



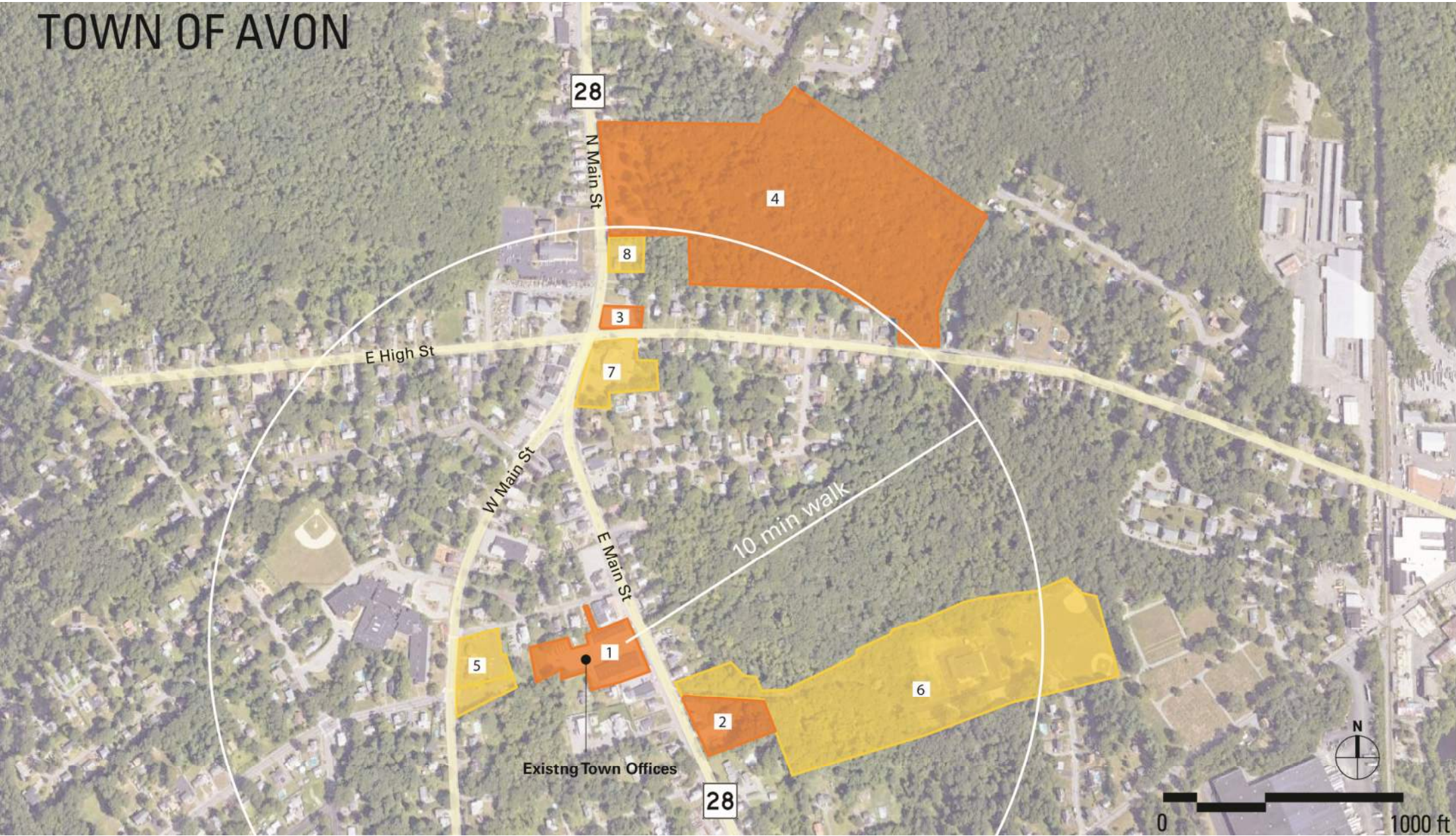
Feasibility Study

Avon, MA

February 5, 2024



Site Selection Study



Site Selection Study

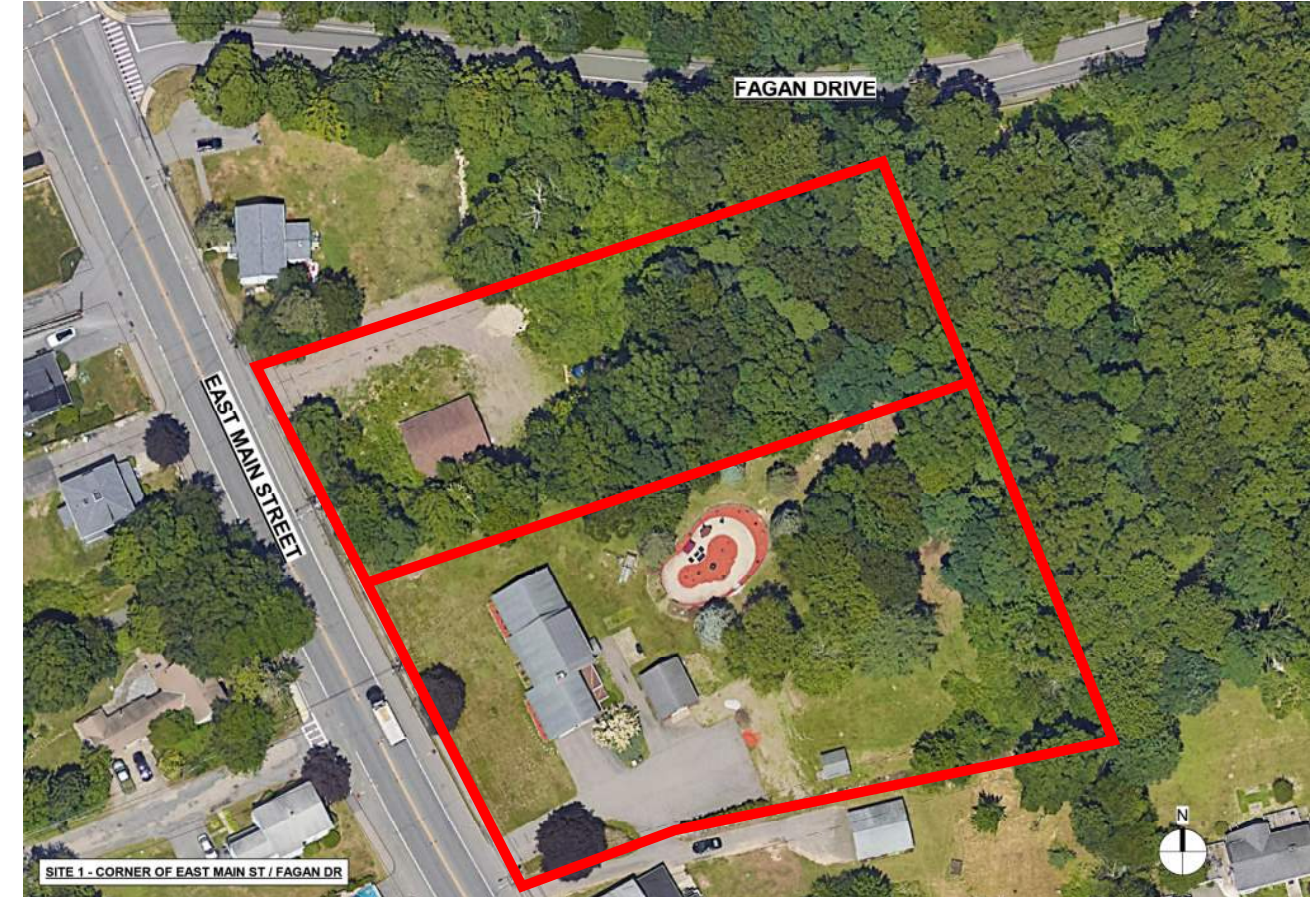
Existing Town Property

- Location: 65 E Main St.
- Plat: D5 Lot: 14
- Owned by: Town of Avon
- Square Footage: 81,021 sq.ft. (1.86 acres)
- Land Usage: BUS
- Advantage: Property Already Town Owned



Proposed New Site

- Location: 106-120 E Main St. (Adjacent to Town Property)
- Plat: D5 Lots: 9 + 10
- Square Footage: 122,950 sq.ft.
 - 40,075 sq.ft. (0.92 acre) + 61,855 sq.ft (1.42 Acres)
- Land Usage: MU R/B
- Advantage: Property Donated to Town



Program Update

- Met with School Department
- Revised space needs program



111 CHESTNUT STREET
PROVIDENCE, RI 02903
401.831.1240
www.dbvw.com

PROGRAMMING NOTES

Avon Town Hall | #2348
Avon, MA

12/07/23 | 8:00am

Avon Public Schools

Coordinator of Business Services/Human Resources – Kathleen McDonald

- School district offices are currently housed in two, one-story, freestanding buildings located behind the Ralph D. Butler Elementary School. The buildings are approximately 960 gsf in area each for a total of 1,920 gsf in area, and consist of converted original kindergarten classrooms.
- Kathy prefers the new office be arranged with separate areas for the superintendent and business services/human resources.
- Private offices are required for the superintendent, assistant superintendent of pupil services, coordinator of school business services, and curriculum coordinator.
- An open office area for central reception, with desks for the administrative assistant, central office secretary, transportation coordinator will be required.
- Transient touchdown space for four bus drivers is necessary.
- IT requires one open office with space for two staff and a work/storage area. (They are currently located at the middle/high school)
- One secure district record storage / file room is required.
- A pantry, staff break room, and toilets will be shared with the rest of the new town hall building.
- One new facilities director responsible for town and school facilities is being pursued by the town.
- File storage in each area is required.
- Parking spaces for 15 staff will also be required. (Buses will remain stored at the Police Station)

Central Office Staff

Superintendent
Assistant Superintendent of Pupil Services/Special Education
Coordinator of School Business Services/Human Resources
Curriculum Coordinator
Administrative Assistant
Central Office Secretary
Coordinator of Administrative Services
Human Resources
Transportation Coordinator
Director of Technology
IT Support



111 CHESTNUT STREET
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T 401 831 1240
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Avon Town Hall Feasibility Study | Combined Space Program 01.03.24

| | | AREA (SF) | QTY | TOTAL AREA (SF) |
|--------------------|--|--------------|-----|--------------------|
| NEW MAIN ENTRANCE | | | | |
| 1 | Vestibule | 100 | 1 | 100 |
| 2 | Lobby | 200 | 1 | 200 |
| 3 | New Main Entrance Subtotal | | | 300 |
| TOWN CLERK | | | | |
| 4 | Private Office | 130 | 1 | 130 |
| 5 | Open Area | 175 | 1 | 175 |
| 6 | Vault Space | 500 | 1 | 500 |
| 7 | Town Clerk Subtotal | | | 805 |
| TOWN ADMINISTRATOR | | | | |
| 8 | Reception Waiting | 125 | 1 | 125 |
| 9 | Town Manager's Office (with 6 people meeting area) | 275 | 1 | 275 |
| 10 | Meeting Room (8 people) | 225 | 1 | 225 |
| 11 | Administrative Assistant / Human Resources | 80 | 1 | 80 |
| 12 | Open Area (1 workstations) | 36 | 1 | 36 |
| 13 | Storage | 50 | 1 | 50 |
| 14 | Town Manager Subtotal | | | 791 |
| BOARD OF SELECTMEN | | | | |
| 15 | Board of Selectmen Meeting Area | 1600 | 1 | 1,600 |
| 16 | Conference Area (Shared with Town Administrator) | 0 | 1 | 0 |
| 17 | Storage Closet | 100 | 1 | 100 |
| 18 | Election Storage Closet | 100 | 1 | 100 |
| 19 | Kitchenette | 80 | 1 | 80 |
| 20 | Media Room | 100 | 1 | 100 |
| 21 | Board of Selectmen Subtotal | | | 1,980 |
| ASSESSOR | | | | |
| 22 | Director's Office | 130 | 1 | 130 |
| 23 | Open Area (Meeting & Files) | 250 | 1 | 250 |
| 24 | Workstation | 48 | 1 | 48 |
| 25 | Assessor Subtotal | | | 428 |

| | | AREA (SF) | QTY | TOTAL AREA (SF) |
|-----------------------|-----------------------------------|--------------|-----|--------------------|
| TREASURER - COLLECTOR | | | | |
| 26 | Treasurer's Office | 130 | 1 | 130 |
| 27 | Open Area (2 workstations) | 200 | 1 | 200 |
| 28 | Storage | 50 | 1 | 50 |
| 29 | Treasurer-Tax Collector Subtotal | | | 380 |
| TOWN ACCOUNTANT | | | | |
| 30 | Accountant office | 130 | 1 | 130 |
| 31 | Open Area (2 workstations) | 150 | 1 | 150 |
| 32 | Storage | 50 | 1 | 50 |
| 33 | Accountant Subtotal | | | 330 |
| PLANNING AND ZONING | | | | |
| 34 | Plan Storage and Review w/5 desks | 450 | 1 | 450 |
| 35 | Planning Subtotal | | | 450 |
| TOWN PLANNER | | | | |
| 36 | Office | 130 | 1 | 130 |
| 37 | Town Planner Subtotal | | | 130 |
| CONSERVATION | | | | |
| 38 | Plan Storage and Review w/1 desk | 200 | 1 | 200 |
| 39 | Planning Subtotal | | | 200 |
| BUILDING DEPARTMENT | | | | |
| 40 | Building Commissioner's Office | 130 | 1 | 130 |
| 41 | Plan Review Area | 200 | 1 | 200 |
| 42 | Open Area w/3 desks | 200 | 1 | 200 |
| 43 | Storage Closet | 50 | 1 | 50 |
| 44 | Building Commissioner Subtotal | | | 580 |

Renovation Option

- Improve existing separate 1970's buildings for Town Hall, Council on Aging, and Civic Center
- School Administration cannot be included due to space limitations
- Poor site layout due to lot constraints
- Expensive improvement to poor quality buildings
- Phasing complexities

Developed conceptual plan, narrative, and cost estimate



Existing Site Plan



Renovation Option



Existing Town Hall



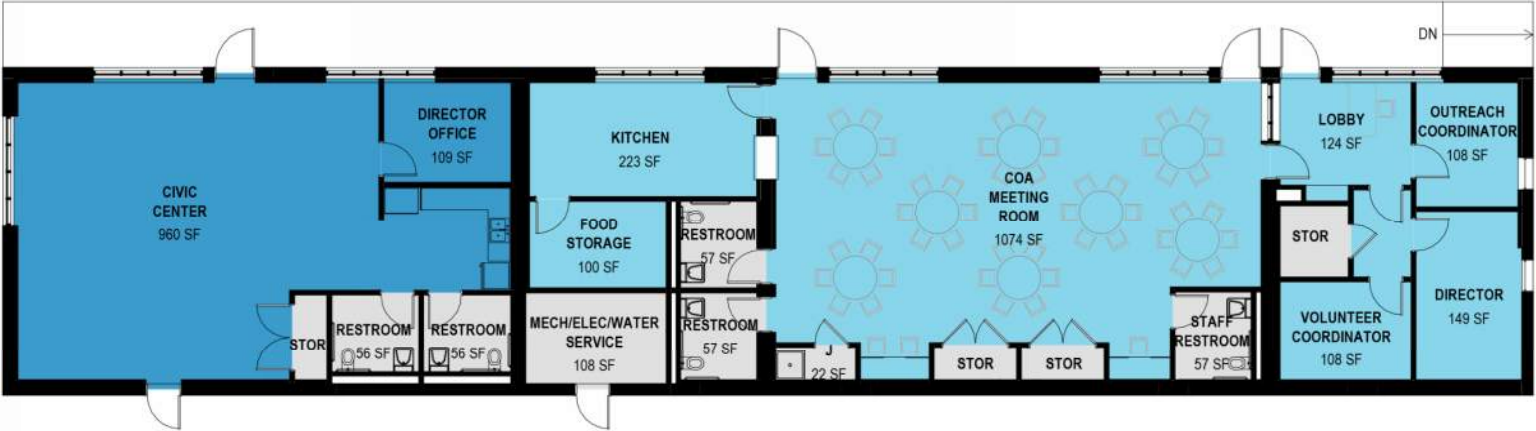
Existing Council on Aging / Civic Center

Renovation
Option

Conceptual
Floor Plans



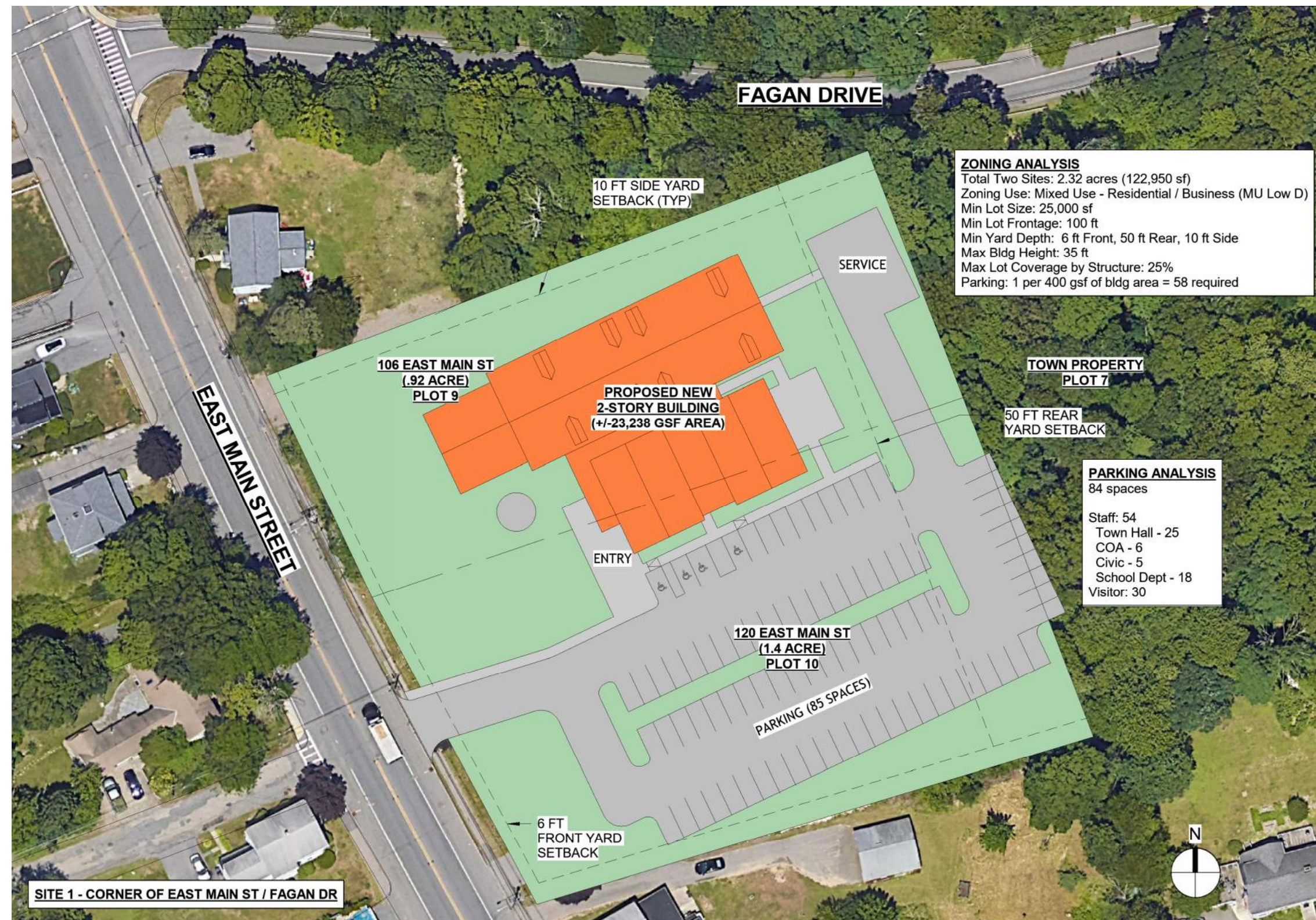
PARKING LOT



New Building Option

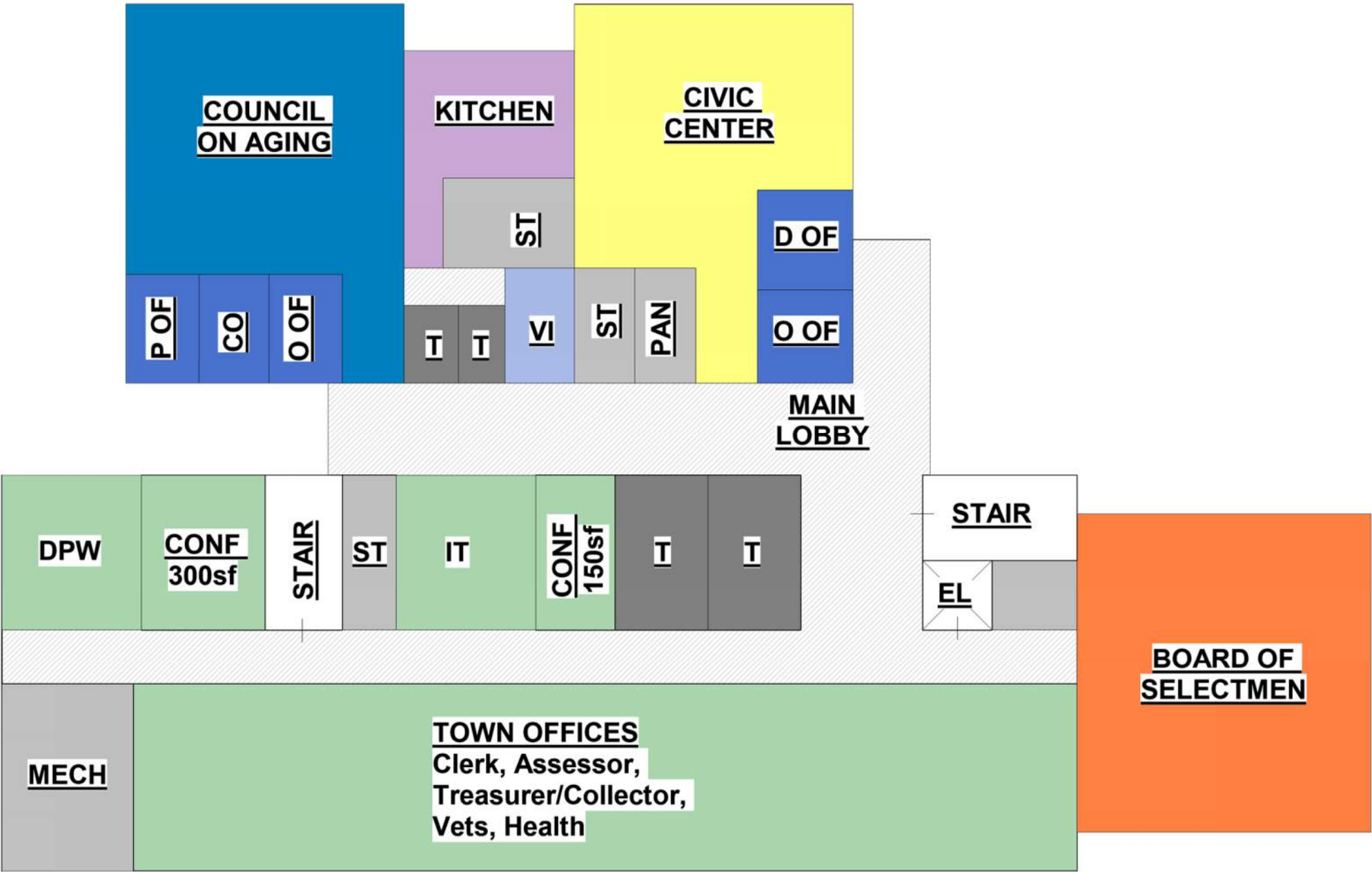
- Developed a new two-story building which consolidates all programs under one roof (Town Hall, Council on Aging, Civic Center, and School Administration)
- Enabling work or leasing of space not required
- Central convenient location
- Improves East Main Street
- Increased parking and available outdoor space for public use
- Potential to connect to Fagan Drive subject to wetland delineation

Developed conceptual plans, narrative, and cost estimate



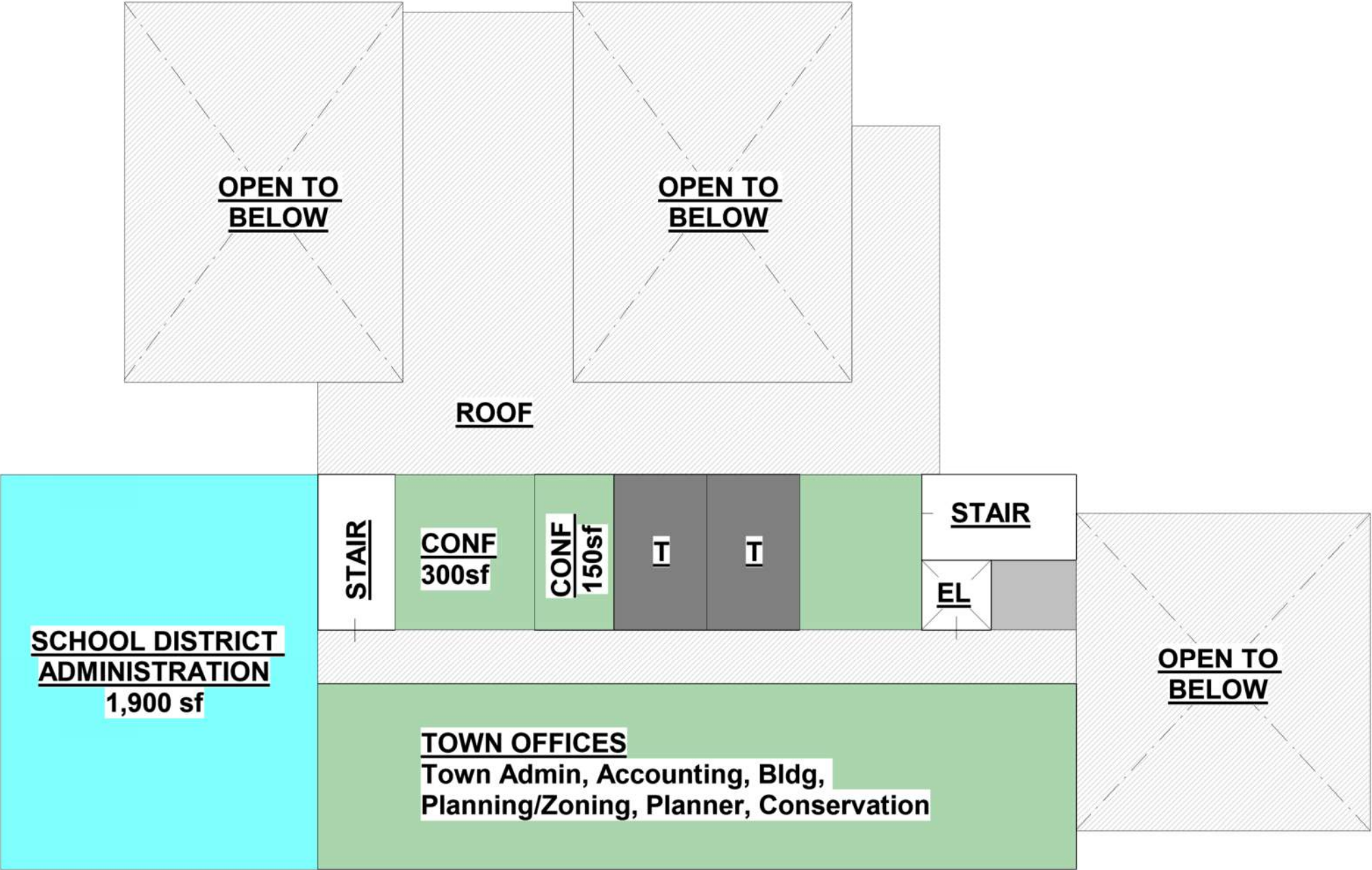
New Building

Conceptual
First Floor Plan



New Building

Conceptual
Second Floor Plan



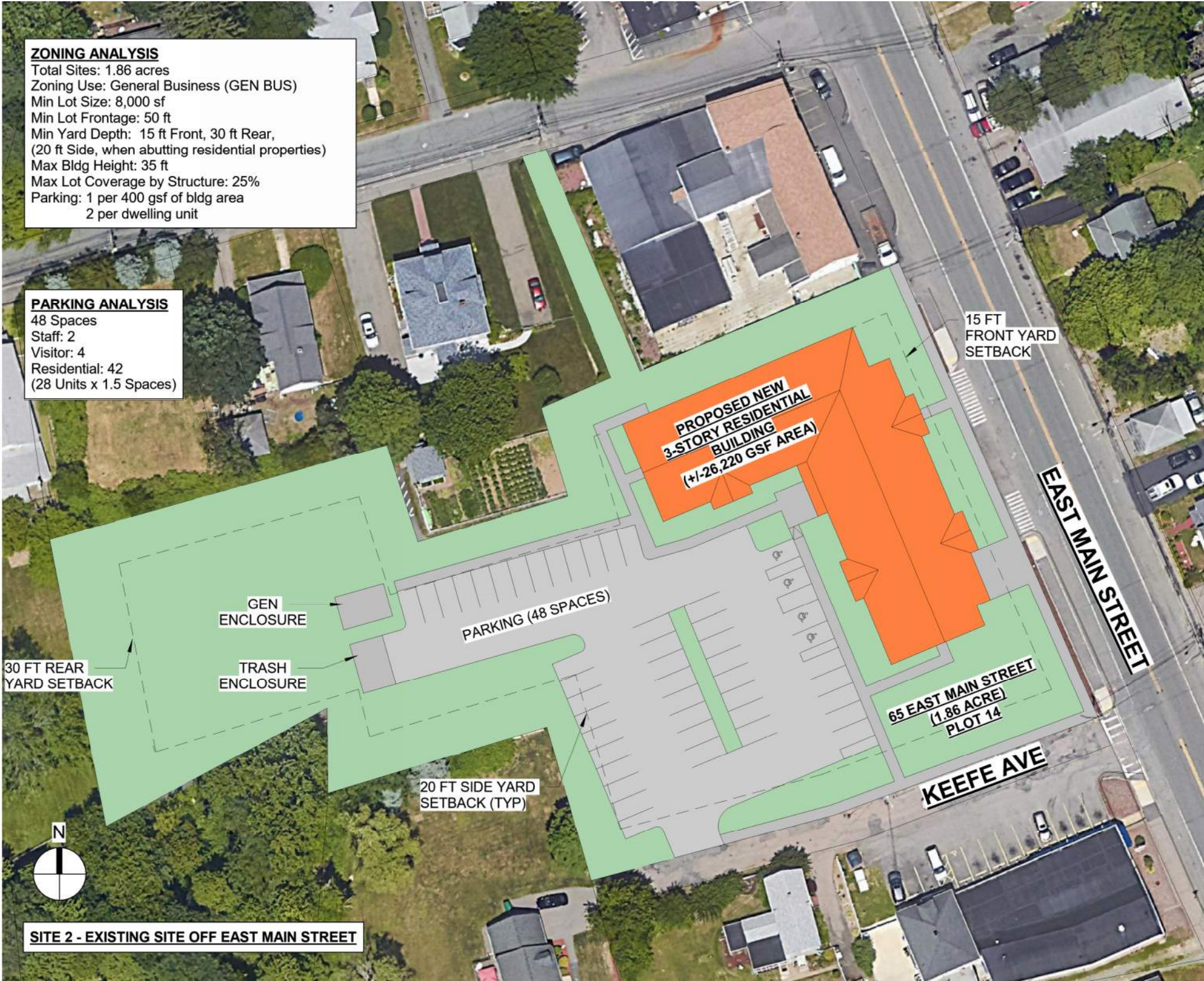
New Building

Conceptual
Rendering

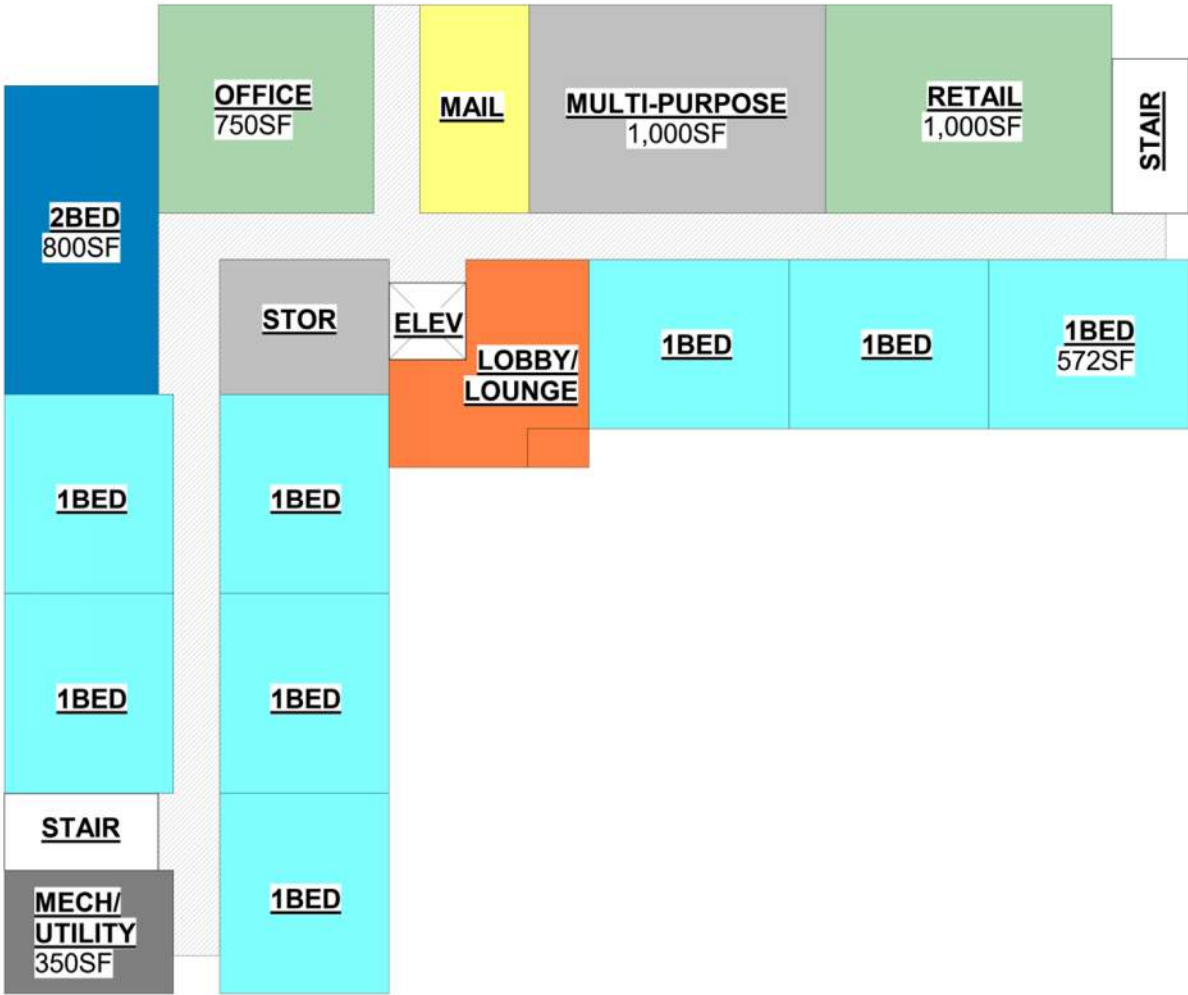


Existing Site

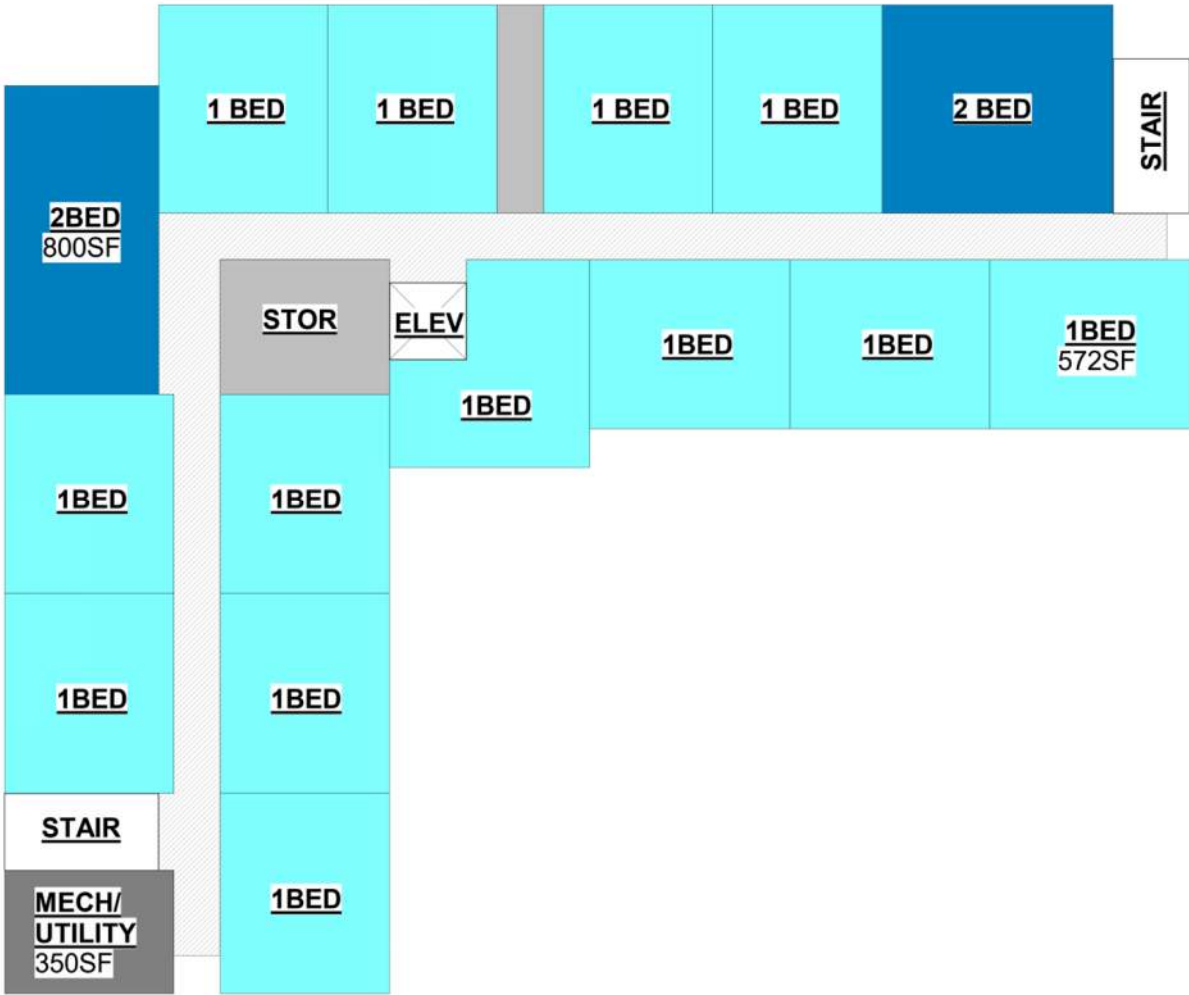
- Surplus once new town hall is completed
- Potential to develop for use as affordable elderly housing (2 or 3 story building)
- Developer RFP
- Good location
- Revitalize center of town



Conceptual First Floor Plan



Conceptual Upper Floor Plan



Conceptual
Cost
Estimates



Avon Town Hall/Council on Aging
OPTION 1 - RENOVATION OF EXISTING BUILDINGS
Avon, MA

24-Jan-24

Conceptual Estimate

Renovation

| MAIN CONSTRUCTION COST SUMMARY | | | | |
|---|--------------------|------------------|----------|-----------------------------|
| | Construction Start | Gross Floor Area | \$/sf | Estimated Construction Cost |
| RENOVATION OPTION | | | | |
| TOWN HALL - RENOVATION | | 11,627 | \$443.25 | \$5,153,621 |
| COUNCIL ON AGING BUILDING - RENOVATION | | 4,239 | \$491.11 | \$2,081,805 |
| HAZARDOUS MATERIALS | | | | \$134,861 |
| SITEWORK | | | | \$1,019,756 |
| SUB-TOTAL | Oct-25 | 15,866 | \$528.81 | \$8,390,043 |
| DESIGN AND PRICING CONTINGENCY | 15% | | | \$1,258,506 |
| PHASING / TEMP OFFICE ALLOWANCE | | | | \$350,000 |
| ESCALATION TO START (Fall 2025) | 7.00% | | | \$587,303 |
| SUB-TOTAL | | | | \$10,585,852 |
| GENERAL CONDITIONS / GENERAL REQUIREMENTS | 14 | MTHS | \$90,000 | \$1,260,000 |
| SUB-TOTAL | | | | \$11,845,852 |
| BONDS | 1.00% | | | \$118,459 |
| INSURANCE | 2.00% | | | \$236,917 |
| PERMIT | 1.00% | | | \$118,459 |
| SUB-TOTAL | | | | \$12,319,687 |
| OVERHEAD + PROFIT | 3.5% | | | \$431,189 |
| SUBTOTAL OF ALL CONSTRUCTION | | 15,866 | \$803.66 | \$12,750,876 |
| OWNER CONTINGENCY | | | | Excluded |
| TOTAL OF ALL CONSTRUCTION | Oct-25 | 15,866 | \$803.66 | \$12,750,876 |

Hard Construction



Avon Town Hall/Council on Aging
OPTION 2 - NEW TOWN HALL
Avon, MA

24-Jan-24

Conceptual Estimate

New Building

| MAIN CONSTRUCTION COST SUMMARY | | | | |
|---|--------------------|------------------|----------|-----------------------------|
| | Construction Start | Gross Floor Area | \$/sf | Estimated Construction Cost |
| NEW BUILDING OPTION - based on Option 1 | | | | |
| NEW TOWN HALL | | 23,505 | \$446.54 | \$10,495,853 |
| DEMOLISH EXISTING RESIDENTIAL BUILDINGS | | 6,199 | \$8.50 | \$52,692 |
| HAZARDOUS MATERIALS | | | | TBD |
| SITEWORK | | | | \$2,308,068 |
| SUB-TOTAL | Oct-25 | 23,505 | \$546.97 | \$12,856,613 |
| DESIGN AND PRICING CONTINGENCY | 15% | | | \$1,928,492 |
| PHASING / TEMP OFFICE ALLOWANCE | | | | NR |
| ESCALATION TO START (Fall 2025) | 7.00% | | | \$899,963 |
| SUB-TOTAL | | | | \$15,685,068 |
| GENERAL CONDITIONS / GENERAL REQUIREMENTS | 13 | MTHS | \$90,000 | \$1,170,000 |
| SUB-TOTAL | | | | \$16,855,068 |
| BONDS | 1.00% | | | \$168,551 |
| INSURANCE | 2.00% | | | \$337,101 |
| PERMIT | 1.00% | | | \$168,551 |
| SUB-TOTAL | | | | \$17,529,271 |
| OVERHEAD + PROFIT | 3.5% | | | \$613,524 |
| SUBTOTAL OF ALL CONSTRUCTION | | 23,505 | \$771.87 | \$18,142,795 |
| OWNER CONTINGENCY | | | | Excluded |
| TOTAL OF ALL CONSTRUCTION | Oct-25 | 23,505 | \$771.87 | \$18,142,795 |

Hard Construction

Project Budget Summary

AVON TOWN OFFICES BUDGET SUMMARY

| Date: 1/25/2024 | RENOVATION OPTION | | | NEW OPTION | |
|--|-------------------|---------------|--------------|-------------|--------------|
| | Town Hall | Senior Center | Total | Total | |
| | | | PMC 1/24/24 | PMC 1/24/24 | |
| PROJECT BUDGET | | | | | |
| Area | 11,627 | 4,239 | 15,866 SF | 23,505 SF | |
| BUILDING COST (Trade Cost) | \$5,153,621 | \$2,081,805 | \$7,235,426 | \$456.03 | \$10,495,853 |
| SITEWORK | | | \$1,019,756 | | \$2,308,068 |
| DEMOLITION | in above | in above | \$0 | | \$52,692 |
| HAZARDOUS MATERIALS ABATEMENT | | | \$134,861 | | TBD |
| SUB TOTAL | | | \$8,390,043 | | \$12,856,613 |
| Design & Estimating Contingency (15%) | | | \$1,258,506 | 15% | \$1,928,492 |
| Phasing / Temp Office Allowance | | | \$350,000 | | N/A |
| Escalation To Start (7%) | 7.00% | | \$587,303 | | \$899,963 |
| SUB TOTAL | | | \$10,585,852 | | \$15,685,068 |
| General Conditions and Requirements | 14 | \$90,000 | \$1,260,000 | | \$1,170,000 |
| SUB TOTAL | | | \$11,845,852 | | \$16,855,068 |
| Bonds | 1% | | \$118,459 | | \$168,551 |
| Insurance | 2% | | \$236,917 | | \$337,101 |
| Permit | 1% | | \$118,459 | | \$168,551 |
| SUB TOTAL | | | \$12,319,687 | | \$17,529,271 |
| GC O&P | 3.50% | | \$431,189 | | \$613,524 |
| TOTAL CONSTRUCTION (excl. owner cont.) | | | \$12,750,876 | \$803.66 | \$18,142,795 |

| | | | |
|--|-----|--------------|---|
| 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) | | | Design: \$1.6m-\$1.7m CA: \$400k-\$500k |
| Hazardous Materials Investigation | | | |
| Geotech Investigation | | | |
| Owner's Project Manager (Consultant) | | | Design: \$430k-\$440k CA: \$159k-\$194k |
| Owner's Insurance | | | |
| Owner's Legal Fees | | | |
| Building Commissioning (systems/envelope) | | | |
| Utility Company Backcharges | | | |
| Site Survey & Wetland Flagging | | | |
| Project Permitting & Approvals | | | |
| Construction Testing (0.5%) | | | |
| Construction HAZMAT Monitoring | | | |
| Reimbursable Expenses | | | |
| Moving / Relocation / Move Management | | | |
| Financing / Bond Origination | | | |
| Total of above | 25% | \$3,187,719 | \$4,535,699 |
| TOTAL SOFT COSTS | | \$3,187,719 | \$4,535,699 |
| TOTAL HARD AND SOFT COSTS | | \$16,938,594 | \$22,678,494 |
| 5% Owner Hard Cost Contingency | | \$637,544 | \$907,140 |
| 5% Owner Soft Cost Contingency | | \$159,386 | \$226,785 |
| TOTAL PROJECT BUDGET (Hard & Soft) | \$0 | \$0 | \$16,735,524 |
| Estimated Land Purchase Price and Assoc. Costs | | | N/A |
| Allowance for New Drive to Fagan Drive | | | N/A |
| TOTAL | | | \$16,735,524 |

| | | | |
|--------------------|----------------------------|-----|------------------------------|
| Total Project Cost | Renovation \$16,735,524 | vs. | New Building \$24,162,418 |
|--------------------|----------------------------|-----|------------------------------|

NEXT STEPS

- Feasibility Committee Recommendation of Project Approach to Select Board
- Select Board Approval
- Develop Design and Owner's Project Manager Warrant Articles for Initial Capital Request / Town Vote (May 7, 2024)
- Owner's Project Manager RFQ (June/July 2024)
- Design (August 2024 – July 2025)
- Bid (August – September 2025)
- Final Town Vote (Fall 2025)
- Award Contract for Construction (Fall 2025)
- Construction (October 2025 – November 2026)

