



Avon Town Offices

Avon, MA

February 3, 2022



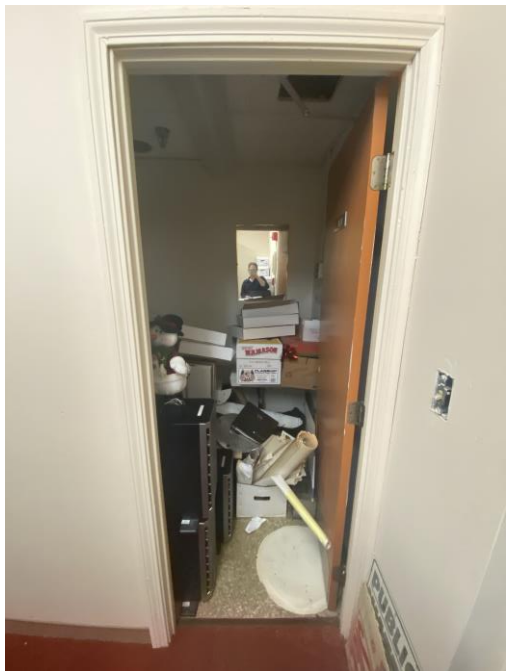
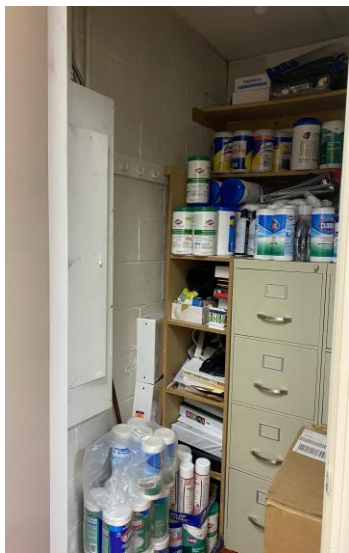
Existing Avon Town Offices



Photos of Existing Avon Town Offices



Photos of Existing Avon Town Offices



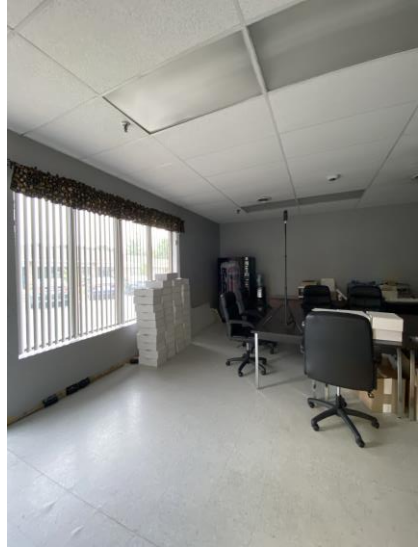
Existing Avon Civic Center / COA



Photos of Existing Avon Civic Center / COA



Photos of Existing Avon Civic Center / COA





111 CHESTNUT STREET
PROVIDENCE, RI 02903
T 401 831 1240

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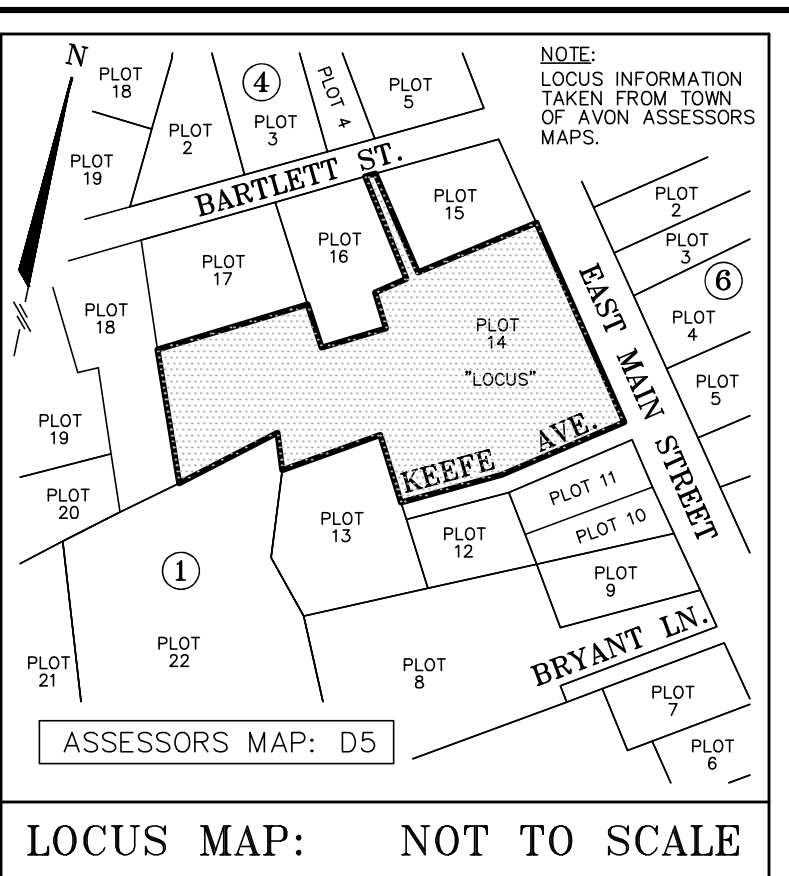
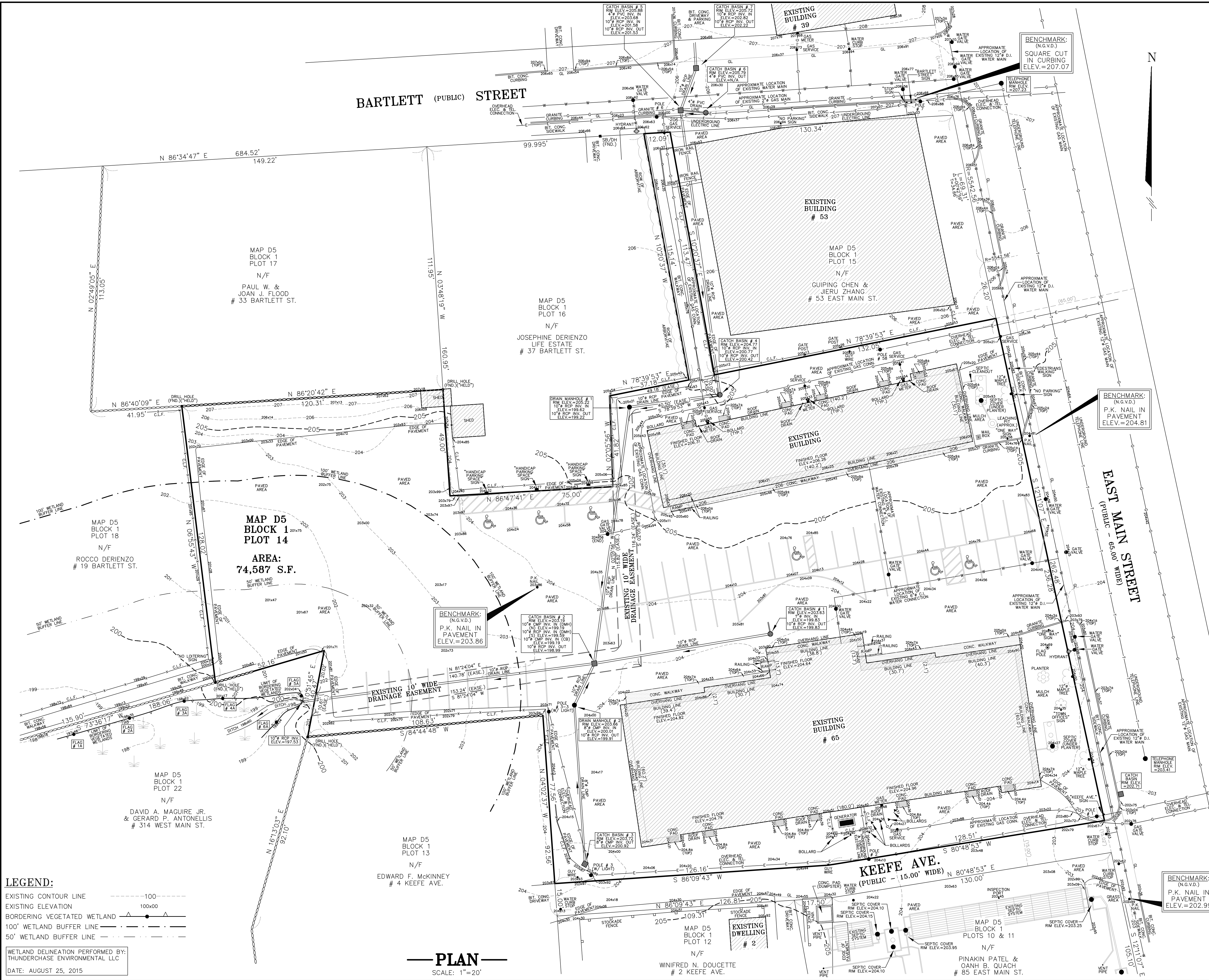
Avon Town Hall Feasibility Study | Space Program

ARCHITECTS

		AREA (SF)	QTY	TOTAL AREA (SF)	65 EAST MAIN ST.
74	Department Subtotal (NSF)			10,411	5,150
75	Grossing Factor (35% new)			3,644	7,600
NEW TOWN HALL - Total				14,055 *	12,750

Avon Council on Aging Feasibility Study | Space Program

		AREA (SF)	QTY	TOTAL AREA (SF)	65 EAST MAIN ST
35	Department Subtotal (NSF)			5,268	3,025
36	Grossing Factor (30% new)			1,580	1,175
NEW COA BUILDING - Total				6,848 *	4,200



ZONING DISTRICT: GENERAL BUSINESS ("GEN BUS")

MINIMUM LOT SIZE: 8,000 S.F.
MINIMUM LOT AREA PER DWELLING UNIT: 8,000 S.F.
MINIMUM LOT FRONTAGE: 50'
MINIMUM LOT WIDTH: N/A
MINIMUM LOT DEPTH: N/A
MINIMUM LOT SETBACKS: FRONT YARD = 15'
SIDE YARD = NONE (20' WHEN ABUTTING RESIDENTIAL)
REAR YARD = 30'

MAXIMUM BUILDING HEIGHT: 35'
MAXIMUM LOT COVERAGE BY STRUCTURE: 25%

PARKING REQUIREMENTS: 2 SPACES PER DWELLING UNIT / USE SPECIFIC

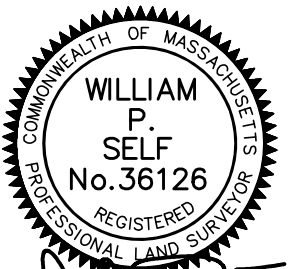
ASSESSORS MAP: D5 BLOCK: 1 PLOT: 14

F.E.M.A. FLOOD HAZARD INFORMATION:
F.I.R.M. MAP COMMUNITY #: 250231
PANEL #: 0218
SUFFIX: E
MAP #: 25021C0218E
EFFECTIVE DATE: JULY 17, 2012
ZONE: X

- LOCUS PROPERTY PARTIALLY FALLS WITHIN D.E.P. ZONE 2 (GROUNDWATER) WATER SUPPLY PROTECTION

OWNER ON RECORD: TOWN OF AVON
BUCKLEY CENTER
65 EAST MAIN STREET
AVON, MA. 02322

DEED REFERENCE: BOOK: 5113 PAGE: 514



"EXISTING CONDITIONS"	
SITE PLAN OF LAND IN AVON, MA.	
# 65 EAST MAIN STREET - AVON, MA.	
PREPARED FOR: TOWN OF AVON BUCKLEY CENTER # 65 EAST MAIN STREET AVON, MA. 02322	
DATE: OCT. 29, 2015	SCALE: 1"=20'
CURLEY & HANSEN SURVEYORS 160 Pond St. Avon, Ma. (508) 580-2117	
AL-885	



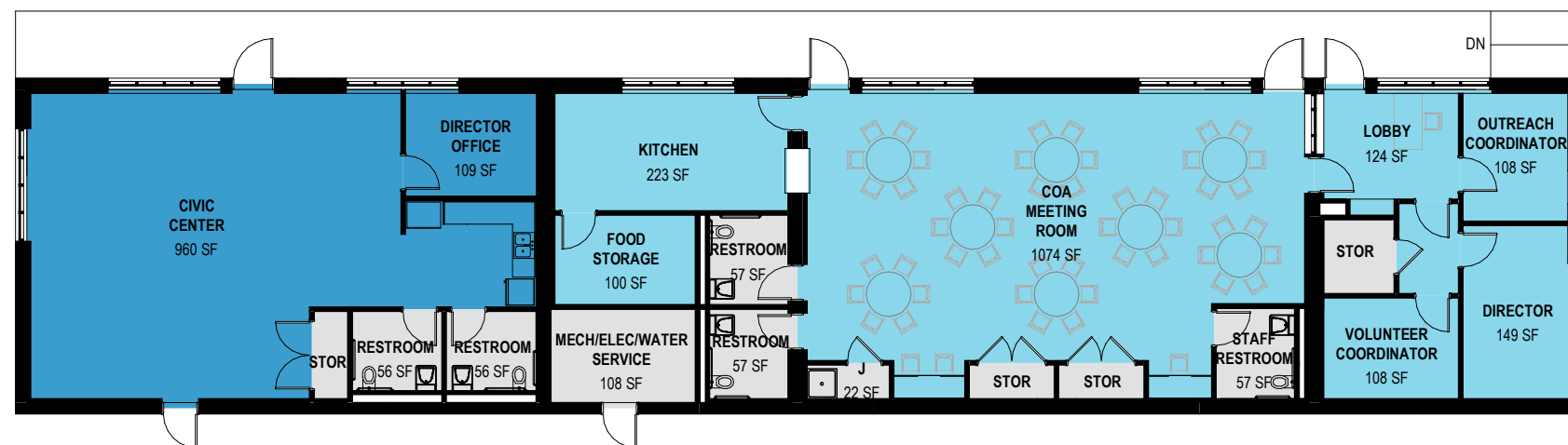
LEGEND

6'X6' CUBICLE

- ① HUMAN RESOURCES
- ② ASST TREASURER
- ③ ASST COLLECTOR
- ④ ACCOUNTING CLERK
- ⑤ ASSESSOR
- ⑥ PLANNING
- ⑦ DPW ADMIN ASST
- ⑧ CONSERVATION
- ⑨ BLDG INSPECTOR

6'X8' CUBICLE

- ⑩ EXECUTIVE ASST
- ⑪ ASST TOWN CLERK *9'-0" X 8'-0"
- ⑫ ADMIN ASST *8'-4" X 8'-0"



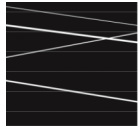
Scale: 1/16" = 1'-0"



Avon Town Offices

65 E Main St, Avon, MA 02322

Proposed Town Offices and COA Conceptual Floor Plans



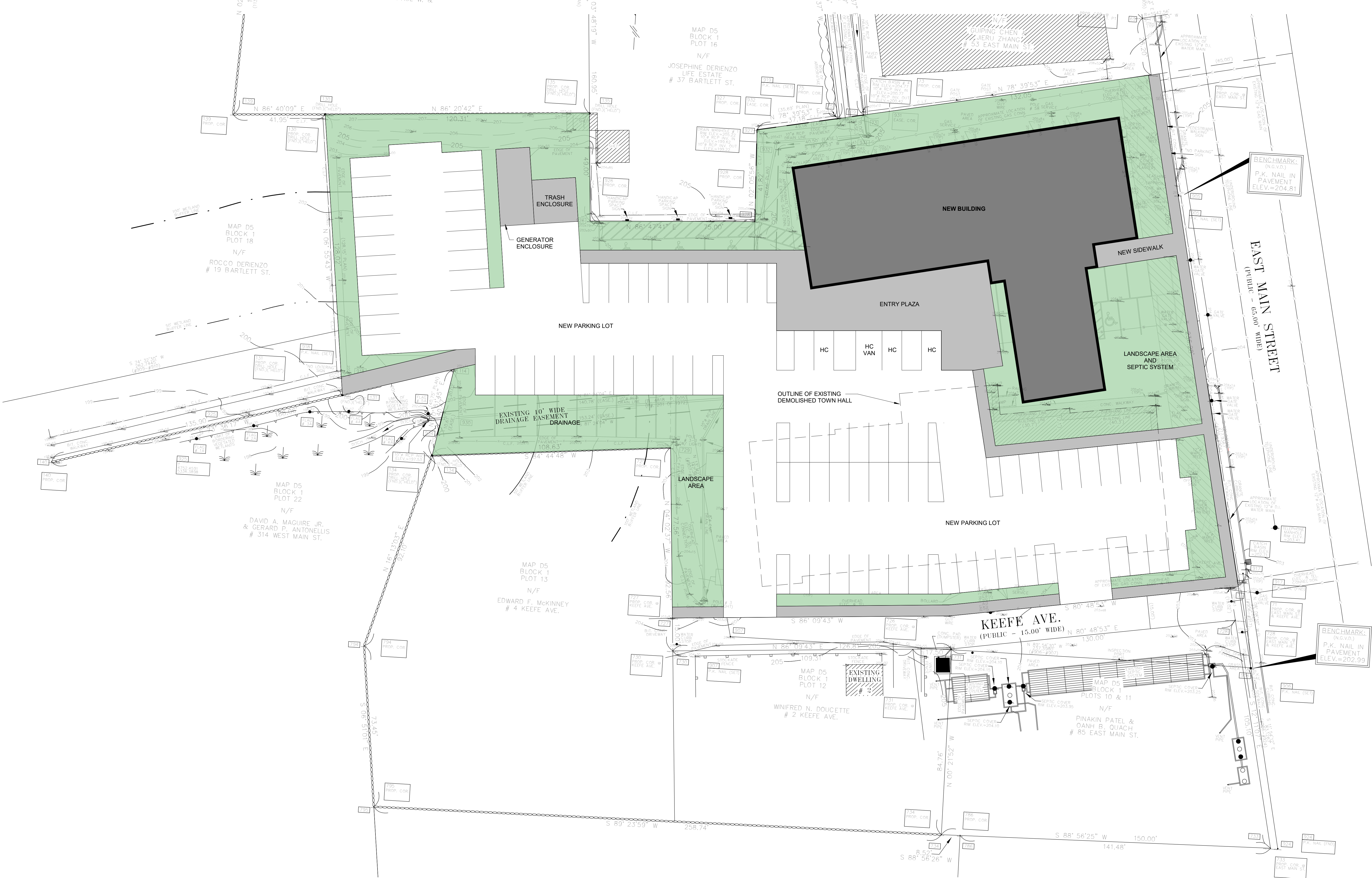
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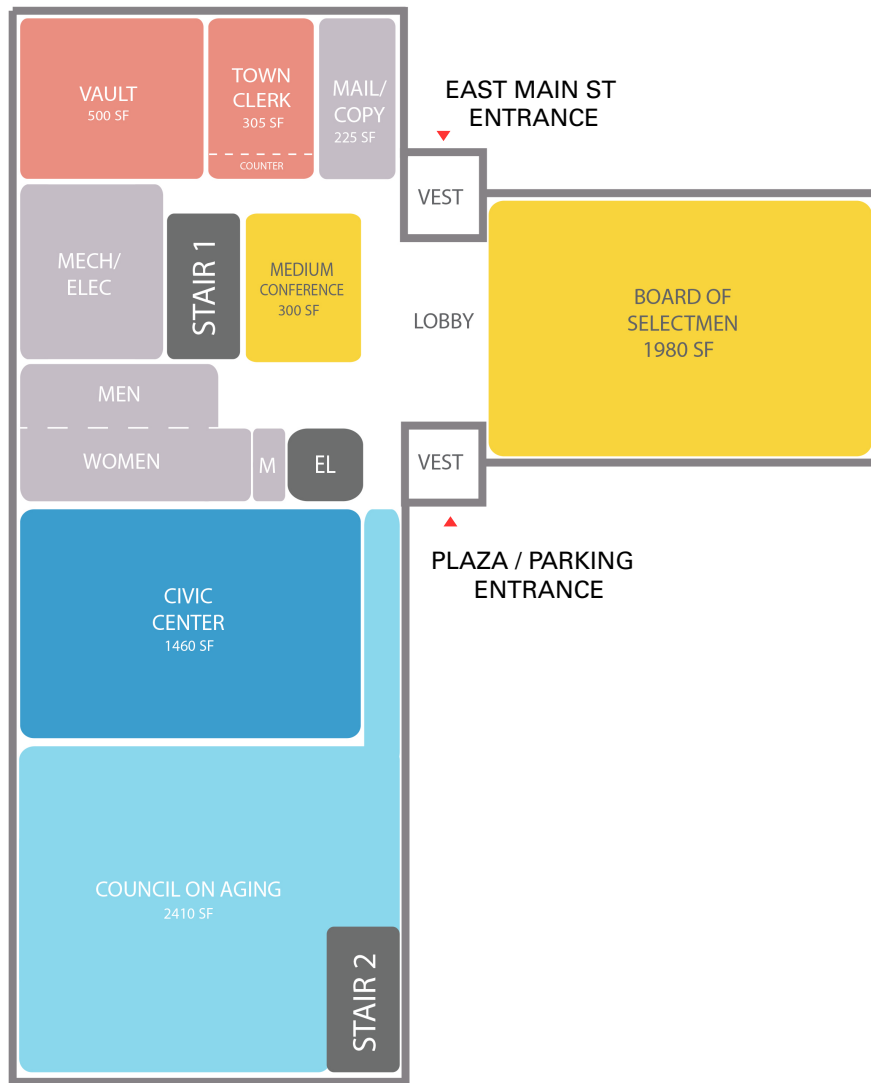
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ARCHITECTS

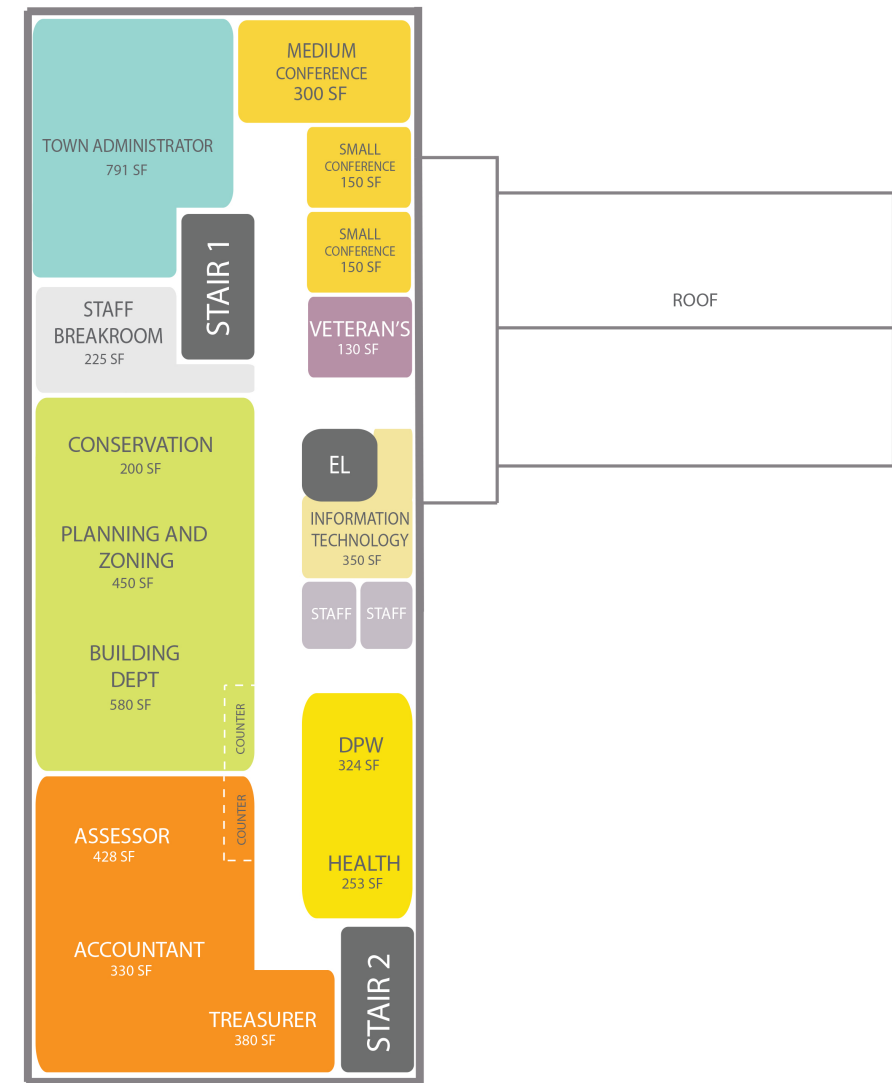
Avon Town Hall Feasibility Study | Combined Space Program

	AREA (SF)	QTY	TOTAL AREA (SF)	65 EAST MAIN ST.	First Floor
97	Department Subtotal (NSF)		15,186		9,475
98	Grossing Factor (35% new)		5,315		3,316
	NEW BUILDING - Total		20,501		12,791





Conceptual First Floor Plan



Conceptual Second Floor Plan

Project Budget Summary

AVON TOWN OFFICES

BUDGET SUMMARY

	RENOVATION OPTION		NEW OPTION	
12/27/2021	Town Hall	Senior Center	Total	Total
			PMC 12/23/21	PMC 12/23/21
PROJECT BUDGET	12/27/2021			
Area	11,627	4,239	15,866 SF	19,769 SF
BUILDING COST (Trade Cost)	\$3,807,715	\$1,591,862	\$5,399,577	\$6,724,236
SITework			\$805,379	\$1,587,177
DEMOLITION	in above	in above	\$0	\$95,196
HAZARDOUS MATERIALS ABATEMENT			\$134,861	\$134,861
SUB TOTAL			\$6,339,817	\$8,541,470
Design & Estimating Contingency (12%)			\$760,778	\$1,024,976
Phasing Contingency			\$0	\$170,829
Escalation To Start (6.33%)	6.33%		\$401,310	\$540,675
SUB TOTAL			\$7,501,905	\$10,277,950
General Conditions and Requirements	14	\$85,000	\$1,190,000	\$1,105,000
SUB TOTAL			\$8,691,905	\$11,382,950
Bonds	1%		\$86,919	\$113,830
Insurance	2%		\$173,838	\$227,659
Permit	1%		\$86,919	\$113,830
SUB TOTAL			\$9,039,582	\$11,838,268
GC O&P	3.50%		\$316,385	\$414,339
TOTAL CONSTRUCTION (excl. owner cont.)			\$9,355,967	\$12,252,608

	RENOVATION OPTION			NEW OPTION	
12/27/2021	Town Hall	Senior Center	Total	Total	
			PMC 12/23/21	PMC 12/23/21	
PROJECT BUDGET	12/27/2021				
SOFT COSTS (allowances)					
Phasing Allowance / Temp costs					
Temporary Parking / Shuttle Transportation					
FF&E, A/V & Tel/Data					
Design Cost (A&E fees, including FF&E)					
Hazardous Materials Investigation					
Geotech Investigation					
Owner's Project Manager (Consultant)					
Owner's Insurance					
Owner's Legal Fees					
Building Commissioning (systems/envelope)					
Utility Company Backcharges					
Site Survey & Wetand Flagging					
Project Permitting & Approvals					
Construction Testing (0.5%)					
Construction HAZMAT Monitoring					
Reimbursable Expenses					
Moving / Relocation / Move Management					
Total of above		20%	\$1,871,193	\$2,450,522	
TOTAL SOFT COSTS			\$1,871,193	\$2,450,522	
TOTAL HARD AND SOFT COSTS			\$11,227,160	\$14,703,129	
5% Owner Hard Cost Contingency			\$467,798	\$612,630	5%
5% Owner Soft Cost Contingency			\$93,560	\$122,526	5%
TOTAL PROJECT BUDGET (Hard & Soft)	\$0	\$0	\$11,788,518	\$15,438,286	\$780.93
Estimated Land Purchase Price and Assoc. Costs			\$0	\$0	
TOTAL			\$11,788,518	\$15,438,286	