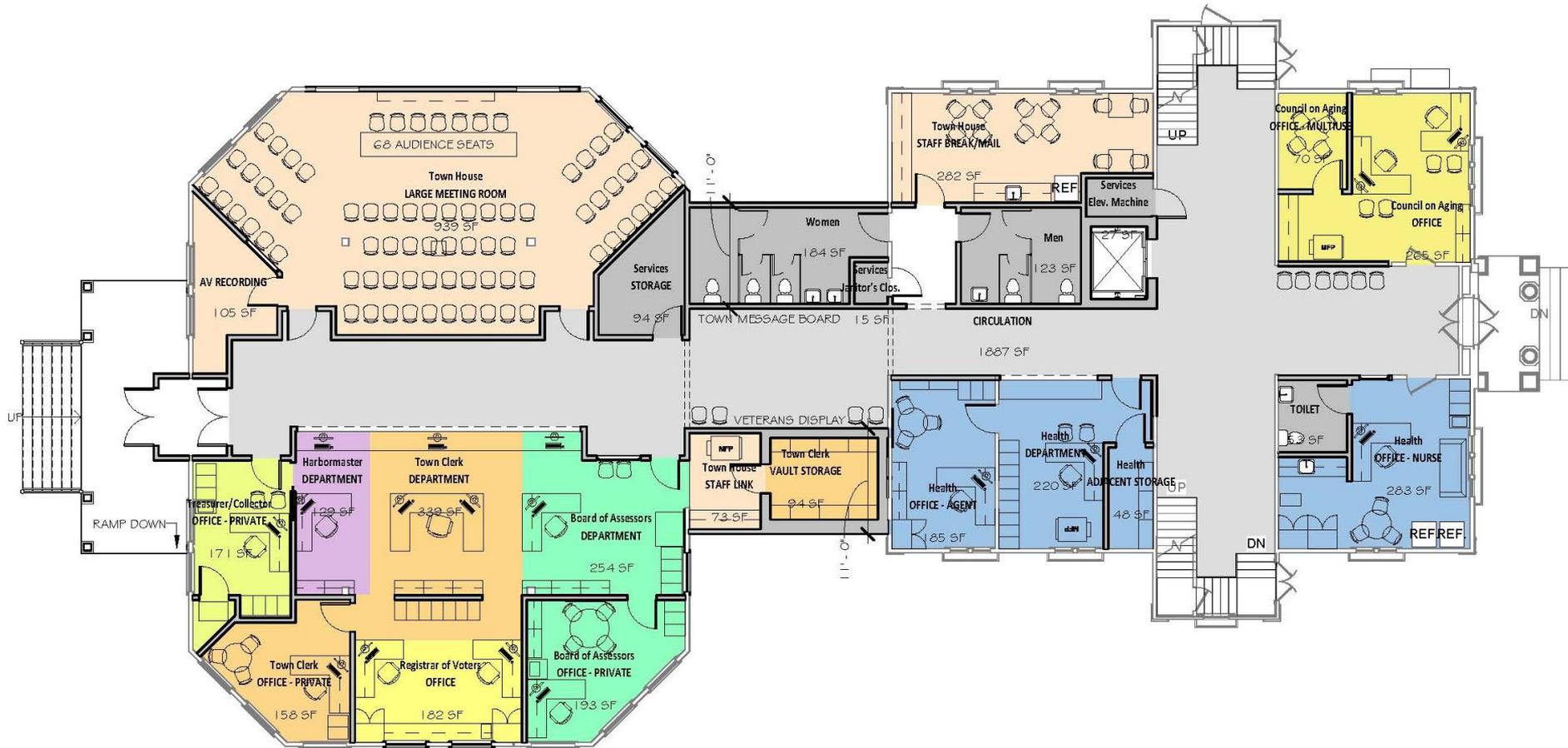


Option 1C Basement Plan



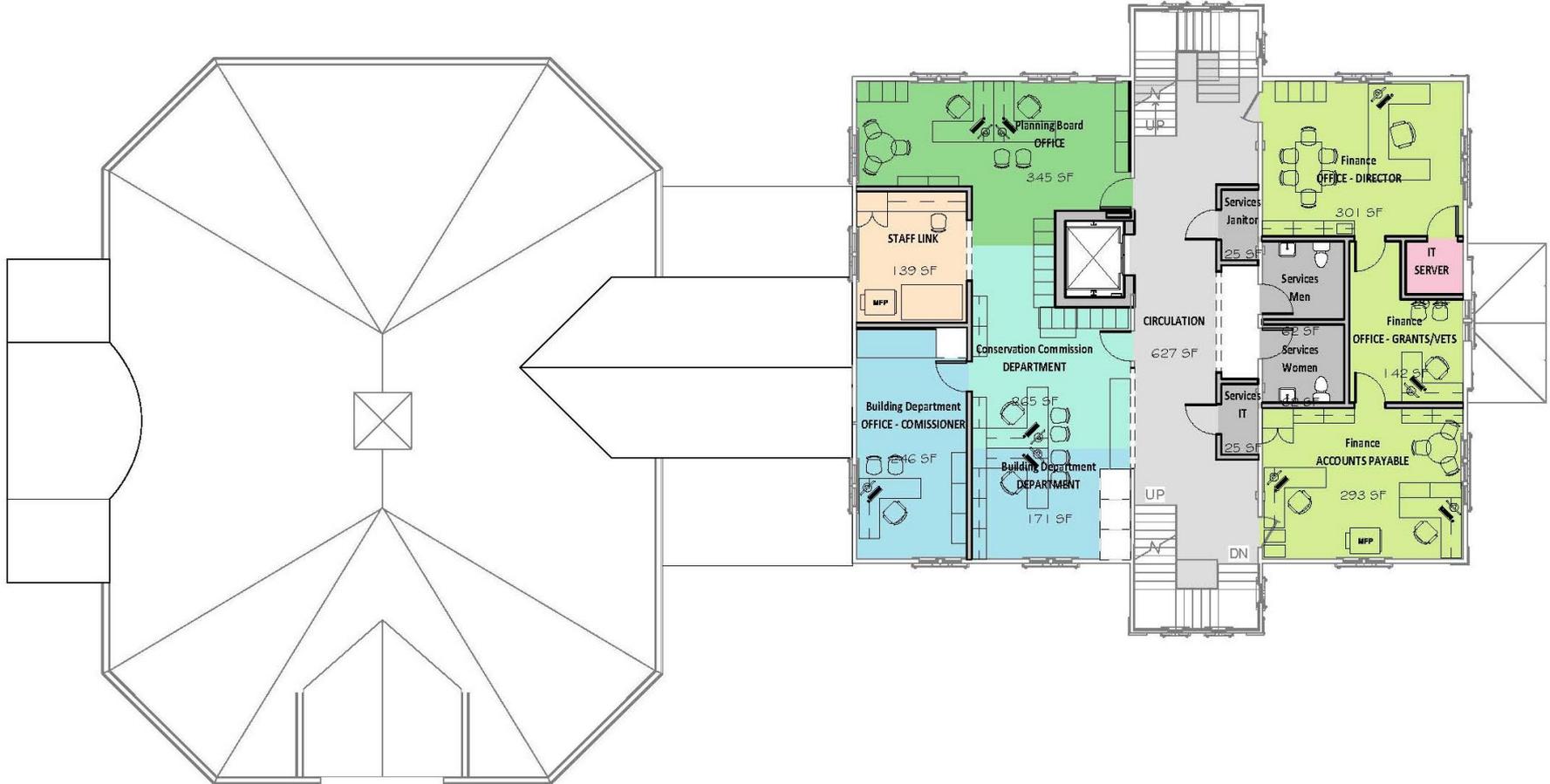


Option 1C First Floor Plan



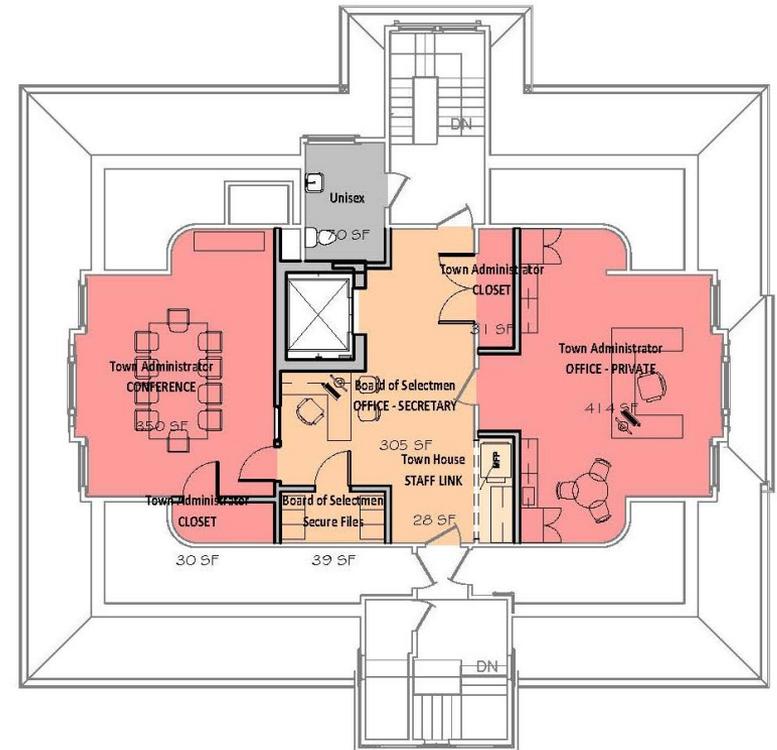


Option 1C Second Floor Plan





Option 1C Third Floor Plan



Option 1C ELEVATION



1 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"



Option 1C ELEVATION



1 PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



Option 1C ELEVATION



1 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



EXTERIOR RENDERING





EXTERIOR RENDERING



1. Cost Estimate

Cost summaries for Town House Renovation Options 1C

Rev 9 5/16/2016

Scope of work

Reduced scheme Option 1C Renovate existing Townhouse (minus Town manager office which will be removed) to meet TH program.

Option 1C Renovate existing Townhouse to meet TH program.

	gsf	\$/sf	\$	check no.	notes
Hard Costs: - construction, sitework, bonds permits , insurance, general conditions etc.	18,365	\$ 496.00	\$ 9,108,976		estimate from PM&C 5 April, 2016
Hazmat abatement			\$ -		Included in Hard Costs (\$731,000+ markup of 35.7% = \$992,538)
Teldata- Infrastructure, cabling, Phones, computers etc.	18,365	\$ 10.00	\$ 183,650		Needs verification
Furniture/Furnishings and equipment	18,365	\$ 15.00	\$ 275,475		Needs verification
A/E fee			\$ 1,009,140		at 9%
			\$ 10,577,241	\$ 10,577,241	
Misc Soft Costs at 10% (security, relocations, movers, PM, wayfinding, legal, keys, etc.)			\$ 1,057,724	\$ 1,057,724	
Project Contingency at6%			\$ 528,000	\$ 528,000	
Base Price Total			\$ 12,162,965	\$ 12,162,965	
deduction for HVAC Option 3 Alternate 2 VRF system			\$ (188,359)	\$ (188,359)	
Grand Total Project Cost			\$ 11,974,606	\$11,974,606	

Notes

	Ratio of total costs to hard Costs	1.31
	Total Project cost per gsf in 2018 dollars	\$ 652.03
	cost of HVAC with Contractor markups	\$ 1,377,355
	Deduct from hard costs for HVAC alternate 2 Variable Refrigerant Flow	\$ 188,359.00

2. Justification

2. Justification

- **The Marion Townhouse is an historical and architectural treasure and the crown jewel of Marion village**
- **Restoration of this building is a tribute to the legacy of Elizabeth Taber and her many gifts to the town.**
- **The building is literally falling apart after many years of deferred maintenance. Last major renovation was over 40 years ago.**
- **The extensive catalog of hazardous building materials and poor air circulation creates the perception of an unsafe working environment.**
- **Every year we wait, construction costs rise. (4-5% per year?)**
- **Renovation will result in a substantially more energy efficient and high functioning building.**
- **Building has numerous building code, fire code and ADA violations . Renovation will solve them.**
- **We owe it to posterity to preserve this historic building.**

Could our Town House look this beautiful? Why not!



3. FAQs

3. Frequently asked questions

1. “Isn’t it just cheaper to build a *new* building?”

- Yes! But not by much. A concept design and cost estimate for a new TH building priced out at \$9.68M compared to \$11.97 M for the current TH scheme
- ***BUT!*** You have to add land acquisition costs and disposition of the old Town House. Even demolition would involve \$1.0M for abatement on top of the cost of the demolition so building on the same site would cost **\$11.2M** or **789 \$/sf**

2. “The Police Station was pretty cheap why can’t we do something like that?”

- The police station is considerably smaller (11,281 sf vs. 18,365 sf). It was bought out at the depth of the recession. Its price tag of \$3.8M in 2009 would escalate to \$5.9M in 2018. Its 337 \$/sf in 2009 would escalate to **523 \$/sf** in 2018. A renovated Town House will cost **652 \$/sf**. By contrast a new town house while smaller and more efficient would be **678 \$/sf**.
- A town hall has a special stature that a police station, while important , does not require.

3. Frequently asked questions

3. “Why such a large building for only 12 staff?”

- The Town House serves all of Marion’s 5000 residents and their many town business needs. The town has a large responsibility to archive vital records – births, deaths etc. and keep them accessible, and provide meeting space for town groups large and small. The renovated Town House will have a large air conditioned meeting room for large hearings and planning meetings. We are actually reducing the size of the building by 2000 sf.

4. “Can’t we just build a replica of the Town House and save money ?”

- A more or less accurate replica of the Town House would cost far more than renovating the existing building or a new contemporary building. In 1876 skilled carpenters made 29 cents an hour today they make up to \$40/hour. Also we would still have the costs of abatement , demolition and /or site acquisition.

5. “ Why cant we digitize all the records?”

- While the town is working on this, there are lots of state regulations that complicate the process.

4. Next Steps

1. Next step is to develop more detailed Schematic Designs

- Keep moving forward with the process.
- Get better design definition and more accurate cost estimates.
- Explore further cost saving measures.
- Have better presentation materials to communicate with voters.
- T2 architects have submitted a proposal to complete phase 1 of Schematic and Design Development Documents for \$ 316,194 (see appendix).

2. We are requesting the Board of selectmen approve the use of Community Preservation Funds previously authorized at town meeting to pay for phase 1.

3. Our plan is then to request additional \$ funds to complete a full biddable construction set (Phase 2-5) and pay all A&E fees at the fall 2016 Town Meeting.

4. After receiving competitive bids we hope to present voters with a complete project budget at the Spring 2017 town meeting and upon approval, commence construction.

5. Appendix

- A. T2 Proposal**
- B. Analysis of Marion Police Station**
- C. Analysis of New Town Hall**



April 21, 2016 Rev 1

Mr. Paul Dawson, Town Manager
Town of Marion
2 Spring Street
Marion, MA 02738

RE: Proposal for Design Services for the Marion Town House

Dear Mr. Dawson:

Turowski2 Architecture, Inc. (T2) is very pleased to submit our proposal to assist the Town of Marion and the Building Committee in completing the design for the Town House through construction. We understand the Building Committee voted at the April 7, 2016 meeting to proceed with Option 1C, the renovated Town House and Annex with an estimated cost of \$9,108,976.

SCOPE

The project will consist of five phases as follows:

- Schematic Design/Design Development: this phase will establish the final design layout in detail, including all building improvements. Material quality will be established, as well as final building systems. Design development drawings and specifications will be provided for all disciplines. Site Plan Review with the Marion Planning Board will also be initiated in this phase. An updated cost estimate will be provided at the end of this phase. Adjustments to scope will be suggested as needed to keep the project in budget.
- Construction Documents – 60%: this phase will advance the design into construction documents in preparation for bidding. When the documents are at 60% completion phase, we will update the cost estimate. Adjustments to scope will be suggested as needed to keep the project in budget.
- Construction Documents – 100%: this phase will advance the construction documents fully for bidding. At approximately 90-95% completion, we will issue the documents to our estimator for a final check on costs before bidding. Adjustments to scope will be suggested as needed to keep the project in budget.
- Bidding: this phase includes assistance with advertising for bids, assistance with distribution of documents, attending a bidder briefing session, answering questions and issuing addenda if required, and reviewing bid results and making recommendations on Award. T2 will assist with preparation of the Owner/Contractor agreement, utilizing AIA A101 Standard Owner Contractor Agreement – Stipulated Sum, unless the Town has its own contract form.
- Construction Administration: this phase will include weekly job site meetings during construction, issuing of meeting minutes, review of submittals, reviewing progress for conformance with design, reviewing and approving contractor pay requests and other customary construction administration related activities.

THE TEAM

We will maintain the same team that performed the study with some additions:

- Architecture: Turowski2 Architecture, Inc.
- Landscape: Dodson Flinker
- Civil: Farland Corporation
- Structural: Structures North
- MEP and FP: Garcia, Galuska, and DeSousa
- Security: Garcia, Galuska, and DeSousa
- Technology/AV/Communications: Garcia, Galuska, and DeSousa
- Building Envelope Consultant: Building Envelope Technologies, Inc.
- Specification Writer: Architx, LLC
- Code Consultant: RW Sullivan, Inc. – Sullivan Code Group
- Cost Estimating: PM+C
- Hazardous Materials: PEER Consultants, Inc.

COMPENSATION

We understand that the Town previously appropriated funds that will allow the project to progress through the first phase upon approval by the Selectman. We further understand that you intend to meet with the Selectman on May 17th to receive approval to begin to expend those funds to advance the project. The balance of design funding will be requested as a further appropriation at the Fall 2016 Town Meeting. The goal is to have Phase 1 completed and updated cost estimates available for that meeting; however, the request for actual construction funding will be at the annual Spring 2017 Town Meeting. We discussed the possibility of bringing estimated costs vs. actual bid results to the Town in the Spring. This can be discussed further after the completion of Phase 1 and approval of appropriation for the future design phases. Therefore, at this time, we propose the following fixed fee for Phase 1:

BASIC FEE PHASE 1

Schematic Design/Design Development: \$288,834

REIMBURSABLE PHASE 1

Geotechnical: \$ 6,660
 Parking Study: \$ 3,700
 Mock Up Allowance: \$12,000
 Miscellaneous Budget (printing, postage, etc.): \$ 5,000
\$316,194 Total

The fee for the balance of phases will be as follows:

BASIC FEE PHASES 2 - 5

Phase 2 Construction Documents – 60%:	\$238,934
Phase 3 Construction Documents – 100%:	\$168,674
Phase 4 Bidding:	\$ 40,368
Phase 5 Construction Administration:	\$183,090
	\$631,066 Subtotal

REIMBURSABLE PHASES 2 - 5

Geotechnical Engineering:	\$ 6,880
FF+E Services:	\$50,000 <i>budget only</i>
Miscellaneous (printing, postage, etc.):	\$ 5,000
	\$692,946 Total

For both phases, reimbursable services will be invoiced at cost plus 10%. Invoices will be submitted monthly in proportion to the work completed for each phase.

INCLUDED

- Energy modeling and life cycle cost analysis.
- Illustrative renderings.
- Site plan review permitting.

LIMITATIONS

- 10 meetings for PEER Consultants related to hazardous material abatement.
- 6 meetings for Structures North related to construction administration.
- 4 meetings for T2 and Farland Corporation related to Site Plan Review

EXCLUDED

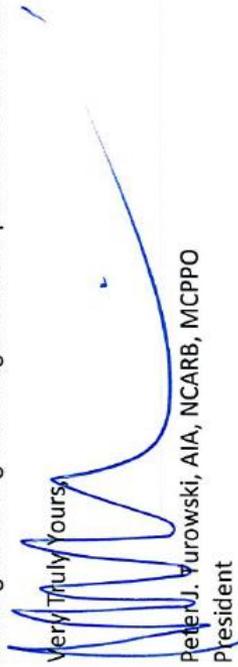
- Design of temporary shoring and bracing.
- Design related to repairs resulting from contractor error.
- Any work or discipline not expressly noted above.
- Design work beyond the property limits.
- Changes to project scope and design changes after DD.
- Permit fees.
- Cost of bid advertisements.
- Cost of printing bid documents.
- Costs for equipment and/or labor related to destructive exploratory work during design.
- Construction related testing.
- Project Monitoring during abatement (\$750/day if performed by PEER Consultants).

SCHEDULE

Upon notice to proceed, we will prepare a Draft Work Plan and Schedule for review and discussion. As stated above, we would endeavor to complete Phase 1 with cost estimates in advance of the Fall Town Meeting, so that a project update can be reported with the request for design funding. We would endeavor to complete design and possibly also bidding in advance of the Spring 2017 Town Meeting.

Of course, this schedule makes certain assumptions and is open for discussion. If the project proceeds as described, I would estimate an occupancy date of sometime in the Summer/Fall of 2018.

Thank you for the opportunity to submit this proposal. We look forward to continuing to work on this project with you. If you have any questions, please feel free to call me to discuss them. If you are in agreement, we can begin working with assignment of a purchase order or notice to proceed.


Very Truly Yours,

Peter J. Turowski, AIA, NCARB, MCPPO
President

PJT:cs

B . Police Station Cost analysis

Cost summaries for Police Station

Rev 9 5/16/2016

Scope of work

New Public Safety Building Marion MA by Jacunski-Humes Architects

Marion Police Station

	gsf	\$/sf	\$	check no.	notes
Hard Costs: - construction, sitework, bonds permits , insurance, general conditions etc.					
Base Bid May 2009	9,895	\$ 273.35	\$ 2,704,835		
Basement alternate	1,386	\$ 49.78	\$ 69,000		
11 Change orders			157,020		
Total Hard Costs			\$ 2,930,855	\$ 2,930,855	
Soft Costs (A/E security, relocations, movers, PM, wayfinding, legal, keys,Contingency etc.)			\$ 869,145	\$ 869,145	
Grand Total	11,281		\$ 3,800,000	\$ 3,800,000	
2009 \$/gsf		\$ 337			
2018 \$/sf (at 5% escalation compounded for 9 years)		\$ 523	\$ 5,895,047	\$ 5,895,047	

Notes

Police Station was bought out at the low point in the recession

C. Cost Analysis of a New Town House (excluding land and demolition costs)



Marion Town Hall			
Design Options			05-Oct-15
Marion, MA			
Feasibility Submission			
OPTION 3- NEW BUILDING			
NEW BUILDING	14,261	\$343.33	\$4,896,184
ALLOWANCE TO REMOVE HAZARDOUS MATERIALS; (the building is expected to contain hazardous materials that will need to be abated these costs not included in the estimate).			NIC
SITework			\$546,223
SUB-TOTAL	14,261	\$381.63	\$5,442,407
GENERAL CONDITIONS	10%		\$544,241
ESCALATION - Two Years	6%		\$326,544
SUB-TOTAL			\$6,313,192
BONDS	1.00%		\$63,132
INSURANCE	1.20%		\$75,758
PERMIT			NIC
SUB-TOTAL			\$6,452,082
FEE	3.00%		\$163,272
DESIGN AND PRICING CONTINGENCY	12%		\$774,250
TOTAL OF ALL CONSTRUCTION OPTION 3	14,261	\$518.17	\$7,389,604

Soft Costs at 1.31	\$ 2,290,777
Total Project Cost	\$ 9,680,381
Total Project costs per gsf	\$ 678.80

If we built on the current site of the Town House we add demolition and abatement costing \$11.2M or 790 \$/sf