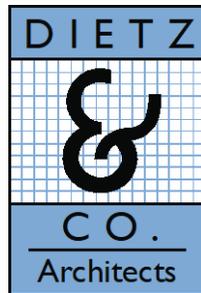




Town of Wilmington
Presentation to the Town of Wilmington

Senior Center Project
Town Hall / School Admin. Project



October 2022

Project History



Buzzell Senior Center



Buzzell Senior Center Current Conditions



Buzzell Senior Center Current Conditions



Buzzell Senior Center Current Conditions



Buzzell Senior Center Current Conditions



Buzzell Senior Center Current Conditions



Buzzell Senior Center Current Conditions



Senior Center Building Committee Overview

- The Committee has:
 - Met 27 times
 - Has produced videos regarding current building deficiencies
 - Committee has hosted 2 community information sessions, one in March, one on June 8, 2022, and then produced a video for community members who were unable to attend the community meeting. This video is available for viewing on WCTV and the Town website

Wilmington Senior Center



Programming

- The main goal during this phase is to figure out how much space you need now, how much you're likely to need in the future, and how that space should be used, organized, and arranged
- Five space categories: Administration, Entry Activities and Support spaces
- Based on recently designed senior centers of similar size
- Spaces and details thoroughly vetted with the Committee

Space Name	Proposed Area	Comments
Entry	1,000 SF	
Vestibule	1,000	Lock with sliding automatic doors, benches, sitting area for 3-4 seniors, lockout light for bus
Reception desk area	150	Computerized check-in close to door
Entry lobby	150	Informational bulletin board, digital display
Cafe	150	Development service bar - Counter and work space, direct access to kitchen
Lounge	450	Seating and conversation area with 8-10 top tables, bookcases, the Lounge will be located in the main central space of the building, long uninterrupted corridors will be provided, program spaces will extend from the central Entry, Reception, Cafe and Lounge area.
Administration	1,279 SF	
Executive Director Office	150	Desk, table for 2 chairs & file storage
Activities Director Office	100	Private Office, needs confidentiality
Outreach/Paratransit Worker Office	80	Private Office, needs confidentiality
Senior Clerk Office	80	Reception area adjacent to the Reception Desk
Administrative Open Office	400	Open office with office partitions, Activities Director, Volunteer Coordinator, 6 to 10 workstations
Volunteer Coordinator Office	100	Open Office space, use Admin Conference Room if need priority
Admin Conference Room	1,000	4 person table for admin meetings, for confidentiality for Shine MaceHealth program, benefits counseling, Veteran's services, legal services, meetings with State representatives, yoga, TRX, etc. - sport flooring, mirrors, ballet barre, storage for all items. No Changing Room or shower function
Admin Storage / Files	200	6 FT wide closets
Staff Kitchenette	100	Desk, microwave, refrigerator with freezer and ice maker, coffee maker
Staff Restroom	50	WC, accessibility compliant
Activities & Recreation	2,892 SF	
Art and Crafts Room	400	Open / Dry separation, operable partition, sink and counter, north light preferred
Art and Crafts Storage	200	6 FT wide closets for materials and projects
Workshop	100	Workbench's, power tools, sink, adjacent to Art and Craft
Game Room	100	Pool tables, pool table, pool table
Game Room Storage	200	6 FT wide closets
Recreation Room	400	Pool tables, games, pool table, table, table, pool table
Recreation Storage	200	6 FT wide closets
Library	100	Tables and reading area, laptops on carts, TV, books, chairs

Table = 256 Occupants (Occupancy count per Master Plan = 250), storage counter area between Kitchen and Dining Room, used Platform for presentations (208 SF) deleted for tables, chairs & equipment)
Storage, yoga, TRX, etc. - sport flooring, mirrors, ballet barre, storage for all items. No Changing Room or shower function
Storage, adjacent to Wellness Clinic
Storage, rubberized floor, mirrors
Cabinet storage, Town Nurse
Storage for products
Storage, adjacent to Wellness Clinic
Insulation system, walk-in refrigerator, dishwashing, high density storage, combined with Kitchen area
Storage, combined with Kitchen area

Meeting	539 SF
Large Meeting Room - (Multi-purpose)	425
Large Meeting Room - Storage	8
Small Meeting Room	100
Small Meeting Room - Storage	6

20 people, Multi-use space, COA meetings, community presentations, general meetings, classes, Audio/Video service, locate near Lobby
2 x 4 FT
4 person table
6

Restrooms	970 SF
Restroom - Companion	210
Restrooms - Men's	380
Restrooms - Women's	380

3 Companion Restrooms (70 SF ea.) single-user restroom with extra space for	
Airport style restroom entrance	
Airport style restroom entrance	
Circulation and partitions at 20% grossing factor	
Corridors will include sitting areas with bookcases, built-in benches for miscellaneous storage and permanent areas for temporary art exhibits	
Total Gross SF	17,923 gross square feet

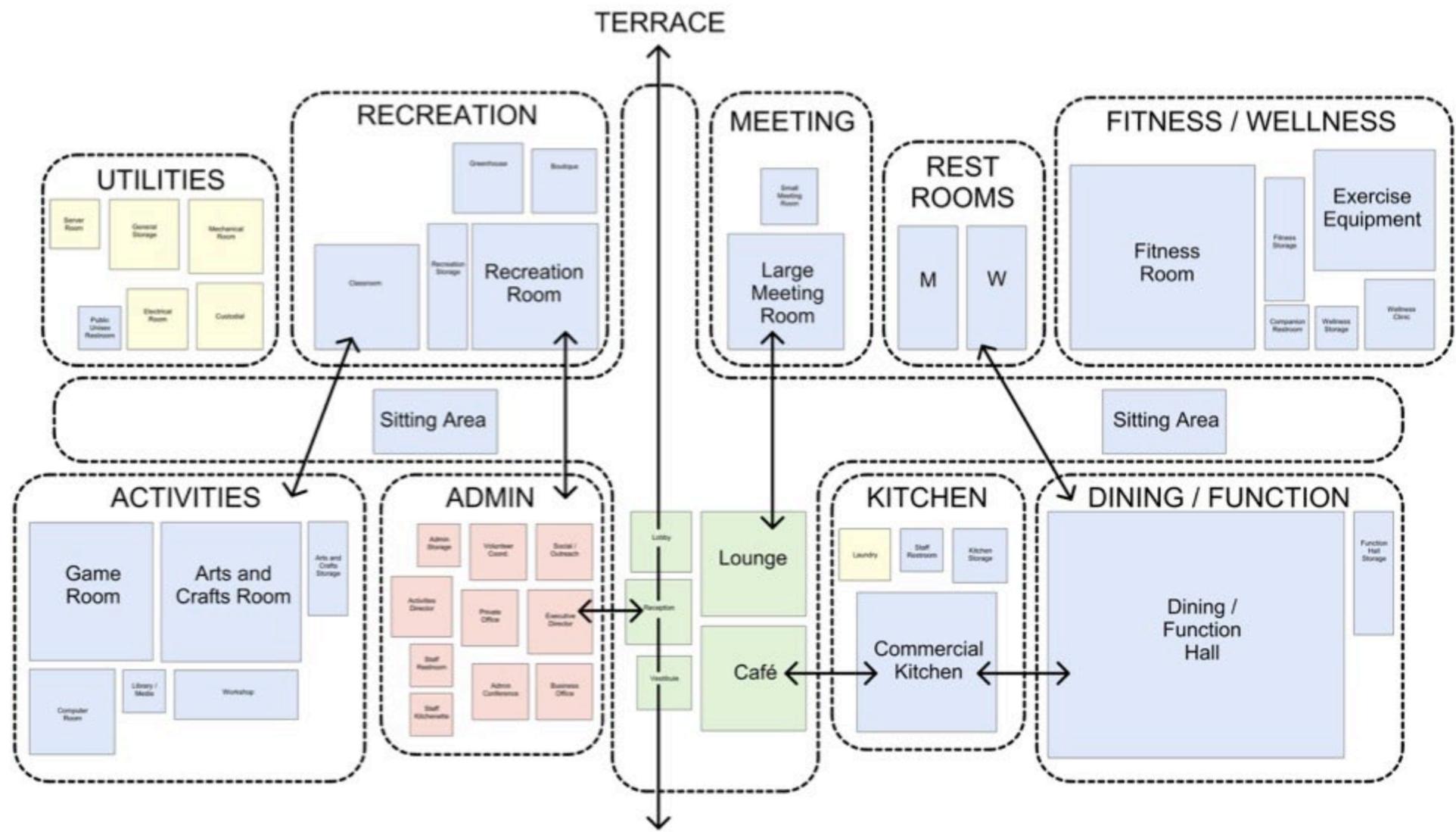
Outdoor		
Greenhouse/Solarium	200	potting table, south facing, (Free standing pre-fab structure?)
Main Patio	2,500	2,500 (50ftx50ft) open terrace space (160 occupants approx. - 15 SF per person tables & chairs), 900 SF Covered outdoor space - tent or canopy 60 occupants - 15 SF per person tables & chairs)
Lounge Patio	216	12 FT x 18 FT access off Lounge

Storage, not part of Kitchen space
Storage, equipment
Storage, equipment
Storage, equipment
Storage, equipment

Plan Adjacencies

LEGEND

- ACTIVITIES
- ENTRY / LOUNGE
- CIRCULATION
- ADMINISTRATION



Floor Plan



Exterior Detail

- Add detail to roof overhangs
- Increase presence of entry with a dormer and more glass
- Incorporate high windows and trellis-like porch roof at patio for daylighting



Preferred Exterior Design



Site Development

- Building is accessed from Main Street
- Drop off and fire lane on northeast face
- Parking area lined with wide swales containing greenery
- Site walking loop
- Patio on southwest outside lounge
- Patio, raised planters, bocce court, and trellis-pavilion
- Loading area and dumpsters near service rooms and kitchen
- Pickleball courts at northeast corner of site



Costs

Wilmington Senior Center / COA			
Project Budget Report August 18, 2022 V 1.3 Appropriation		Initial Appropriation	\$650,000.00
		Construction Approp	\$17,264,561.00
		Total	\$17,914,561.00
Description	Original Budget	Adjustments	Actual Budget
P3, Project Planning Professionals			
Schematic Design - Phase I	\$75,000.00		\$75,000.00
Design Development - Phase II	\$0.00	\$35,000.00	\$35,000.00
Construction Documents - Phase II	\$0.00	\$55,000.00	\$55,000.00
Bidding	\$0.00	\$10,000.00	\$10,000.00
Contract Admin / Proj Management	\$0.00	\$260,000.00	\$260,000.00
Completion Phase	\$0.00	\$10,000.00	\$10,000.00
Additional Services	\$0.00		\$0.00
Subtotal	\$75,000.00	\$370,000.00	\$445,000.00
Dietz and Company			
Schematic Design	\$175,000.00		\$175,000.00
Design Development	\$0.00	\$125,000.00	\$125,000.00
Construction Documents	\$0.00	\$535,000.00	\$535,000.00
Bidding	\$0.00	\$25,000.00	\$25,000.00
Construction Administration	\$0.00	\$225,000.00	\$225,000.00
Completion Phase	\$0.00	\$25,000.00	\$25,000.00
Traffic	\$0.00	\$16,975.00	\$16,975.00
FF&E	\$0.00		\$0.00
Survey	\$0.00		\$0.00
Subtotal	\$175,000.00	\$891,975.00	\$1,126,975.00
Contractor			
PMC ESTIMATE #3 8/26/22	\$0.00	\$15,300,000.00	\$14,905,039.00
Add Generator Delete Stamped Conc.		\$112,547.00	\$112,547.00
		\$0.00	\$0.00
		\$0.00	\$0.00
		\$0.00	\$0.00
Subtotal	\$0.00	\$15,412,547.00	\$15,017,586.00
Owner Expenses			
FF & E	\$0.00	\$300,000.00	\$300,000.00
Other - Equipment	\$5,000.00	\$15,000.00	\$20,000.00
Utility Mitigation	\$0.00	\$50,000.00	\$50,000.00
IT/Telephony	\$0.00	\$75,000.00	\$75,000.00
Testing and Commissioning (TC)	\$0.00	\$40,000.00	\$40,000.00
Geotechnical	\$20,000.00	\$25,000.00	\$45,000.00
Survey	\$20,000.00	\$10,000.00	\$30,000.00
CONTINGENCY	\$355,000.00	\$410,000.00	\$765,000.00
Subtotal	\$400,000.00	\$795,000.00	\$1,195,000.00
Project Totals	\$650,000.00	\$17,264,561.00	\$17,914,561.00

\$445,000

\$1,126,975

\$15,017,586

\$17,914,561

Wilmington Senior Center
New Construction
Wilmington, MA

26-Aug-22

Schematic Design Estimate

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Construction Cost
NEW CONSTRUCTION				
NEW BUILDING	Dec-23	18,875	\$405.99	\$7,663,032
SITEWORK				\$3,321,842
SUB-TOTAL		18,875	\$581.98	\$10,984,874
ESCALATION (to start of construction)	7.0%			\$768,941
DESIGN AND PRICING CONTINGENCY	10.0%			\$1,098,487
SUB-TOTAL		18,875	\$680.92	\$12,852,302
GENERAL CONDITIONS/REQUIREMENTS	10.0%			\$1,285,230
BOND	0.80%			\$102,818
INSURANCE GL/PL	1.25%			\$160,654
PERMIT				Waived
OVERHEAD + PROFIT	3.50%			\$504,035
TOTAL OF ALL CONSTRUCTION		18,875	\$789.67	\$14,905,039

Appropriation Needed

Total Estimate

Initial Appropriation (June 2020)

Construction Appropriation

\$ 17,914,561

\$ 650,000

\$ 17,264,561

Economic Considerations

Address Buzzell
Senior Center
current use
deficiencies

Short Term

The building is at
capacity

Long Term

Costs are guaranteed
to increase
Moderate renovations
trigger code upgrades

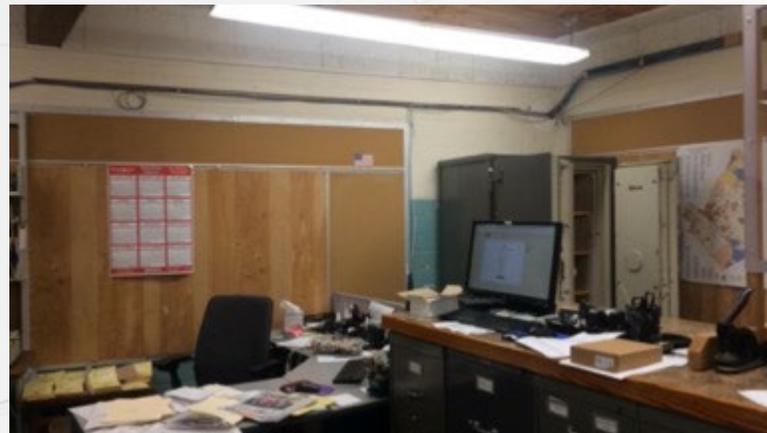
Next Steps

- Public Information Session – November 2, 2022
- Appropriation at Special Town Meeting
- Design Development
- Construction / Bidding Documents
- Receive Construction Bids
- Build new Senior Center
- Move Elderly Services to new Senior Center building

Town Hall & School Administration



Current Conditions – Town Hall



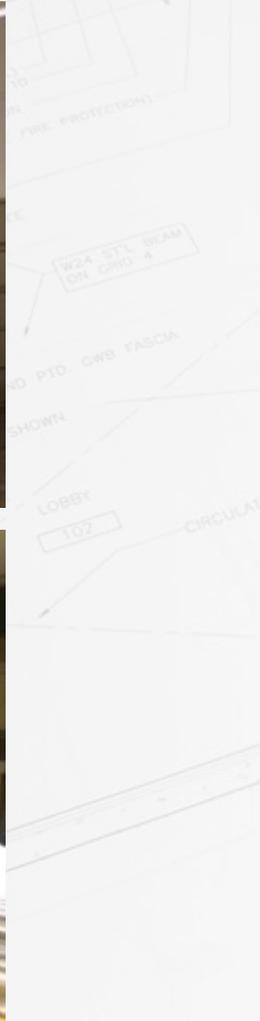
Current Conditions – Town Hall



Current Conditions – Roman House



Current Conditions – Art Center



Town Hall / School Administration Building Committee Overview

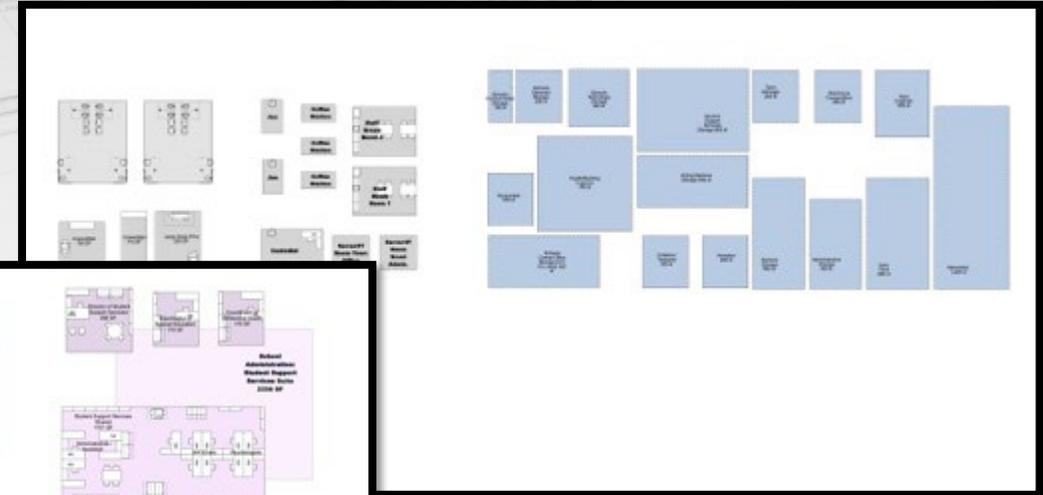
- The Committee has:
 - Met 27 times
 - Has produced videos regarding current building deficiencies
 - Has hosted a community information session on July 15, 2022 and then produced a video for community members who were unable to attend the community meeting. This video is available for viewing on WCTV and the Town website

Town Hall / School Administration Building



Programming

- Individual spaces identified for inclusion in project
- Space sizes determined by projected occupants, equipment, and furnishings
- Both numerical and diagrammatic programming developed in tandem
- Adjacencies, storage, and meeting space needs discussed and developed
- Program diagrams used for horizontal and vertical sorting and adjacency schemes



Floor Plan

- Siting factors influence internal layout and entry points
- Selected diagrammatic schemes developed into plan or 'bubble' diagrams
- Bubble diagrams refined into schematic floor plans
- Schemes are vetted, rearranged, and refined into final floor plans



Building Development

- Arrange the meeting rooms and departments for efficient flow throughout the building
- Ensuring natural light flows into the interior offices
- Feature building name prominently
- Increase the prominence of the building entry



Building Development



Site Development

- Parking Analysis
 - 300 spaces
 - 247 spaces existing
 - 53 net added
 - 140 spaces required
 - 160 spaces available
- Verified: sufficient space for July 4th celebration

Note: This does not include the 40 spaces in the Buzzell Lot



Wilmington Town Hall & School Administration
SITE PLAN

Schematic Design 7-13-22

Next Steps

- Public Information Session – November 2, 2022
- Appropriation at Special Town Meeting
- Design Development
- Construction / Bidding Documents
- Receive Construction Bids
- Build new Town Hall / School Administration building
- Move Town Hall and School Administration to new Town Hall / School Administration building

Costs

P³ PROJECT PLANNING PROFESSIONALS

Wilmington Town Hall / School Admin.

Project Budget Report
September 29, 2022
V 1.3

Initial Appropriation \$955,000.00
Construction Approp. \$36,880,766.00
Total \$37,835,766.00

Description	Study Budget	Adjustments	Actual Budget	Contracted
P3, Project Planning Professionals				
Schematic Design - Phase I	\$107,000.00	\$0.00	\$107,000.00	\$107,000.00
Design Development - Phase II	\$0.00	\$75,000.00	\$75,000.00	\$0.00
Construction Documents - Phase II	\$0.00	\$75,000.00	\$75,000.00	\$0.00
Bidding	\$0.00	\$10,000.00	\$10,000.00	\$0.00
Contract Admin / Proj Management	\$0.00	\$450,000.00	\$450,000.00	\$0.00
Completion Phase	\$0.00	\$25,000.00	\$25,000.00	\$0.00
Additional Services:	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$107,000.00	\$625,000.00	\$742,000.00	\$107,000.00
Johnson / Roberts				
Schematic Design	\$259,150.00	\$0.00	\$259,150.00	\$259,150.00
Design Development	\$0.00	\$350,000.00	\$350,000.00	\$0.00
Construction Documents	\$0.00	\$1,400,000.00	\$1,400,000.00	\$0.00
Bidding	\$0.00	\$25,000.00	\$25,000.00	\$0.00
Construction Administration	\$0.00	\$465,000.00	\$465,000.00	\$0.00
Completion Phase	\$0.00	\$50,000.00	\$50,000.00	\$0.00
LEED	\$0.00	\$0.00	\$0.00	\$0.00
FF&E	\$0.00	\$125,000.00	\$125,000.00	\$0.00
Survey	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$259,150.00	\$2,315,000.00	\$2,674,150.00	\$259,150.00
Contractor				
PM&C Estimate with Lightgate	\$0.00	\$31,019,616.00	\$31,019,616.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00
	\$0.00	\$0.00	\$0.00	\$0.00
Subtotal	\$0.00	\$31,019,616.00	\$31,019,616.00	\$0.00
Owner Expenses				
FF & E	\$0.00	\$1,100,000.00	\$1,100,000.00	\$0.00
Other - Equipment	\$0.00	\$35,000.00	\$35,000.00	\$0.00
Utility Mitigation	\$0.00	\$100,000.00	\$100,000.00	\$0.00
IT/Telephony	\$0.00	\$450,000.00	\$450,000.00	\$0.00
Testing and Commissioning (Cx)	\$0.00	\$75,000.00	\$75,000.00	\$0.00
Geotechnical	\$20,000.00	\$10,000.00	\$30,000.00	\$30,000.00
Survey	\$20,000.00	\$0.00	\$20,000.00	\$20,000.00
CONTINGENCY	\$548,850.00	\$1,041,150.00	\$1,590,000.00	\$0.00
Subtotal	\$588,850.00	\$2,811,150.00	\$3,400,000.00	\$30,000.00
Project Totals	\$653,850.00	\$2,811,150.00	\$37,835,766.00	\$416,150.00

\$742,000

\$2,674,150

\$31,019,616

\$37,835,766



Wilmington Town Hall & School Admin
New Construction
Wilmington, MA

9/19/2022

MAIN CONSTRUCTION COST SUMMARY

	Construction Start	Gross Floor Area	\$/sf	Estimated Cost
TRADE COSTS				
New Building	Dec-23	43,987	\$430.24	\$18,924,816
Site Work				\$2,993,982
HazMat removals at existing building				NIC
SUBTOTAL TRADE COSTS	Dec-23			\$21,918,798
Design and Estimating Contingency		12.0%		\$2,630,256
Escalation to Bid		7.4%		\$1,621,991
SUBTOTAL				\$26,171,045
Subcontractor Bonds				In rates
General Conditions		18	MTHS	150,000
General Requirements	4.0%			\$1,046,842
Winter Conditions				excl
Insurances - GLI/Builders Risk	1.80%			\$471,079
Bond	0.90%			\$235,539
Building Permit				Waived
CM Fee	5.0%			\$1,308,552
CM Contingency	2.5%			\$654,276
TOTAL ESTIMATED CONSTRUCTION COST		43,987	\$741	\$32,587,333

Alternates (Markedup) :

- HVAC1 Option 1: Air Source Heat Pump / AHU / Induction Units
- HVAC2 Option 2: VRF System ilo Option 1
- HVAC3 Option 3: Add for Geothermal
- SW01 Pulverize and mill extg asphalt ilo replace w/ new

	IN BASE
DEDUCT	\$ (140,768)
ADD	\$ 1,117,500
DEDUCT	\$ (652,020)

Appropriation Needed

Total Estimate

Initial Appropriation (June 2020)

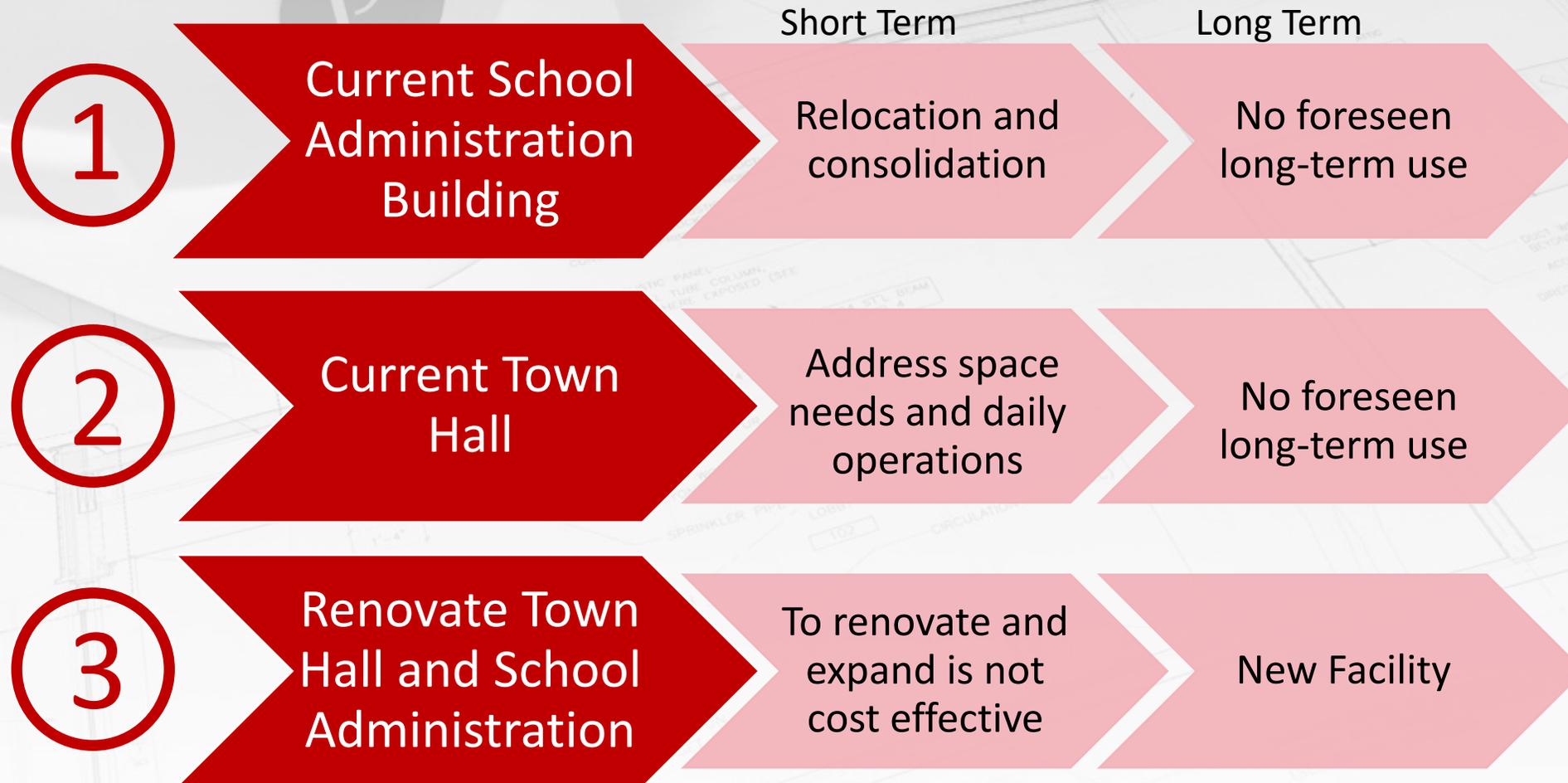
Construction Appropriation

\$ 37,835,766

\$ 955,000

\$ 36,880,766

Economic Considerations



Upcoming Dates

October 18, 2022

November 2, 2022

November 19, 2022

Finance Committee Hearing

Public Information Session

Special Town Meeting



QUESTIONS?