



South Elevation

**Town of Hamilton**  
**Proposed Town Hall**  
**October 2018**

## Town of Hamilton Building Committee:

- John Bailey
- Roger Bauman
- Peter Darby
- Mary Dinski
- Travis DuBois
- Mark Miller
- Jody Palmer
- Sue Reymers
- Eve Ann Shwartz
- Shari Taylor
- Tim Trueworthy

*Thank you to our hard-working  
committee who met many times  
in the last year!*

# Committee Update on Town Hall Building

The Town Building Committee spent the better part of a year exploring alternative building methods in response to the community's concerns from last fall.

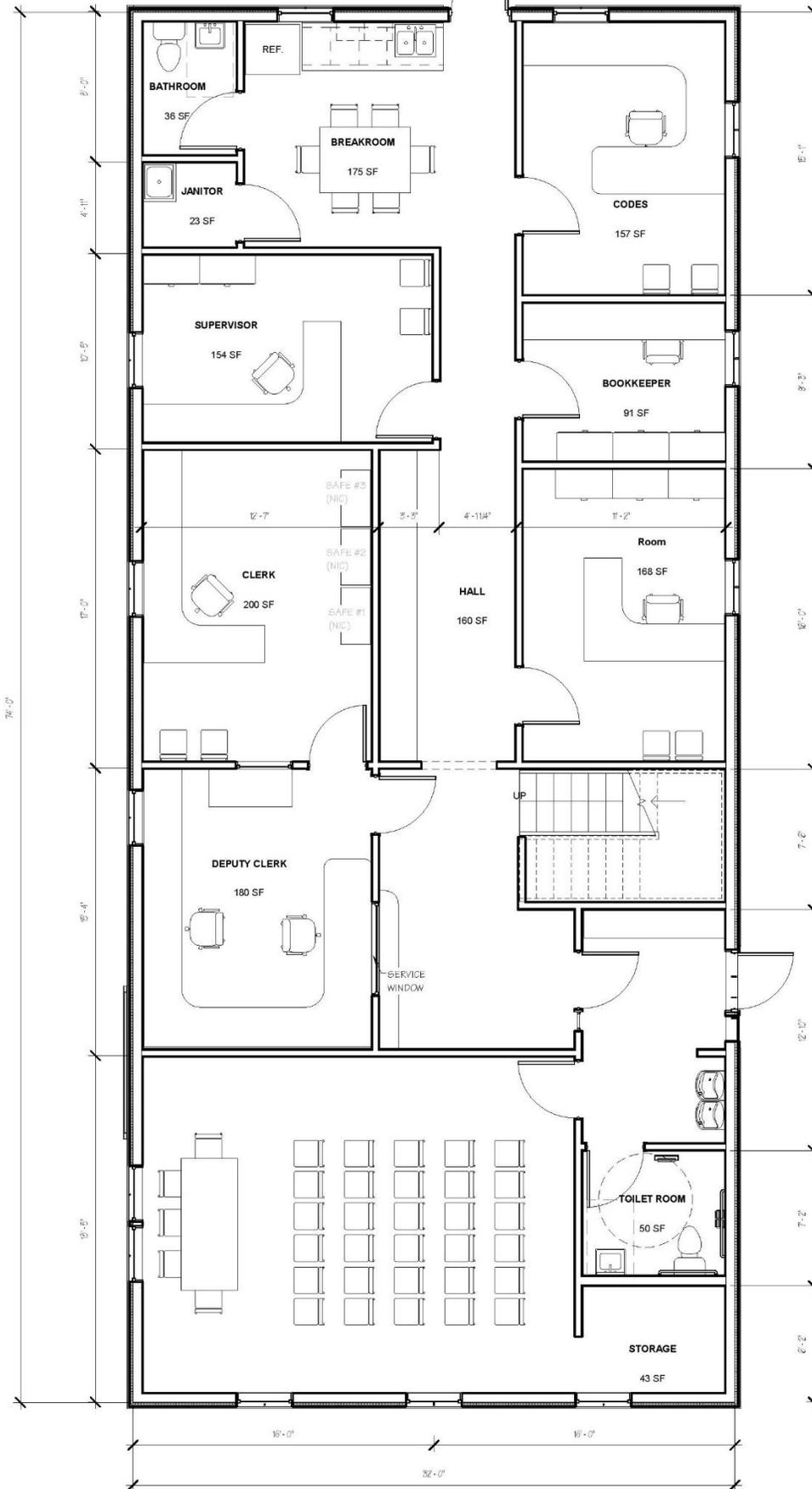
- EXPLORED
  - MODULAR
    - Explored this option based on suggestion from community.
  - POST FRAME
    - Explored this option as Village of Hamilton built their new highway building this way.
- FINDINGS on the alternatives
  - MODULAR
    - Limited due to transporting of building components.
    - Customization would cost more eliminating savings.
    - Potential legal complications with Prevailing Wage.
  - POST FRAME
    - Design costs were same. No savings.
    - Designer not available for months.
    - Concern over a less familiar building style for contractors, making it less competitive to bid.

# Committee's Design Decisions

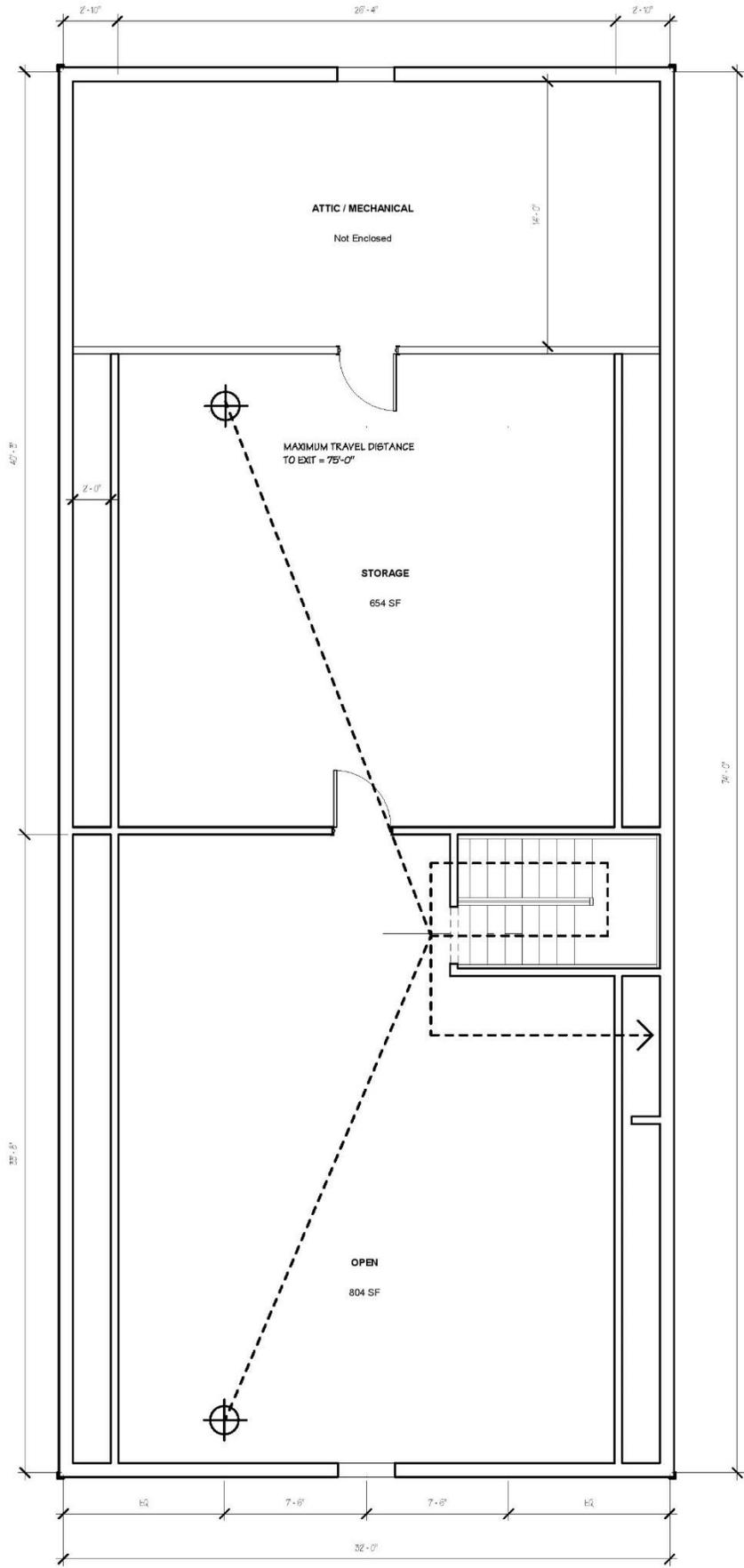
After exploring the alternatives, the Town Building Committee moved forward with Bell & Spina and reviewed design decisions, building materials and more.

- FLOOR PLANS: Committee went back to the original footprint of the building.
  - BENEFITS:
    - Better building overall.
    - Staff all on First Floor.
    - More functional.
    - Easier for the public – no stairs.
    - Improved Records Storage Space enabling space for shared services.
    - Meeting Room became a Community Room.
  - COMMUNITY ROOM
    - The new floor plan changed the Meeting Room from a shared circulation space, to a separate room allowing it to be accessible to the public for use anytime. Same as the Community Room at the Hamilton Library.
    - Opens up new potential grant funding.
  - RECORDS STORAGE
    - Larger records space creates opportunity for shared services for storage for other municipalities.
    - Plus room for growth.
    - Opens up new potential grant funding.

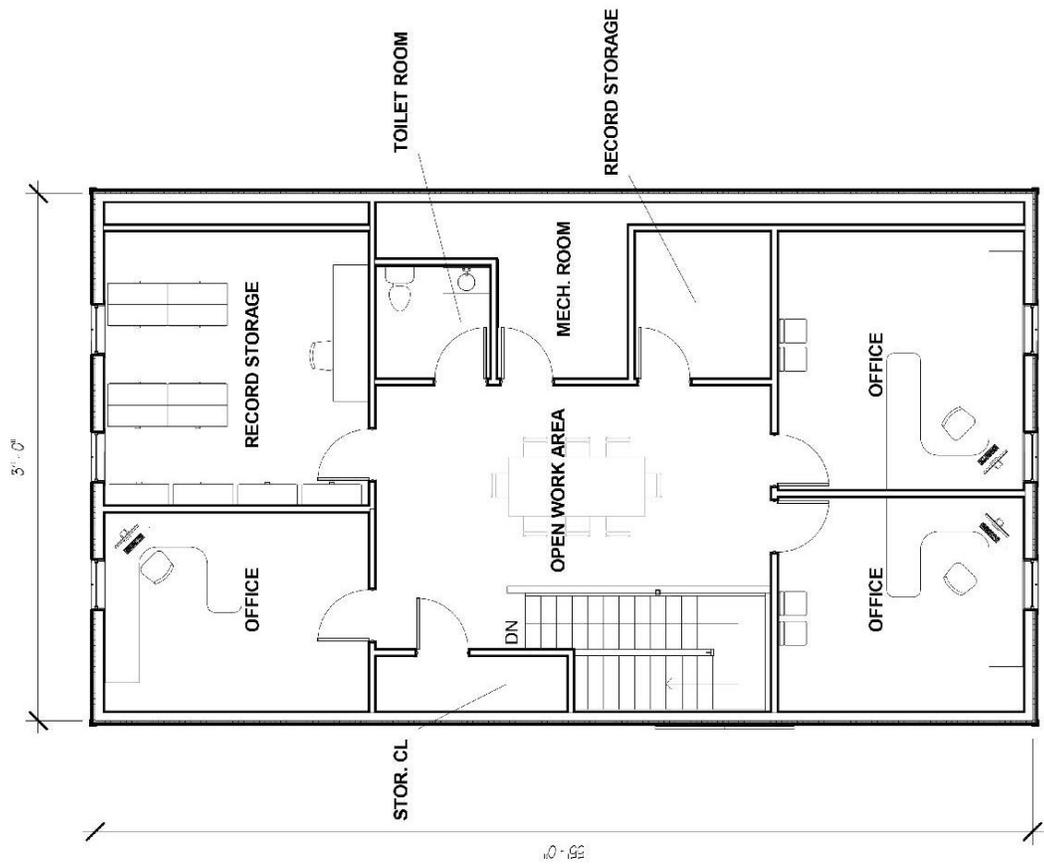
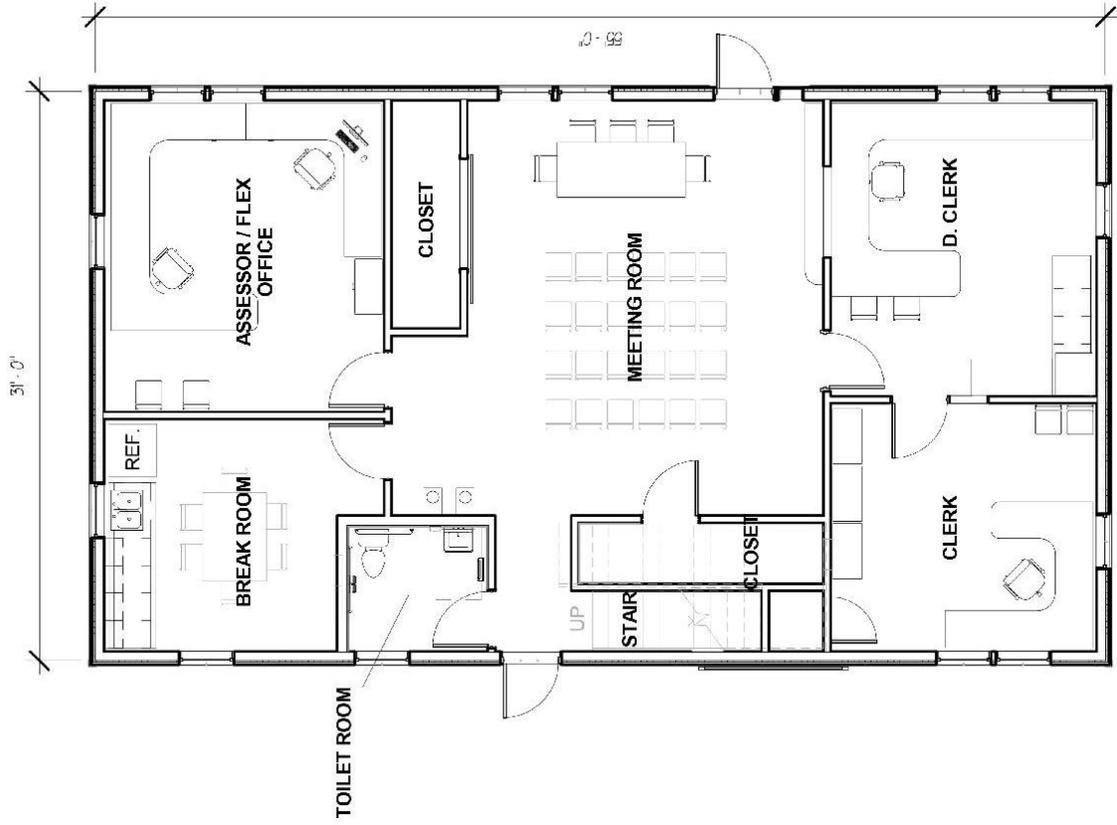
# PROPOSED FIRST FLOOR - 2018



# PROPOSED SECOND FLOOR - 2018



**Original Floor Plans from 2017**



# Finding Ways to Save

The Committee split the project into Two Phases.

## PHASE 1:

- Architects hired to design only Phase 1.
- Includes:
  - Foundation and Shell of the building.
  - Siding, Roof, Windows, Exterior Doors
  - Inner Walls built, but not finished.
  - Plumbing Rough-ins
- Timeline: 2019

## PHASE 2:

- Includes:
  - Interior build out, doors, finishes, flooring, hardware, fixtures, electrical, mechanical and plumbing.
- Timeline: 2019-2020

## WHY?

- By splitting the project into Two Phases, more Cost Saving options become available.
- SUCH AS:
  - Town Highway Crew can perform aspects of the interior work. Although hard to estimate how much the savings will be.
  - Can hire local contractors under the town's Procurement Policy and Best Value Law.

# Costs & Funding Sources

FINAL COST ESTIMATE: \$1,148,800 ← Not to Exceed  
*This estimate is a not to exceed number or a worst-case scenario. With the Highway crew able to handle aspects of the work in Phase 2, we will achieve cost savings, but cannot really quantify that number.*

## Total Cost Breakdown:

Already Spent to date:	\$ 280,000
Left to Spend on Project:	<u>\$ 868,800</u>
	\$1,148,800

## FUNDING SOURCES for the balance to spend:

Bond:	\$400,000
Fund Balance:	\$318,800
Grant Funding:	<u>\$150,000</u>
	\$868,800

## New Potential Grants:

- For the Meeting/Community Room and Records Storage opens up new potential opportunities for further funding.
- Funding areas being explored:
  - Community Foundation
  - Shared Services
  - Historic
  - Court

# Tax Implications

No New Tax Increases will be needed for this project.

\$75,000 was added to the 2018 Budget to start to repay the \$400,000 Bond and Rebuild the Fund Balance.

Fund Balance as of 12/31/2018: \$847,000.

*(This does not include the \$400,000 bond or the Highway Equipment Reserve.)*

Projected Fund Balance after building: \$528,000.

At the end of 10 years, the bond will be paid off and the fund balance will have been rebuilt by \$289,000.

## **Fund Balance After 10 years:**

\$528,000

\$289,000

\$817,000

## **Preferred Fund Balance Amount:**

**\$800,000 - \$900,000**

3 Months Operating Expense \$ 400,000

Natural Disaster \$ 300,000

Miscellaneous \$ 100,000 - \$ 200,000

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*Total:* **\$ 800,000 - \$ 900,000**

Thank you for joining us to hear about the newly proposed building.

The Building Committee worked diligently to address the concerns of the community and design a building that would be functional while serving the Town and the greater Hamilton Community for many years to come.

We invite your continued participation in this process.

For more information, go to [www.TownofHamiltonNY.org](http://www.TownofHamiltonNY.org).

Thank you.