



Project Update – July 9, 2013

Existing Conditions Assessment

- Original Existing Conditions Report for “B” Wing (February 2012)
- Revised Existing Conditions Report for Entire Facility (August 2012)
- Cost Estimate to Fix the School as-is in Place (\$20M-\$22M)

Feasibility Study

- Establish a Town Hall Program for Approval
- Produce Three Design Options
- Present Design Options for Approval (October 2012)
- Further Study of Selected Design Option (February 2013)
- Cost Estimates of Selected Design Option
- Present to the Town of Scituate (July 2013)

Finalize Report

- Summarize Town Hall Portion of Study
- Submit Final Report to the Town of Scituate

Program

The image shows three overlapping sheets of documents titled 'TOWN HALL FEASIBILITY STUDY'. The documents contain detailed program requirements and feasibility study data, including columns for 'Program Name', 'Program Area', 'Program Description', and 'Notes'. The data is organized into a table format with various program areas and their corresponding requirements and notes.

Program

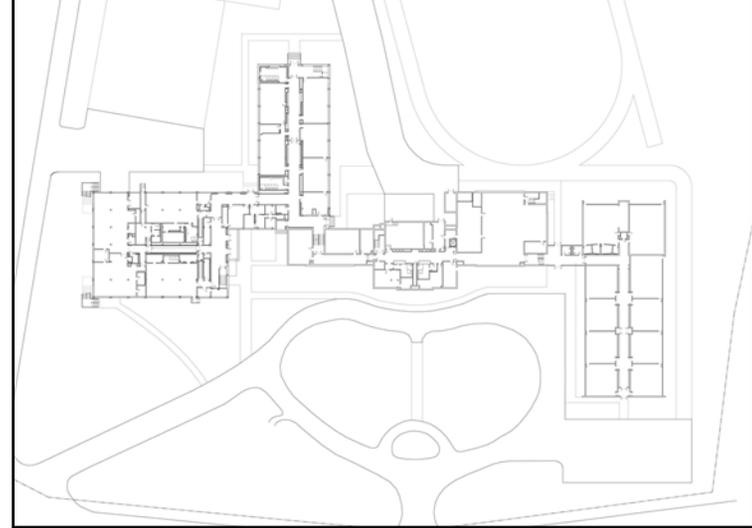
- Refining the Town Hall program
 - Visited Hingham Town Hall
 - Concentrate “most-used” public offices on the “main” floor (second)
 - Expand Recreation Department program to include areas previously programmed as “Community Center”
 - Provide on-grade location for Recreation Department’s day care
 - Include a full commercial kitchen within the Senior Center area for Meals on Wheels. Use existing kitchen for other functions and long-term commodities storage
 - Reduce and combine Public Works and Water Department programs to suit actual space required
- Existing Gates Middle School area: 95,437 SF (incl. “C” wing)
- Proposed Town Hall program: **82,418 SF**

Scituate Town Hall – Site Plan

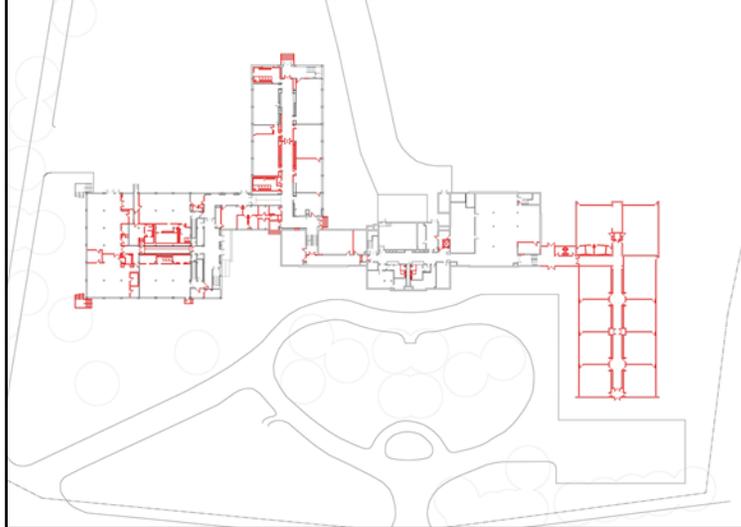
- Demolish “C” wing
- Large increase in parking
- Connect rear and front parking lots
- Separate drop off areas for Recreation and Senior Center
- New HC accessible entrances to all portions of the facility
- Improve exterior recreation amenities including soccer, baseball, and tennis areas.
- New playground space
- New ½ mile walking path around the site perimeter



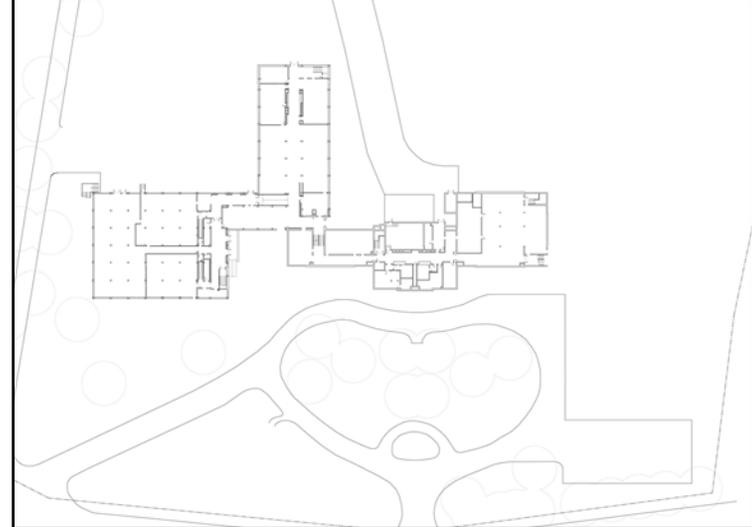
Scituate Town Hall – First Floor

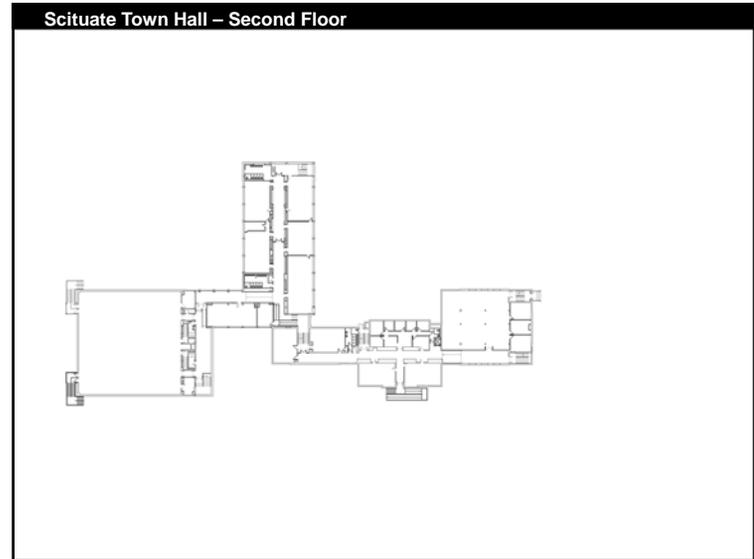
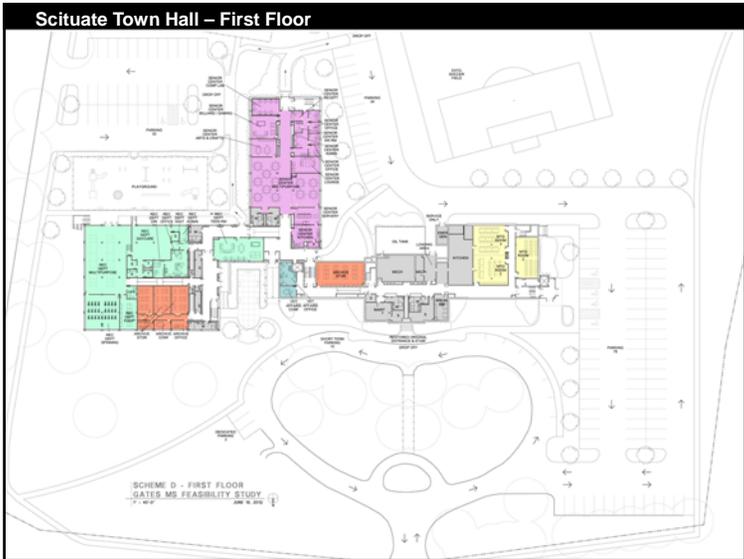
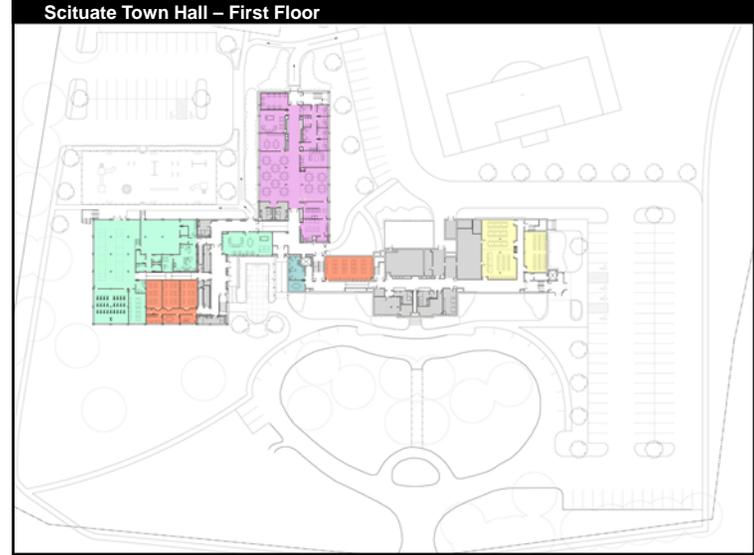
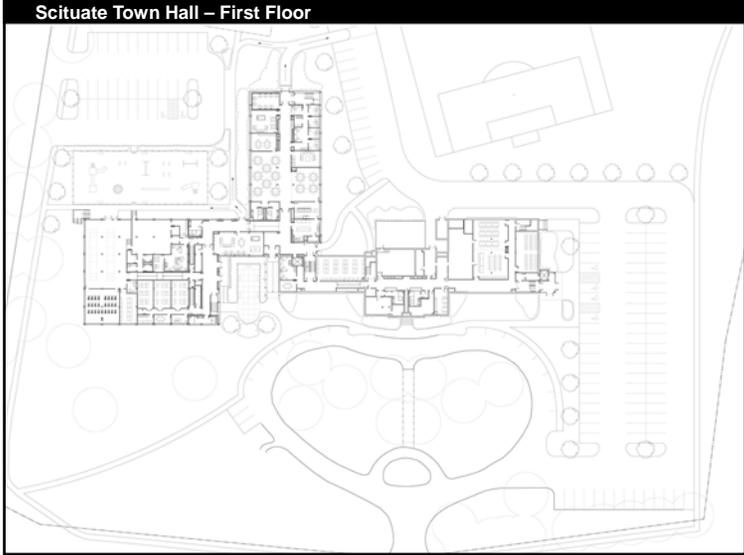


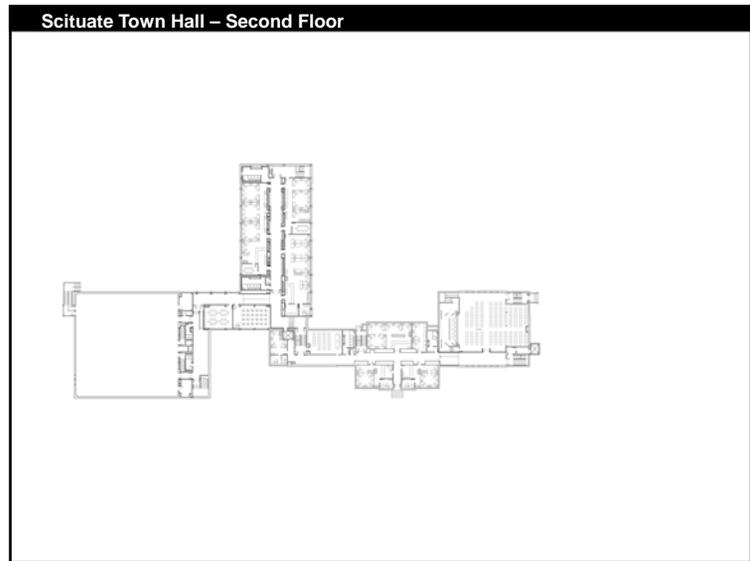
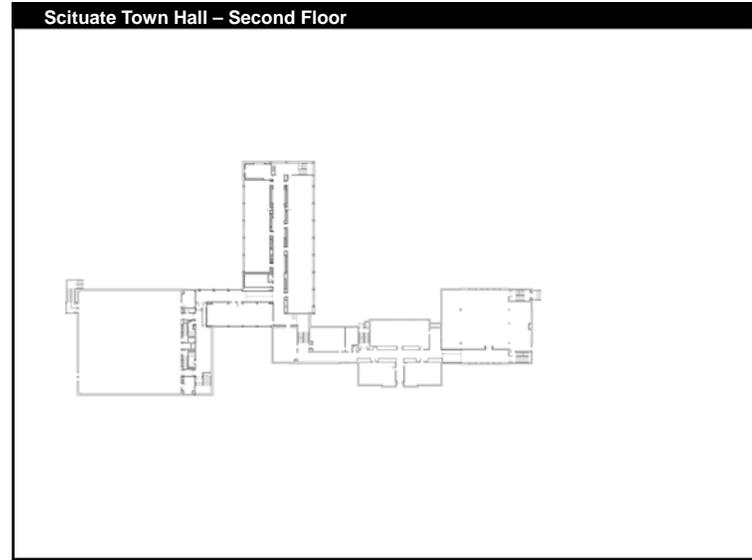
Scituate Town Hall – First Floor



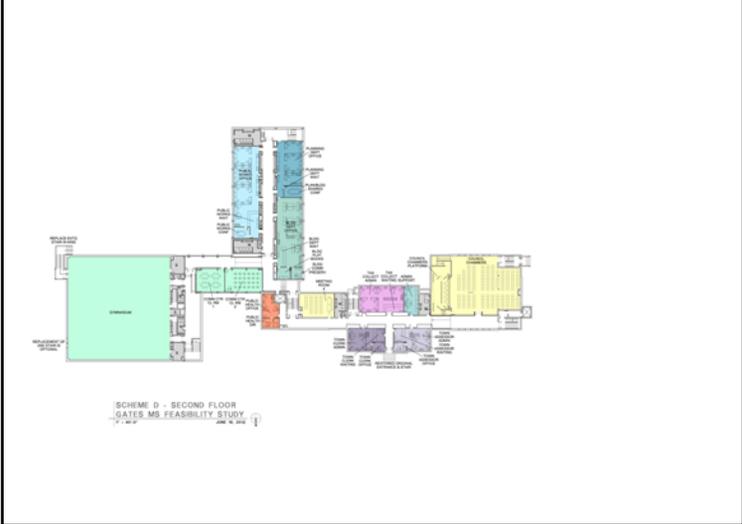
Scituate Town Hall – First Floor



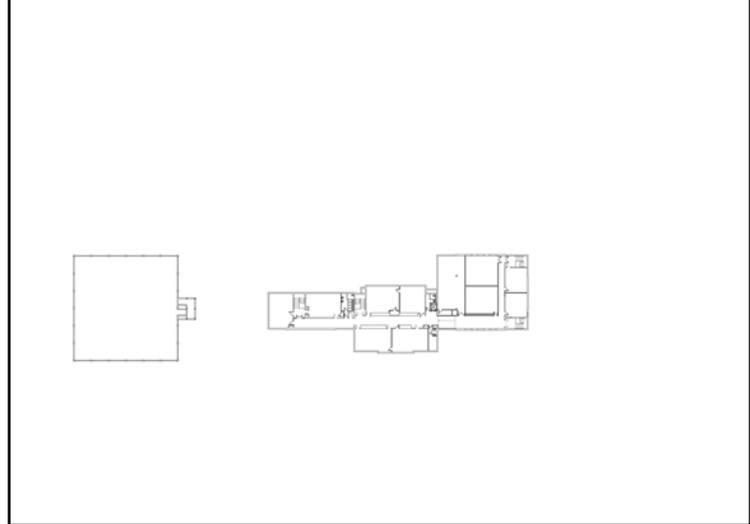




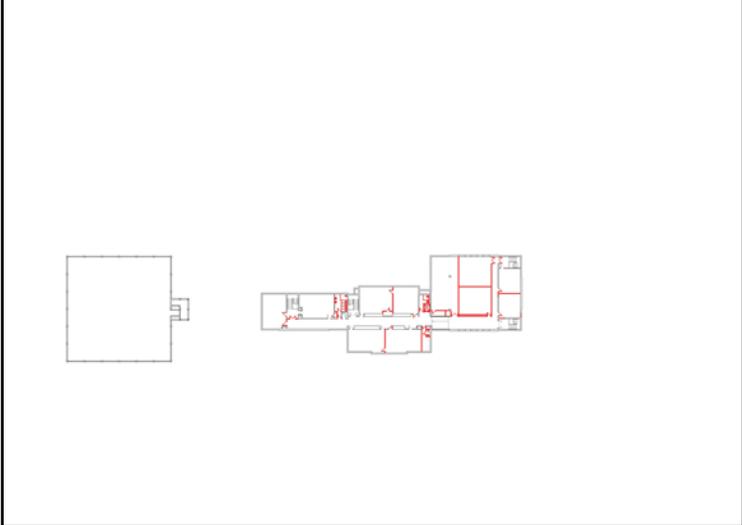
Scituate Town Hall – Second Floor



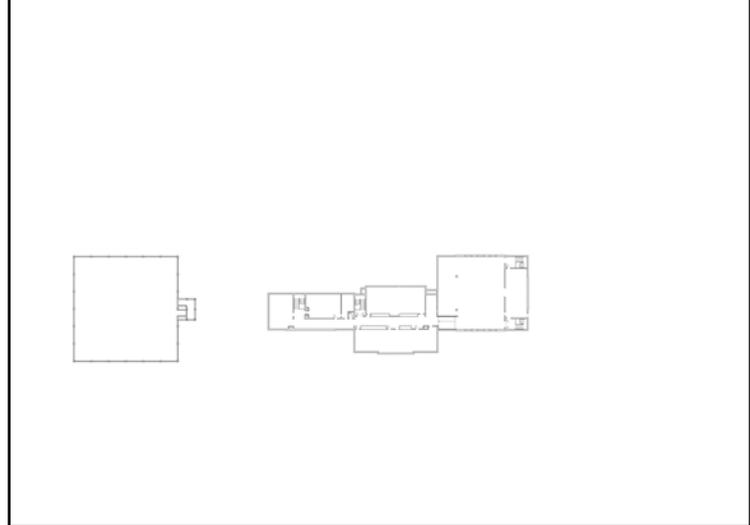
Scituate Town Hall – Third Floor

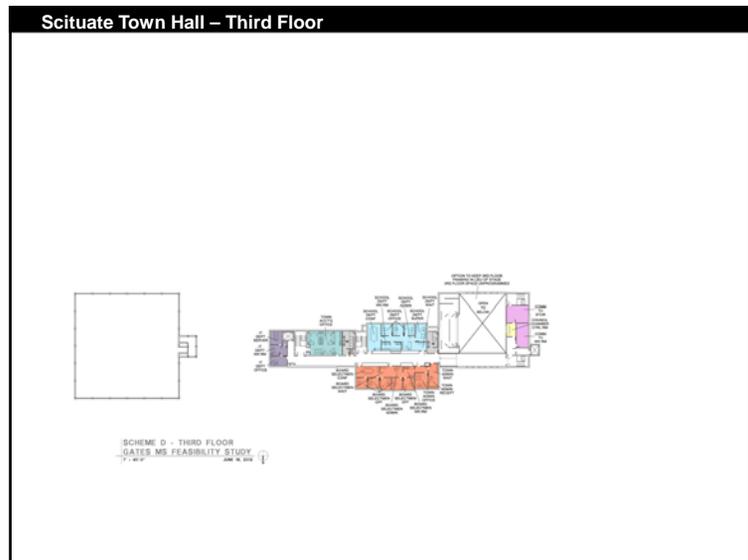
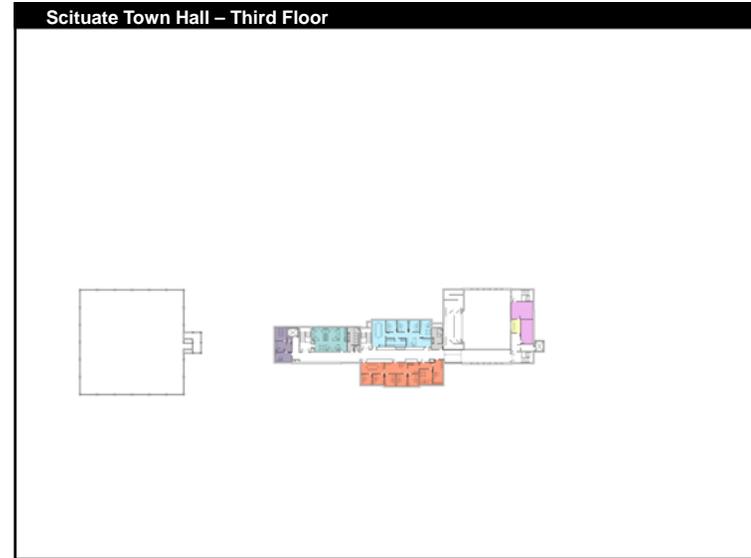
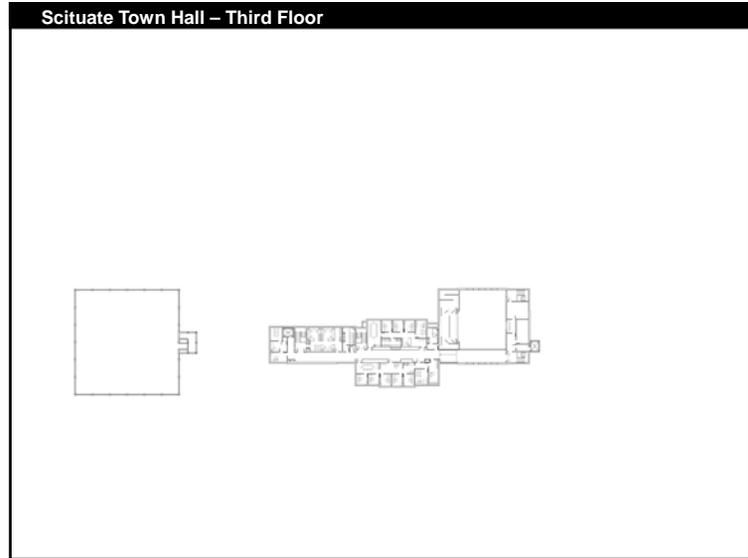


Scituate Town Hall – Third Floor



Scituate Town Hall – Third Floor





- Cost Estimate to convert Gates Middle School into Scituate Town Hall**
- Moderate interior demolition of non-load-bearing interior partitions
 - Demolition of “C” wing
 - Replacement of all MEP/FP & Technology systems
 - Repair of all exterior deficiencies (windows, roof, gym glass block, etc.) previously cited in the school renovation scenario, excluding “C” wing.
 - New interior finishes appropriate for a Town Hall function.
 - Subtotal of hard construction costs: \$11,500,000.
 - Soft costs, A/E fees, design and owner contingencies, escalation, general conditions, GC overhead & profit, chapter 149 filed sub-bid, moving, temporary facilities, abatement, site work & utilities, furniture & equipment, etc. (approximately 50% or more depending on scope)
 - Total conceptual project cost budget: Approximately \$22,000,000.

