



FITCHBURG CITY HALL CAMPUS

City Council Presentation

17 December 2019



City Council Meeting

Mayor Stephen L. DiNatale

Council President

City Councilors

Building Committee



Project Team

Colliers Project Leaders

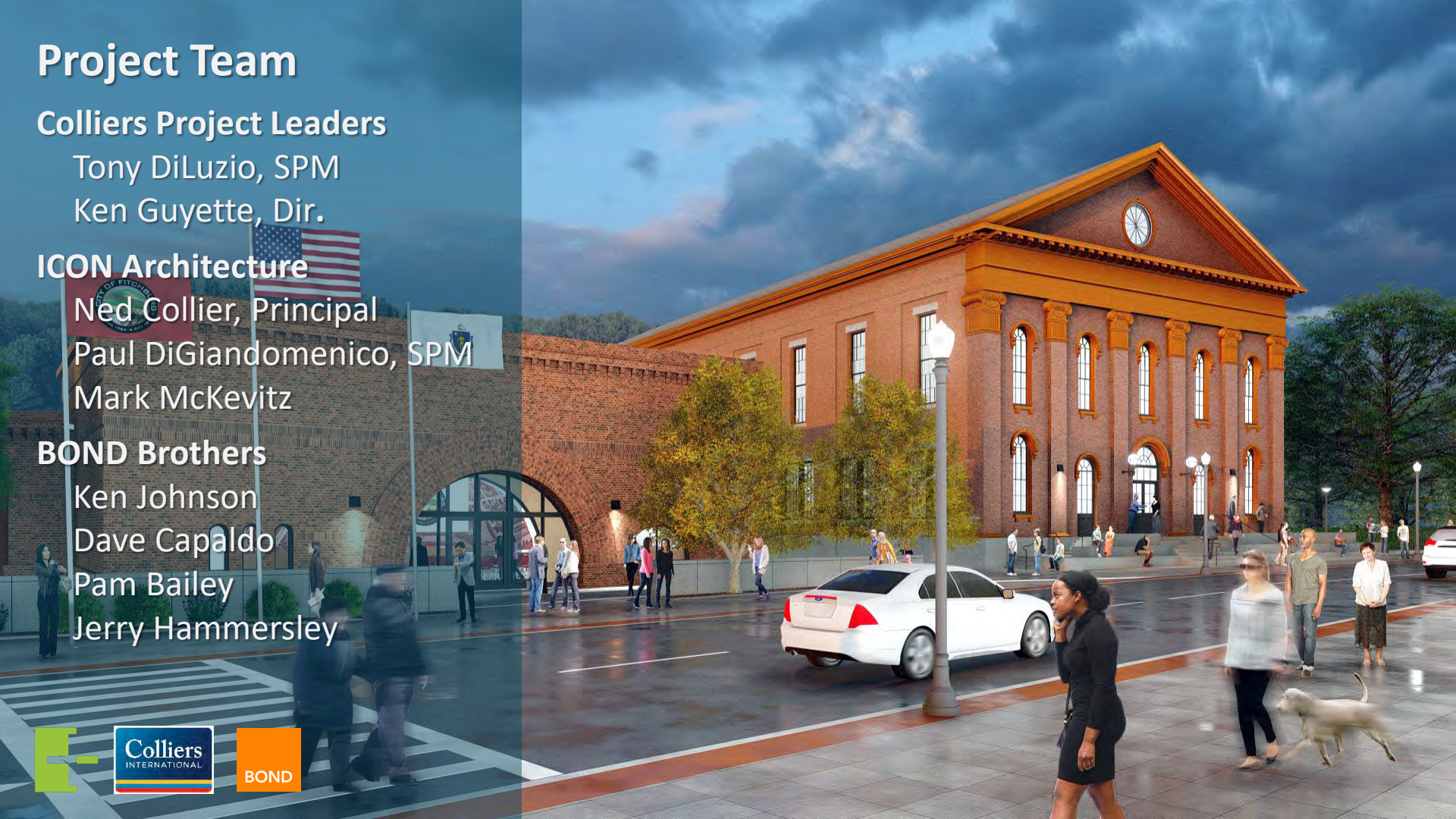
Tony DiLuzio, SPM
Ken Guyette, Dir.

ICON Architecture

Ned Collier, Principal
Paul DiGiandomenico, SPM
Mark McKeivitz

BOND Brothers

Ken Johnson
Dave Capaldo
Pam Bailey
Jerry Hammersley



Agenda

Design Update

Site Plan Review

Budget Update and Forecast

“Look Ahead”

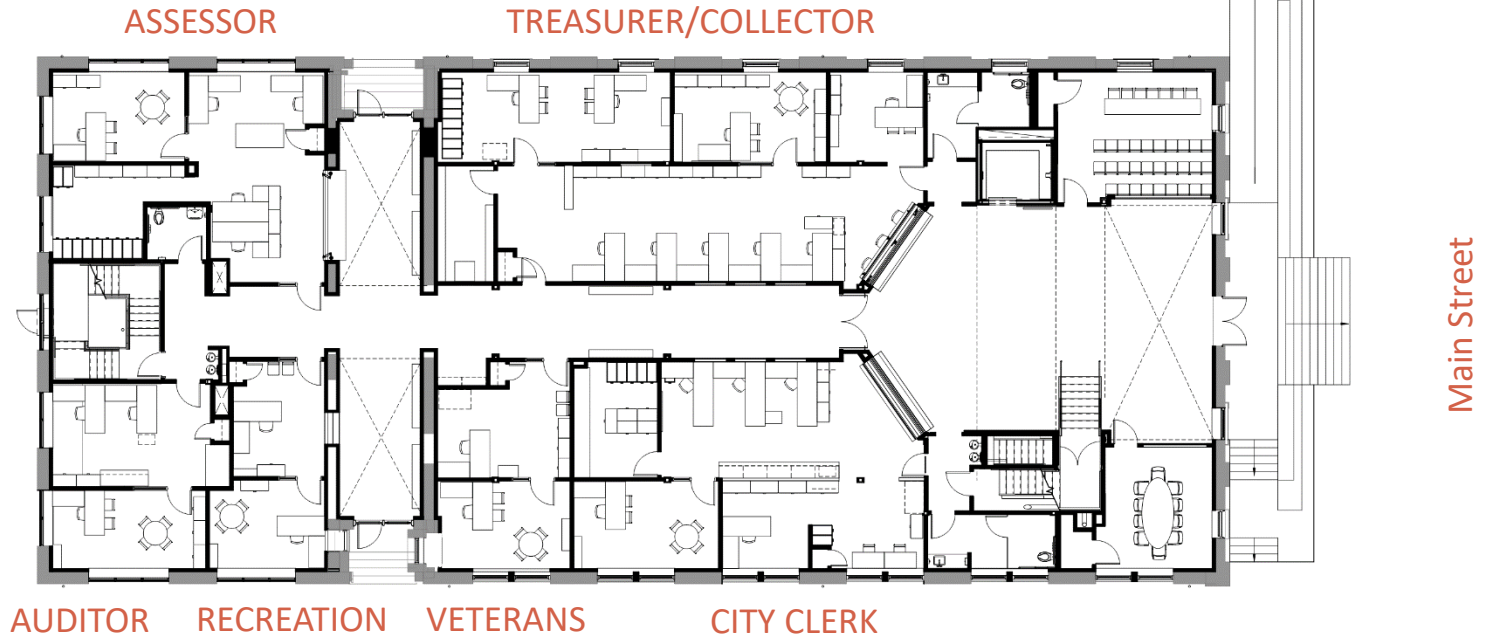
“Look Back”

Time Capsule & Medallion

Site Tour Schedule

Discussion

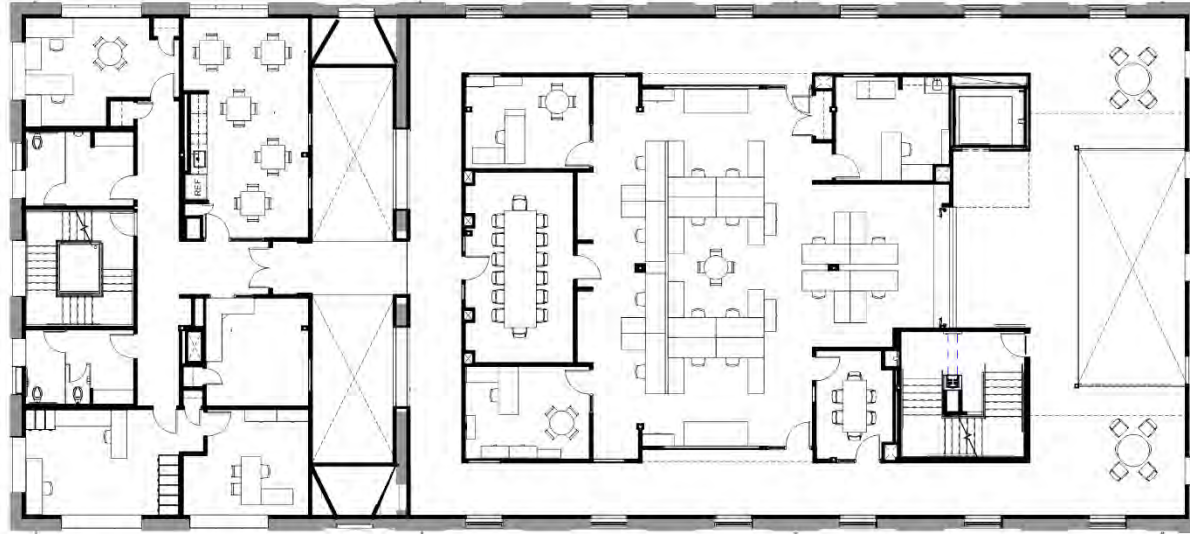




FIRST FLOOR PLAN | ADMINISTRATION BUILDING

FACILITIES

BOARD OF HEALTH



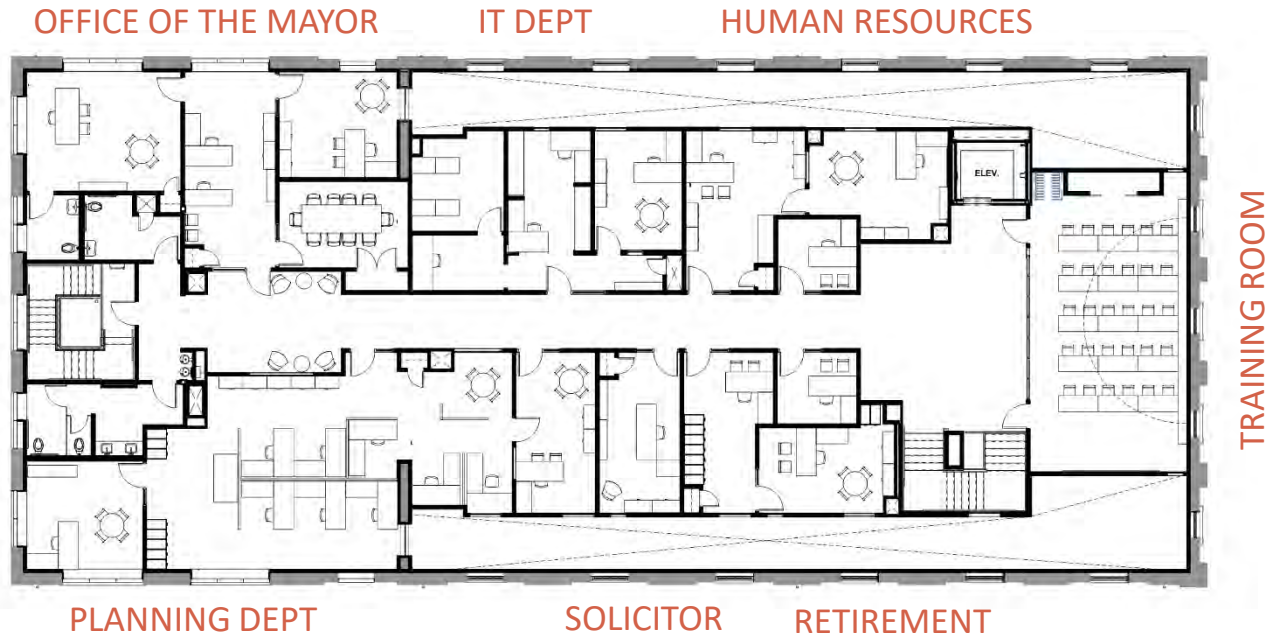
COMMUNITY GALLERY

PROCUREMENT

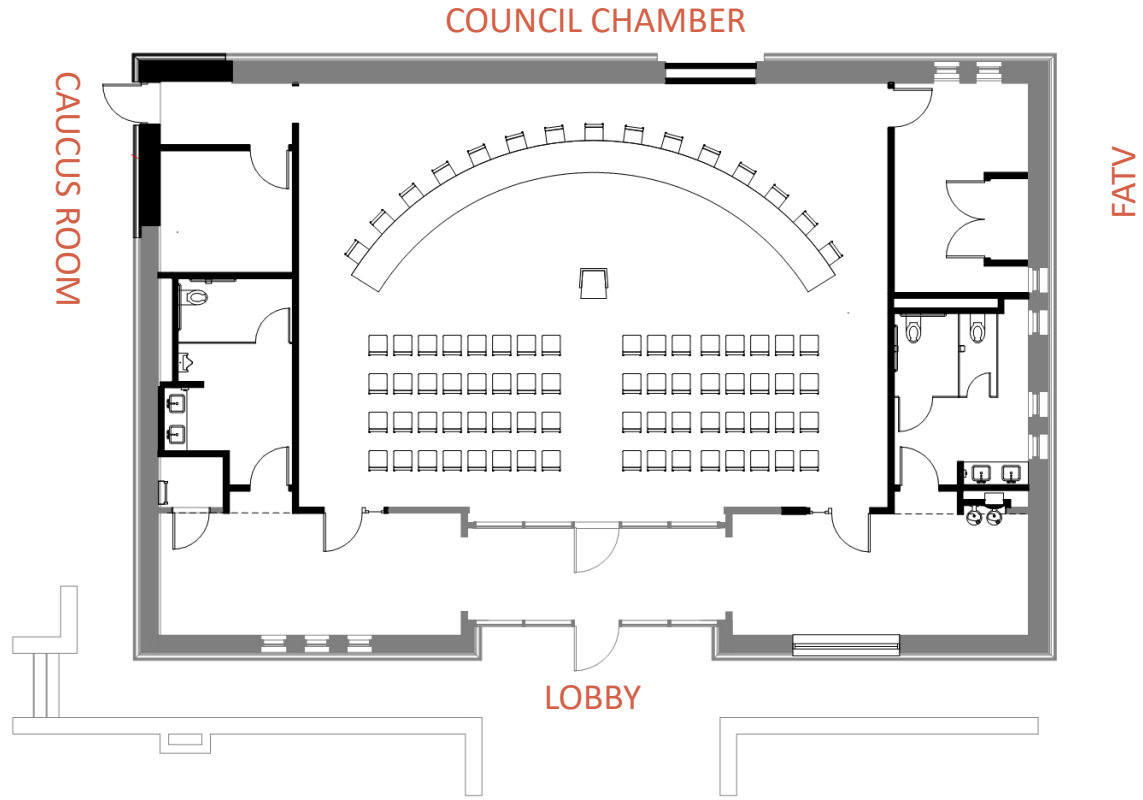
BUILDING DEPARTMENT



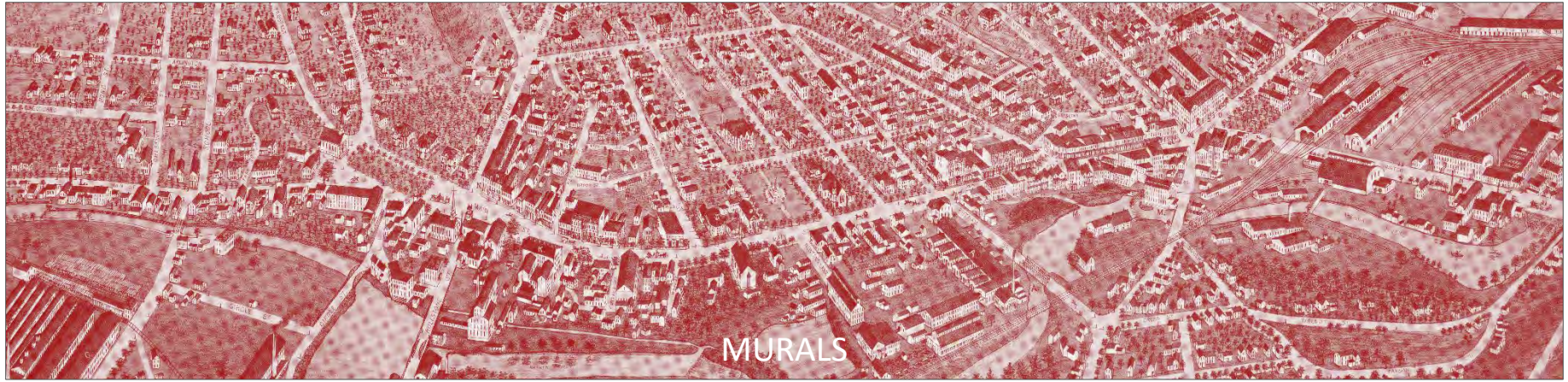
SECOND FLOOR PLAN | ADMINISTRATION BUILDING



THIRD FLOOR PLAN | ADMINISTRATION BUILDING



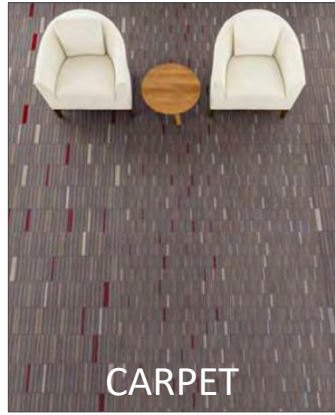
FLOOR PLAN | LEGISLATIVE BUILDING



CIRC.



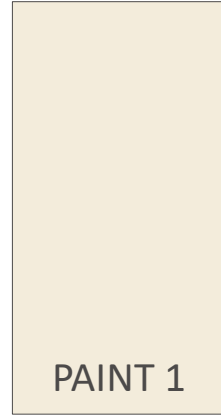
LOBBY



CARPET



WAINSCOT



PAINT 1



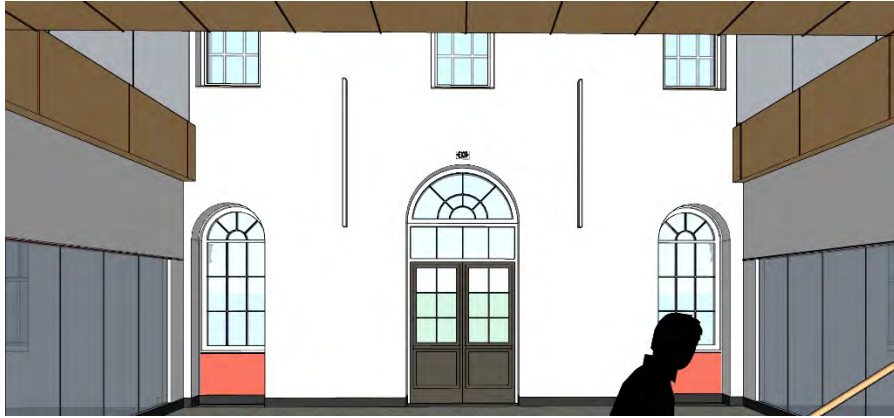
PAINT 2

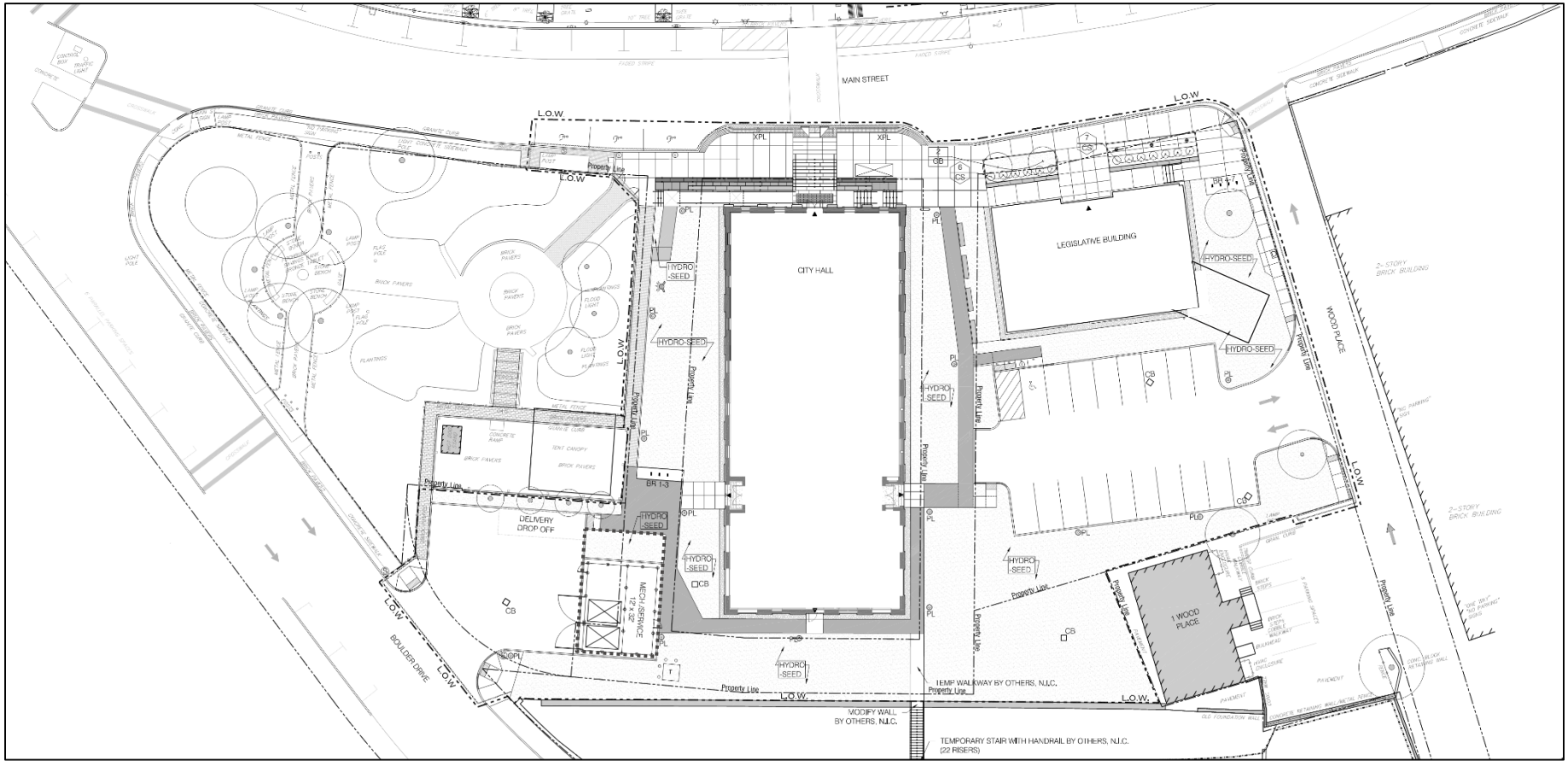


PAINT 3



INTERIOR FINISHES





FITCHBURG CITY HALL CAMPUS PLAN

	Project Budget 7/18/18	Approved Transfers	Approved Budget with Transfers	Total Contract	Planned, but not Contracted	Anticipated Total Costs
Building Construction	\$ 14,589.7	\$ 1,681.8	\$ 16,271.5	\$ 17,940.1	\$ 484.0	\$18,424.1
Related Construction	805.0	(805.0)	-	-	-	-
Escalation	995.4	-	995.4	-	-	-
Total Construction	\$ 16,390.1	\$ 876.8	\$ 17,266.9	\$ 17,940.1	\$ 484.0	\$ 18,424.1
Furniture, Fixtures & Equipment (FF&E)	1,125.0	-	1,125.0	-	800.0	800.0
Fees and Expenses	3,710.8	36.8	3,747.6	3,129.8	391.1	3,520.9
Construction & Owner's Contingency	2,274.1	(913.6)	1,360.5	-	288.5	288.5
Additional Need	-	-	-	-	-	-
Total Contingency	\$ 2,274.1	\$ (913.6)	\$ 1,360.5	\$ -	\$ 288.5	\$ 288.5
Total Project	\$ 23,500.0	\$ (0.0)	\$ 23,500.0	\$ 21,069.9	\$ 1,963.6	\$ 23,500.00

Budget Impacts

- Unforeseen \$726,775.00
 - D-Line Masonry
 - Window Jambs
 - Structural Alignment
 - HazMat Roofing
- Bid Results \$
 - Structure (\$226,927)
 - Masonry (\$356,835)
 - Waterproofing (\$87,091)
 - Interior \$168,356
- BOND Contracted 95%
- Owner Contracts (Pending)
 - Furniture FE \$250,000
 - Tel/Data Equip \$250,000
 - Program Equip \$150,000



BUDGET UPDATE

- Early coordination with Demolition and Steel contractors proved the need to keep existing floors in while other floors were built which was feasible due to difference in elevation.
- In doing this we were able to save on and limit the amount of temporary shoring needed to accommodate a renovation of this type and magnitude.
- Interior abatement and demolition of walls and ceilings was completed to allow new foundations and steel to proceed in both sections of the building.
- The focus was to build 1879 section top down with steel after foundations were completed which meant removing the roof 1st so new columns and roof could be installed along with upper level floors.
- We then had demolition begin top down following steel install.





- Isaac Blair designed, and installed tower supports and struts to hold gable wall during demo and steel installation.
- Vaults at each floor hindered complete steel installation until after its complete removal down to basement.



TEMPORARY SHORING PLAN





- This is most challenging section of the steel install for sure as logistics around moving the heavier lengths is done by telescoping steel beams & columns through the scaffold and then wheeling on a-frames and genie lifts to hoist into place and weld connections.
- 2nd and 3rd floor frames are now completed as of 11/14. Detailing work is ongoing through this week and the subflooring is close behind completion of the steel.



1853 STEEL INSTALL



- It was realized early in demolition that the shear wall thought to be at the old party wall location had been mostly removed in an early renovation to create a proscenium opening for what was a stage in the earlier life of the building.
- This caused redesign of structural elements that made up the roof support of the new 1879 section roof.



D LINE ROOF SUPPORT



- This is most challenging section of the steel install for sure as logistics around moving the heavier lengths is done by telescoping steel beams & columns through the scaffold and then wheeling on a-frames and genie lifts to hoist into place and weld connections.
- 2nd and 3rd floor frames are now completed as of 11/14. Detailing work also completed followed by new subfloor and floors are now being framed with new walls.



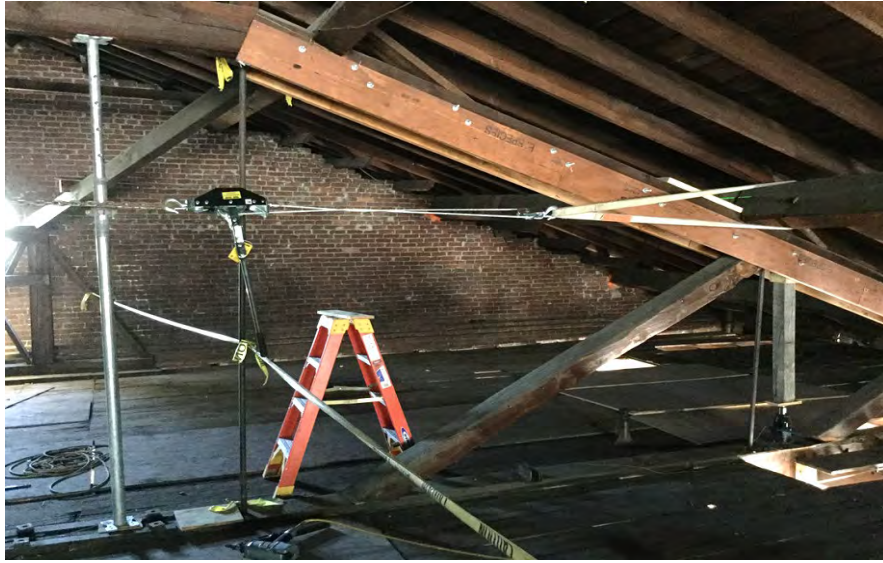
1853 STEEL INSTALL



- Work shown here was discovered through demolition finding the poor conditions of the mortar and brick once uncovered. The jambs of these openings are structural and need to support the wood blocking and new windows that are in some cases up to 11+’ wide and 33’ tall.
- Jambs need to be demolished and re-installed up to an average of 18” wide by the full height of the openings on 9 openings between the 1st and 3rd floor.
- This work is now completed as well as blocking for windows and Intus Window systems will be started in this area before the end of the year.



1879 UNKNOWN INTERIOR MASONRY RESTORATION WORK



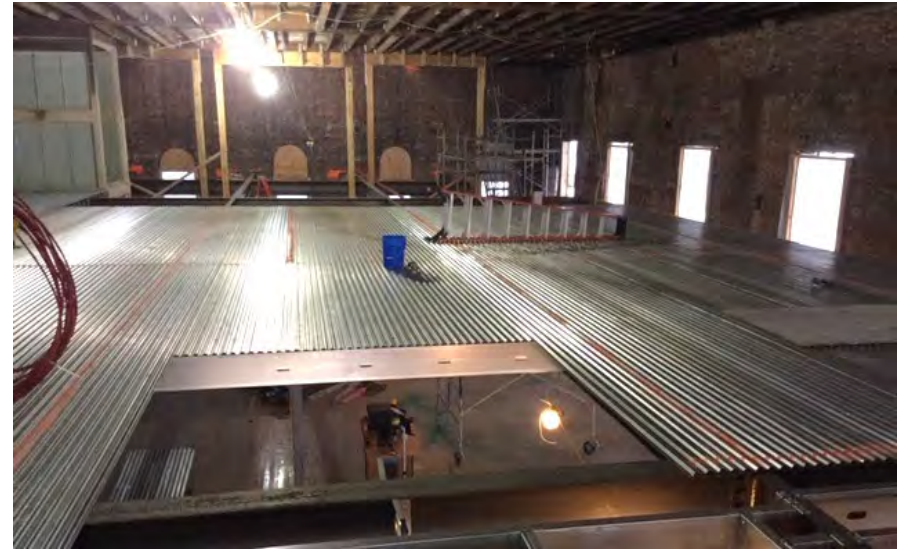
- Red Line and their Engineer designed a shoring plan to align with RSE's Designed repair to correct the 11 ½" sag in the RE line roof truss that had caused the buildings demise in 2012.
- 2nd photo is what roof line looked like after initial jacking had been completed. This proved more remedial work was needed to bring ridge and eave lines into alignment.
- This meant more design and repair work was necessary to align the ridge and eaves properly.



- At ridge line we had to jack up ridge with supported truss below on the front 32 feet of the building and install a new ridge beam that would be supported by posts off of the newly sistered top chords of the front 2 trusses. Gussets were also added to bolster these connections.
- At the eave line we found far more infiltration that needed to be addressed as well as alignment issues which were corrected as shown in photos 2 and 3.



RIDGE AND EAVE LINE ADDED REPAIRS



- 1st photo shows trusses as they were found upon starting project with the 11”+ failure
- 2nd photo shows the corrected alignment with false work in place.
- As of Thursday 11/14 the false work was being removed and the only movement that was recorded was less than an 1/8” from corrected elevation showing the repair work to the roof and truss system is a success.



TRUSS REPAIRS



Masonry: cleaning, repointing, replacement of cracked and damaged units.



FAÇADE RESTORATION



WOOD TRIM AND ENTABLATURE



LEGISLATIVE BUILDING

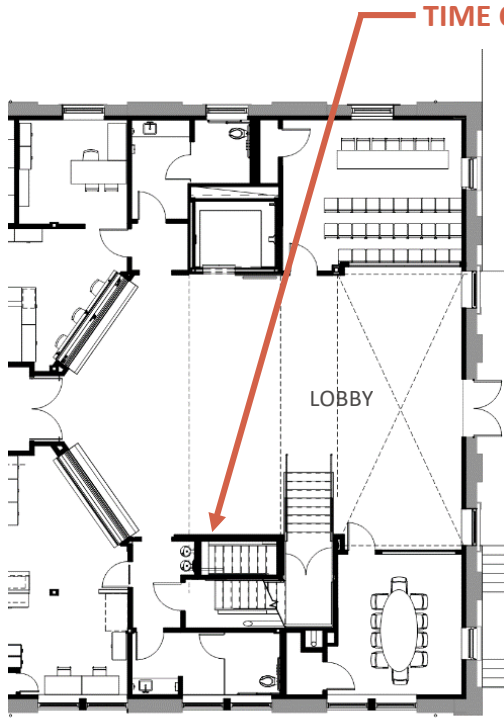
Task Name	Duration	Start	Finish	December	January	February	March	April	May	June	July	August	September	October	November	December
WINDOW INSTALLATION	20 days	Mon 12/16/19	Fri 1/10/20	█												
MEP OVERHEAD AND ROUGH-IN	63 days	Wed 12/11/19	Fri 3/6/20	█												
PARTITION FRAMING	75 days	Mon 11/4/19	Fri 2/14/20	█												
INTERIOR FINISHES	180 days	Mon 2/17/20	Fri 10/23/20			█										
SITE IMPROVEMENTS	145 days	Mon 3/2/20	Fri 9/18/20			█										



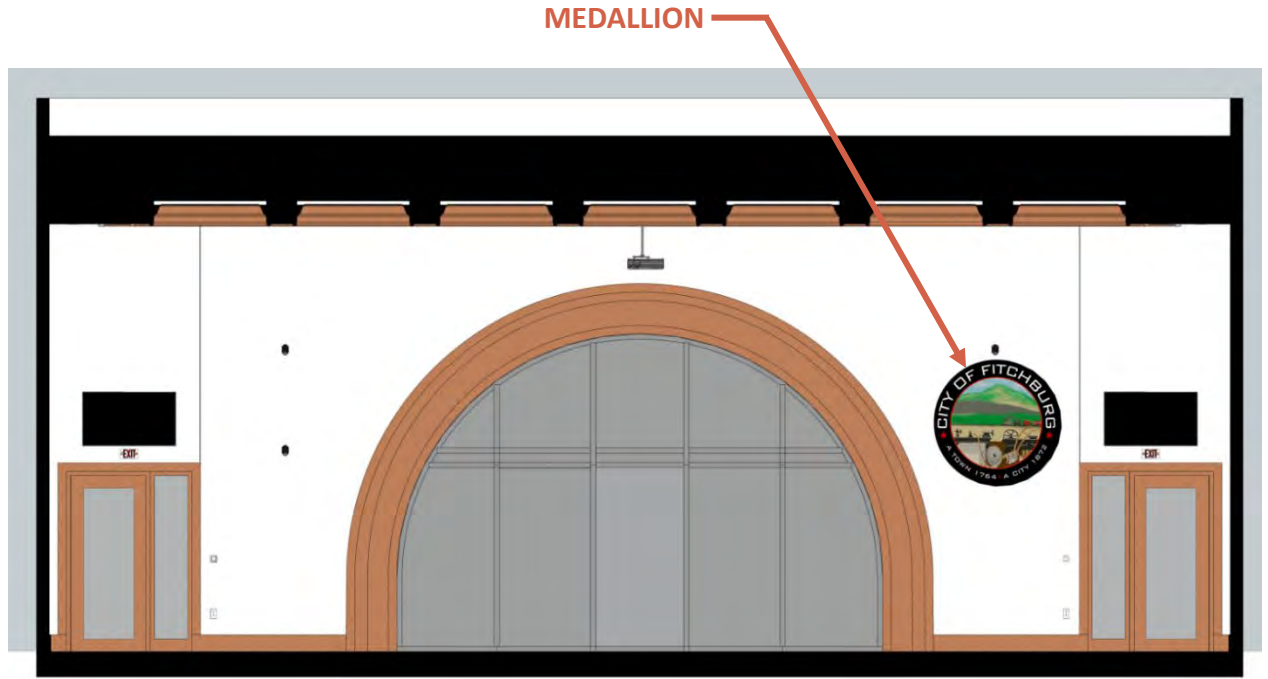
SCHEDULE HIGHLIGHTS | DEC 2019 - NOV 2020



TIME CAPSULE & MEDALLION LOCATIONS



ADMINISTRATIVE BUILDING



LEGISLATIVE BUILDING | NORTH COUNCIL CHAMBER ELEVATION

Needed:

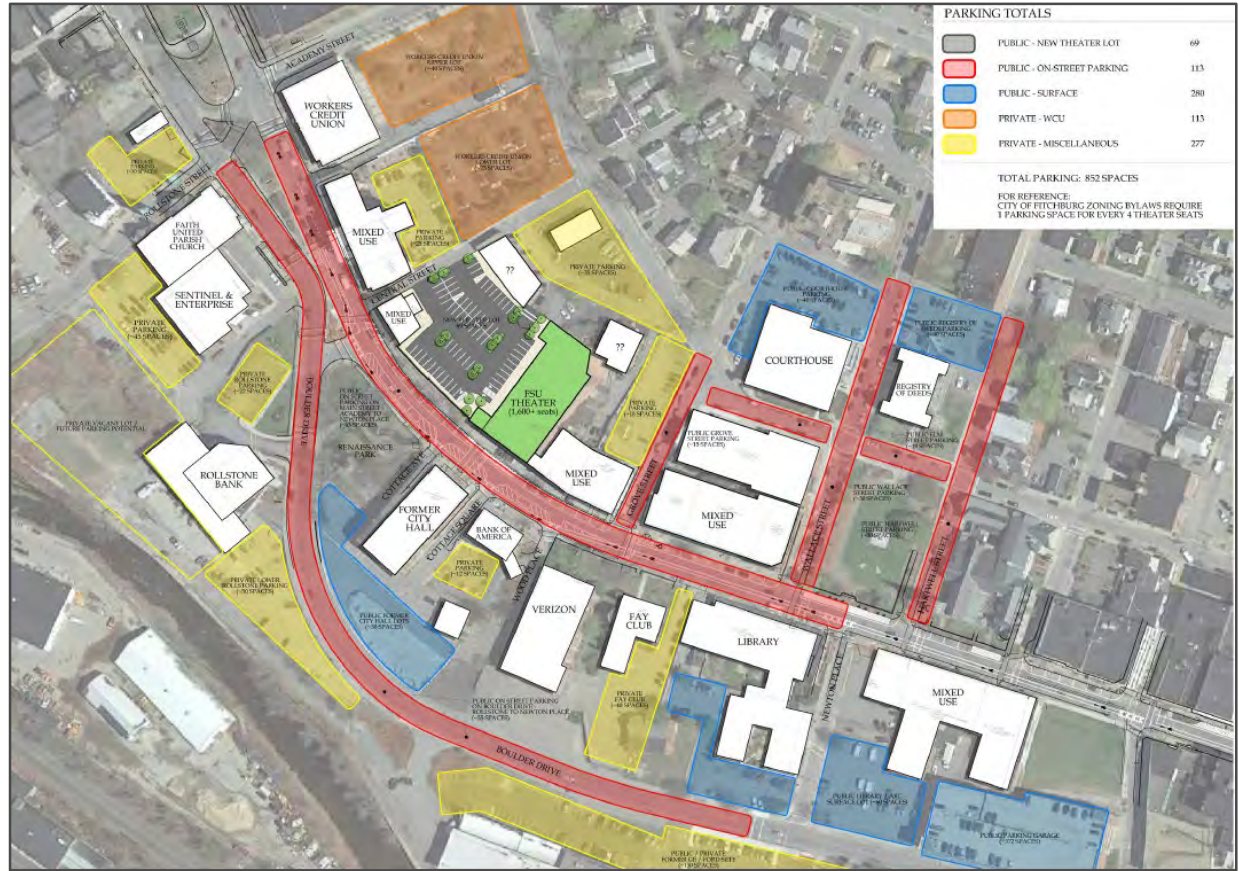
- ~62 Parking spaces for employees
- ~ 30 Parking spaces for visitors & public.

Locations:

- On street in addition to adding 3 Accessible spaces on street in front of Rollstone Park.
- 17 spaces behind legislative building, plus one accessible.
- ~ 20 spaces behind Administrative Building .
- Working with local partners on remaining ~55 spaces.

Considerations:

- Planning Board
- MassWorks
- Snow and Ice



INTERIM PARKING PLAN

Site tour scheduled for Friday, December 20.



DISCUSSION