



LITCHFIELD, CT TOWN MEETING #5 September 29, 2026



TLBA



Michael P. Fortuna, AIA
Principal



Paula Tunney, AIA
Associate



Alicia Rosalie, AIA
Architect



Luis Molina
Emerging Professional



INTRODUCTION



Town Facilities Review Committee

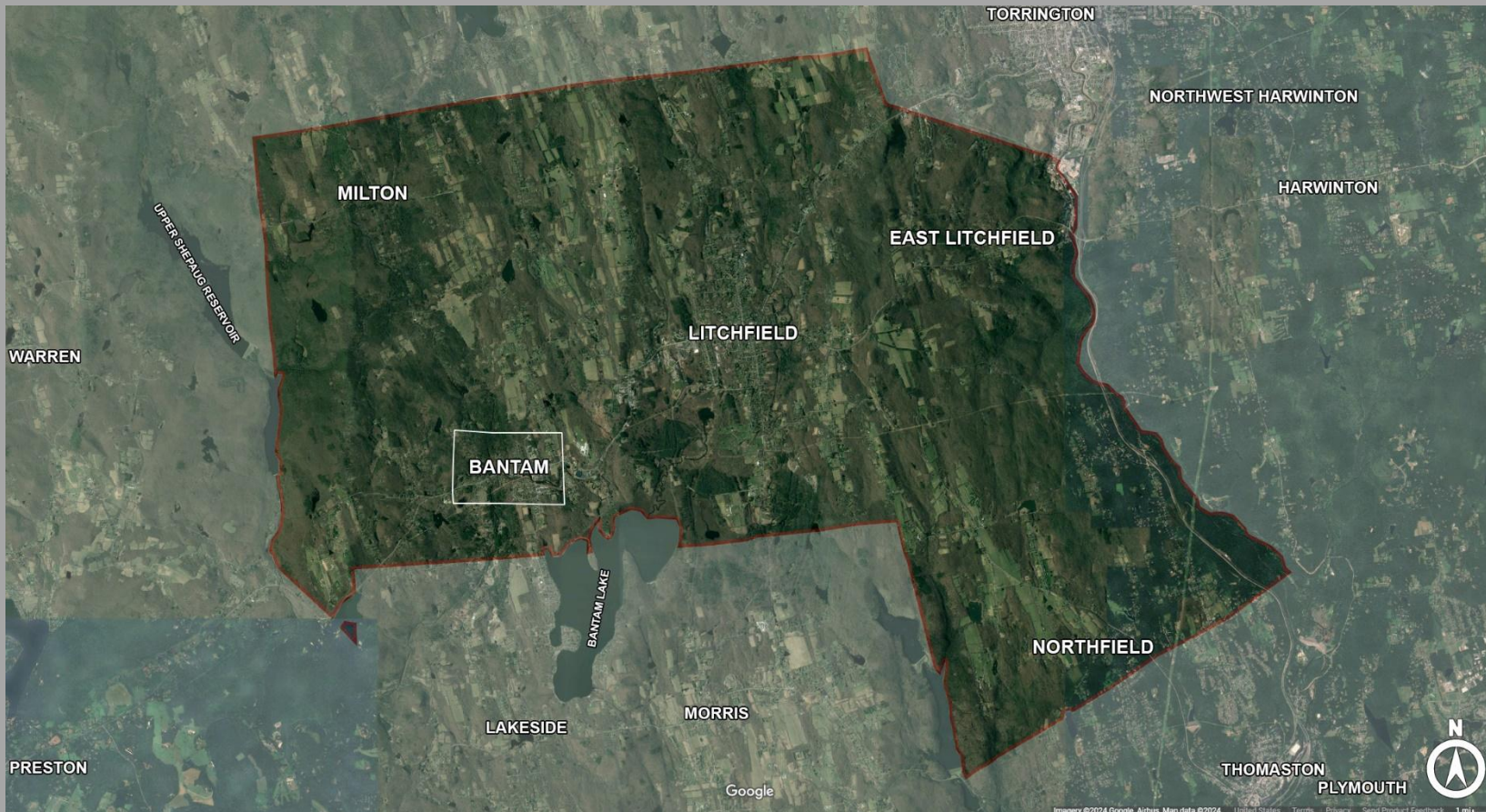
The mission of the Town Facilities Review Committee shall be to review and evaluate future town facility needs and to recommend the most efficient use of the current Town Hall and Bantam School (Town Hall Annex).

Members:

- Barbara Putnam, *Chairman*
- Chris Casiello, *Vice-Chairman*
- Sam Olmstead
- Carol Powers
- Burke Gibney
- Diane Field
- Jeff Zullo, *BOS Member*
- Mike Eucalito
- Denise Raap, *First Selectperson*



- **2012:** Town Hall Building Committee develops plan for new Town Hall behind existing Town Hall at 74 West Street.
- **2013:** New Litchfield Town Hall proposal rejected at referendum.
- **2017:** The former Litchfield County Courthouse closed, and the Greater Litchfield Preservation Trust develops plans to use it as Town Hall, with an addition on the back of the structure. 80 Doyle Road would be given to Litchfield Housing Trust for affordable housing.
- **2018:** Proposal rejected at referendum.
- **2020:** Town Facilities Review Committee formed to assess underutilized Town-owned property.
- **2021 (Spring):** A survey was distributed to 4,517 residential mailing addresses in Litchfield, with 958 responses received.
- **2021:** Bantam citizens' group worked with an Architect to conceptualize future uses of the Town Hall Annex.
- **2024: TLBA retained to study best use of Town Buildings:**
 - **Conditions assessment of Town Hall and Bantam Annex**
 - **Programming analysis of all town departments**
 - **Options and recommendations for rehabilitation and reuse of Bantam Annex**



Boroughs

- Litchfield
- Bantam

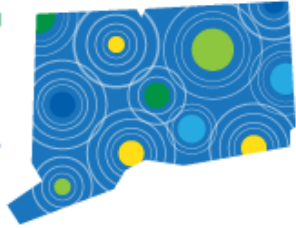
Villages

- E. Litchfield
- Northfield
- Milton

Sustainable CT

Local Actions. Statewide Impact.®

SustainableCT.org



- ❖ Inclusive and Equitable Communities
- ❖ Thriving Local Economies
- ❖ Well Stewarded Land and Natural Resources
- ❖ Vibrant and Creative Cultural Ecosystems
- ❖ Dynamic and Resilient Planning
- ❖ Clean and Diverse Transportation Systems and Choices
- ❖ Renewable and Efficient Energy
- ❖ Inclusive Engagement, Communication and Education
- ❖ Strategic Materials Management
- ❖ Optimal Health and Wellness Opportunities
- ❖ Healthy, Efficient, and Diverse Housing
- ❖ Effective, Compassionate Homelessness Prevention
- ❖ Innovative Strategies and Practices



- Implement sustainable strategies, such as eliminating use of fossil fuels, energy reduction, or producing on-site renewable energy.
- Restore and preserve some of Litchfield's architectural history.





elementary school: Bantam, Connecticut

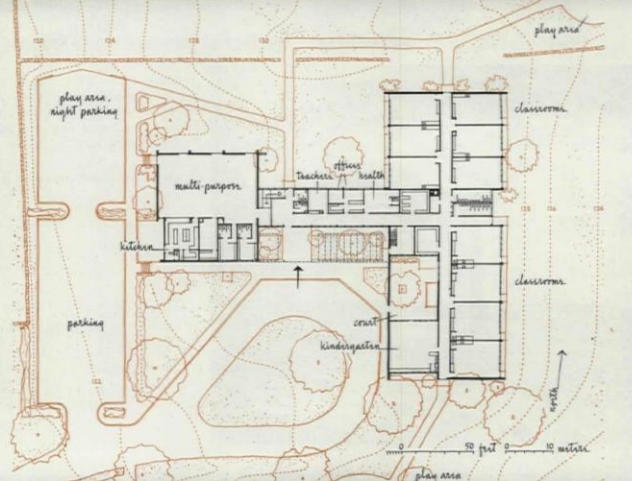
Economy was the watchword in the design of this rural school containing ten primary classrooms, a kindergarten, and a multipurpose room. Basic scheme for the plan consists of two major elements—classroom wing and common-use area—joined by a narrow neck in which the lobby, offices, and health room are located.

A fundamental ingredient in structural economy was adoption of a one-story scheme, which was considered most practical for children of elementary-school age in any event. This allowed the optimum relationship between classrooms and outdoors; and organization of rooms with their short dimensions adjacent to the corridor further cut construction costs.

The structure is of lightweight concrete-

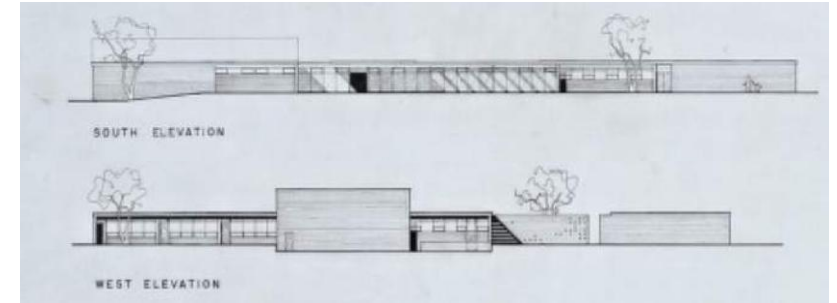
block bearing walls with laminated-wood girders and beams supporting the roof. Flooring is mainly asphalt tile, though maple with gymnasium finish is used in the multipurpose room. Interior block walls are unpainted and exposed. Laminated beams have a natural finish. Color accents occur in soffits painted bright vermilion and in classroom bulletin boards that are variously blue, red, or yellow.

Fluorescent lighting is used throughout. An oil-fired, hot-air system, using under-floor ducts and registers near out-side walls, heats the building. Structural Engineers, General Engineering Associates; Mechanical Engineers, Fred S. Dubin & Associates; General Contractor, Bonvicini Building Company, Inc.

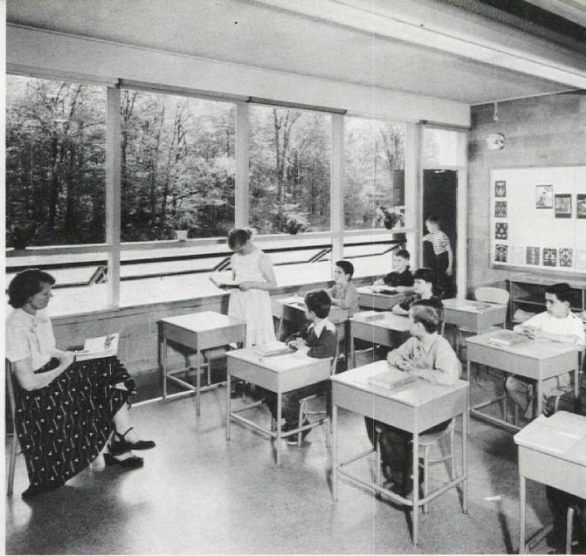


History

- 1954: Constructed as the Bantam Elementary School, designed by Marcel Breuer.
- 1991: Renovated for the Superior Court.
- 2017: Litchfield Judicial District Courthouse (new construction) opens in Torrington.
- 2023: Post Office lease extended, generating \$63,000/year in revenue.



elementary school: Bantam, Connecticut



From each of the classrooms (above), a door opens to the outside. Sash, combining fixed panels and pivoting units, are of wood. For acoustical control, ceilings are finished in random-perforated cane-fiber tile. Artificial lighting is from 8½" surface-mounted fluorescent fixtures.

Sliding wood doors can open the multipurpose room (left) to the outdoors. Sky glare is tempered by a decorative wood screen. Dome-reflector incandescent units provide artificial lighting. Flooring is maple.

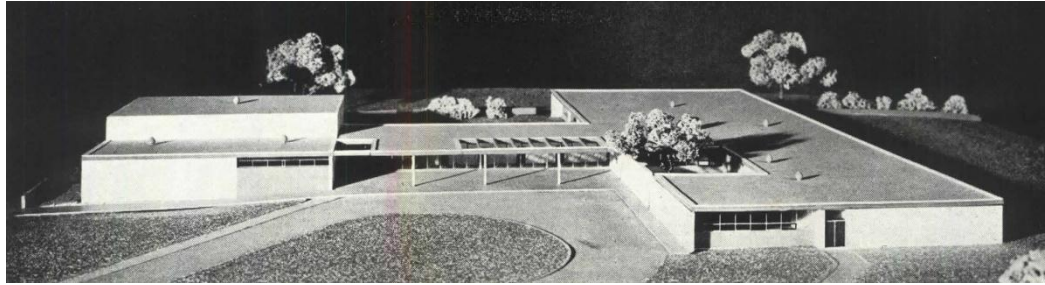
Photos: Ben Schaal

The glazed corridor (right), leading back from the main entrance doors to the classroom wing, faces south and is bordered by a trellised and landscaped forecourt. Light fixtures: single-line, continuous fluorescent units.

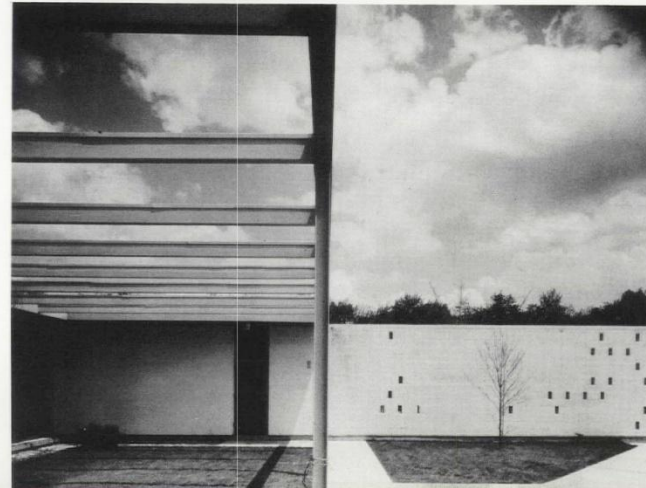
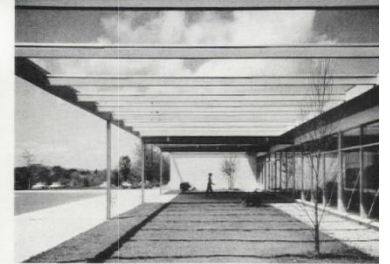
The kindergarten (below right) has an adjoining walled and landscaped play yard (below) that more than doubles usable space.



- The Bantam Elementary School was featured in the magazine, *Progressive Architecture*, in January 1954 and February 1957.
- The school received an award citation in 1954 in the “Design for Education” category of the magazine.
- Basis of Design was Daylight, Efficiency and Cost Control



award citation. Bantam Elementary School, Litchfield, Connecticut: Marcel Breuer and O'Connor & Kilham, Architects Associated for Litchfield Schools. The multipurpose room is connected to the classrooms by a row of administrative offices. All classrooms open both to the outside and to the inside corridor. There are separate play areas for the kindergarten and two other age groups.



February 1957 119

architects associated	Marcel Breuer and O'Connor & Kilham
design associate	Herbert Beckhard
job captain	Richard deRham
landscape architect	Bryan J. Lynch







Site:

- Parking is disproportionate to the current use, and site paving & curbs are generally in poor condition.





Structure:

- Laminated wood beams over loadbearing concrete masonry units (CMU).
- The structural steel used for the main entry canopy is sound, but the paint finish is in poor condition.
- Portions of the exterior CMU, primarily at outside corners, are damaged or cracking.





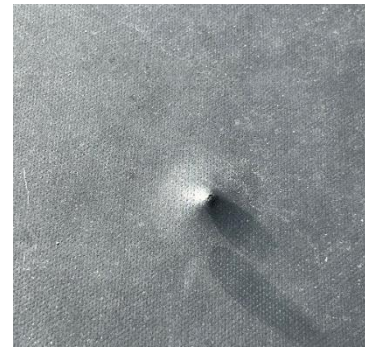
Building Exterior:

- Walls:
 - Painted CMU.
- Windows:
 - Wood-framed window systems have rotted in several locations, most commonly along the sills.
 - The single-pane glazing is inefficient.
 - Exterior wood doors & frames have rotted in some locations, and the paint finishes are generally in poor condition.

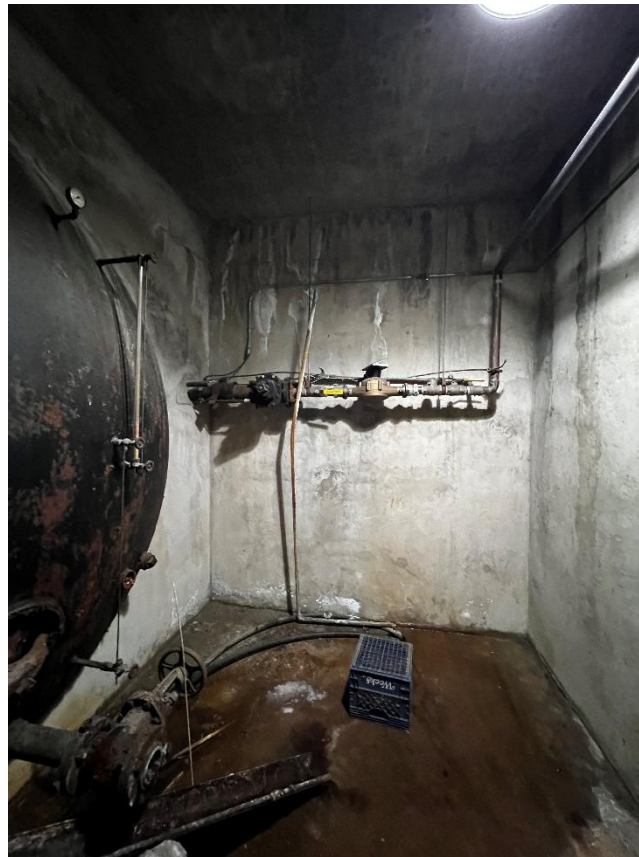


Building Exterior:

- Roof:
 - The single-ply EPDM roof is beyond its useful life.
 - Flashings are also generally in poor condition.



BANTAM ANNEX - ROOF



Utilities:

- The end of the original water tank is visible from inside the Water Service Room.
- The building was later connected to City water, so the water tank is no longer in use.
- Sewer connection replaced existing septic.
- An oil tank is located to the East of the building.





Utilities:

- A transformer and generator are located on separate pads South of the Gym wing.



M/E/P:

- Oil boiler, pumps, and air-handling units (AHU's) with pneumatic controls.
- Mechanical systems are generally beyond their useful life and are inefficient.



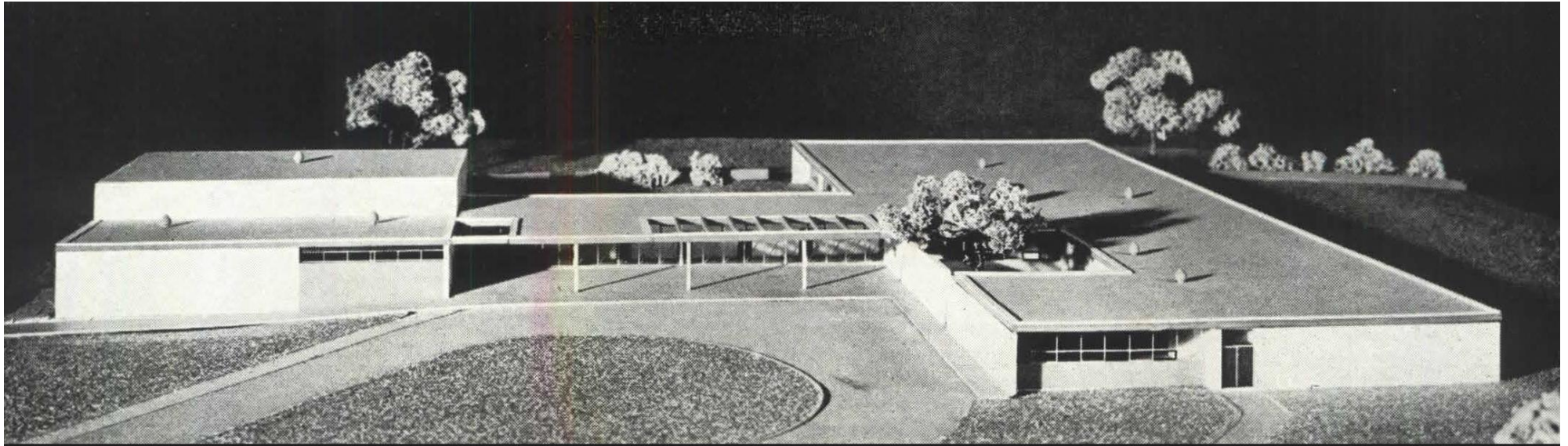


M/E/P:

- The large AHU's located in the courtyard which were used for A/C & dehumidification are no longer in use.
- A condensing unit has been installed in the courtyard to serve the mini-split system in the Post Office.



BANTAM ANNEX - COURTYARD



Departments

- | | |
|------------------------|-----------------------|
| • Animal Control | • Police Department |
| • Assessor | • Probate Court |
| • Building Department | • Public Works |
| • Education | • Registrar of Voters |
| • Emergency Management | • Sewer Department |
| • Finance Department | • Social Services |
| • Fire Marshal | • Tax Collector |
| • First Selectman | • Town Clerk |
| • Land Use | • Tree Warden |
| • Parks and Recreation | • Recycling Center |

Boards and Commissions & Stakeholders

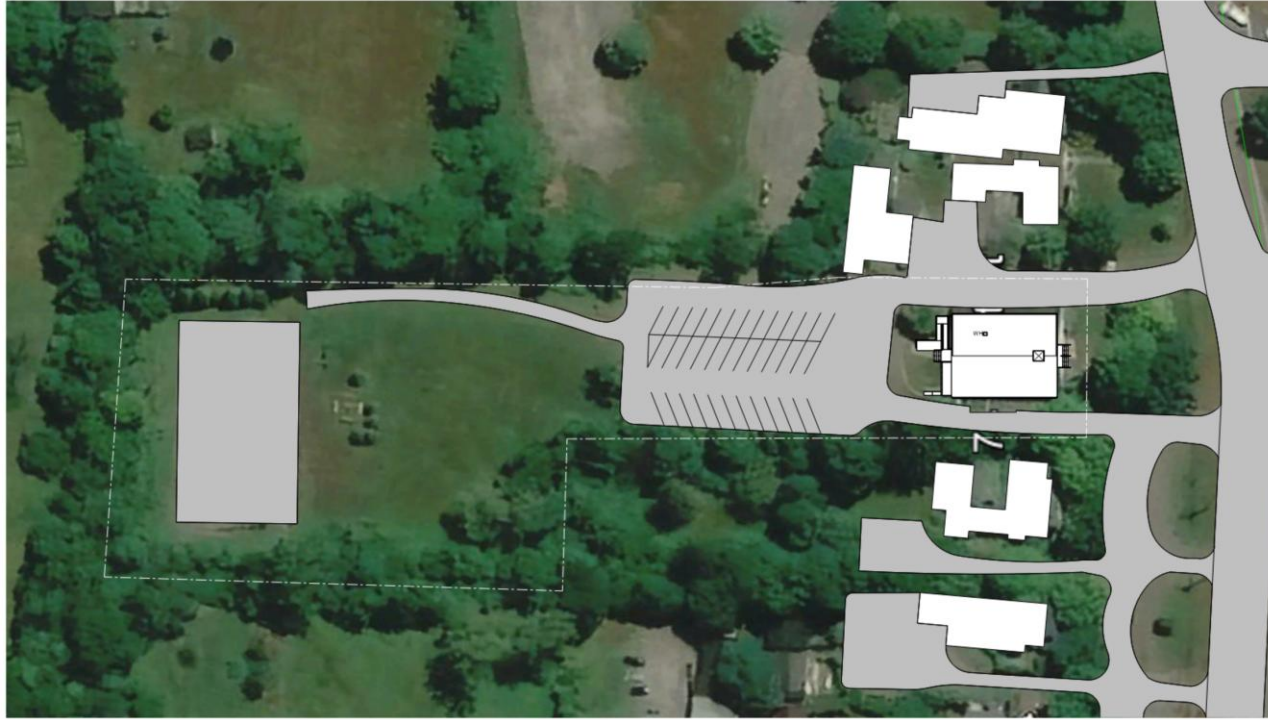
- Post Office
- Sustainable Litchfield
- Smart Task Force
- Design Review Committee
- Housing Authority
- Housing Plan Steering Committee
- Town Facilities Study Committee
- Traffic Safety Community Action Group

Option 5: Recommendation Legend

Located at Town Hall

Located at town Bantam Annex

Total Non Assignable Area - Town Dept.	6538	13407	12125	9730	9643	Existing areas do not include Emergency Management. Does include Probate.
Total Non Assignable Area - P&A and Social Services	7586	7004	5669	10279	5181	
Duplications			4601			
HOUSING					7148	
Total	15624	20411	27394	20009	21972	Existing areas do not include services that are not in current use (i.e., Courthouse, Highway Cuts, etc.)



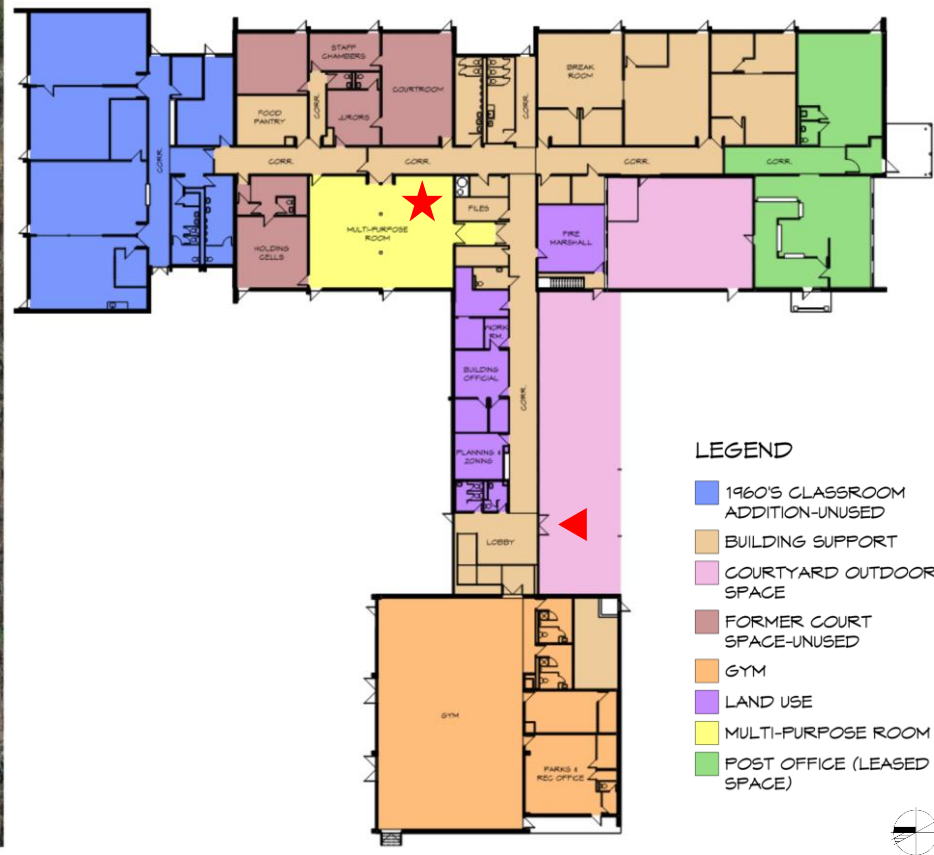
UPPER LEVEL



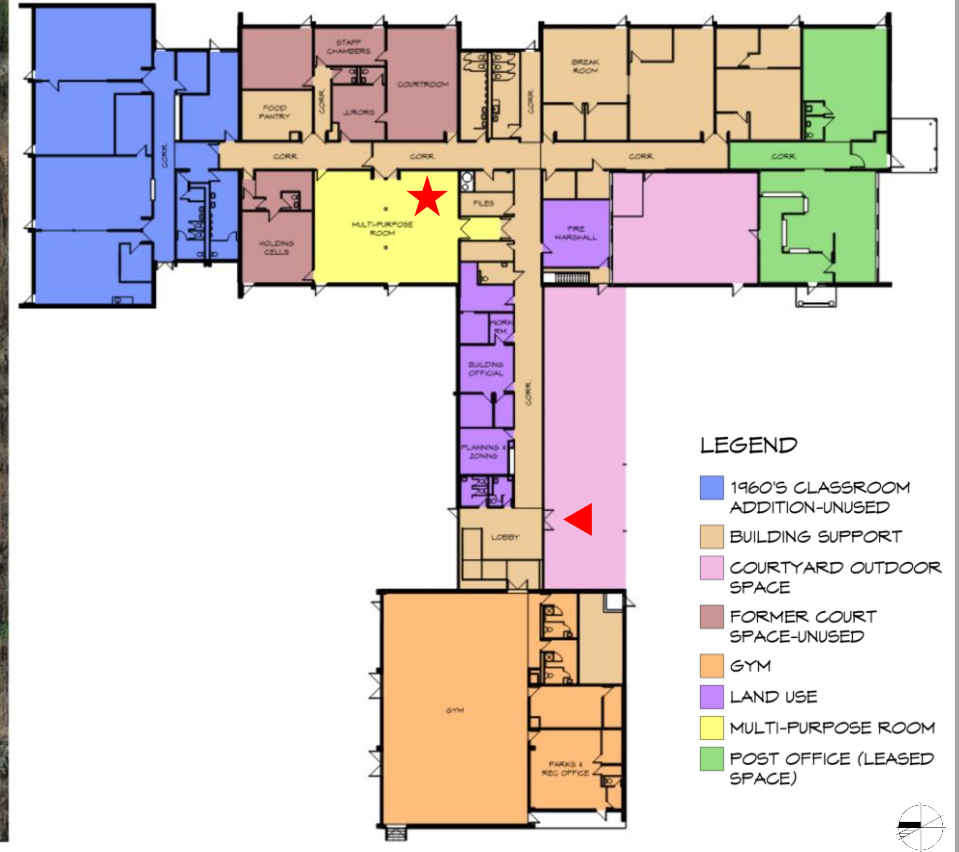
LOWER LEVEL

- LEGEND**
- BUILDING SERVICES
 - CT STATE POLICE-RESIDENT TROOPER
 - PROBATE
 - REGISTRAR & VOTERS
 - TOWN CLERK
 - FINANCE
 - SELECTMAN'S OFFICE
 - TAX OFFICE





BANTAM SCHOOL - EXISTING PLANS



BANTAM SCHOOL - DEMOLISH AND RELOCATE DEPARTMENTS

NEW: 129 SF



2 LOWER LEVEL - Police, Probate and Storage





RENO: 3,700 SF
NEW: 3,125 SF



3 MAIN LEVEL - Town Hall with Addition
1/16" = 1'-0"

RENO: 3,750 SF
NEW: 388 SF

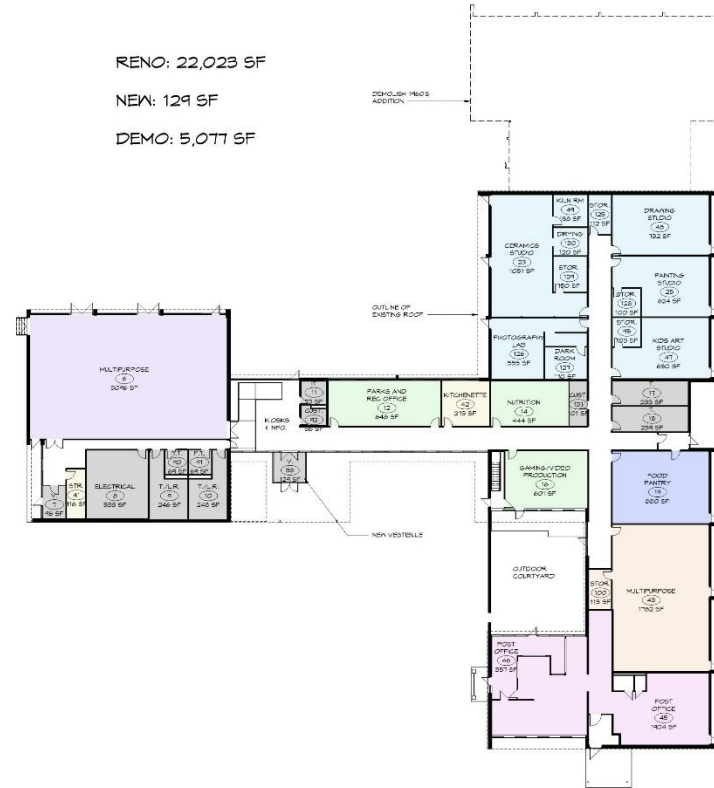


2 LOWER LEVEL - Town Hall
1/16" = 1'-0"

RENO: 22,023 SF

NEW: 129 SF

DEMO: 5,077 SF

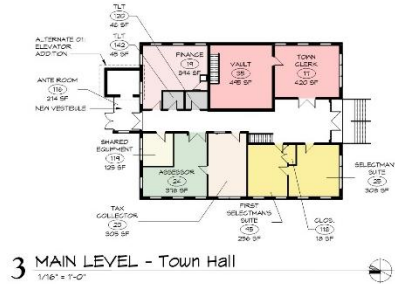


1 BANTAM ANNEX - Community Programming and Arts Center
1/16" = 1'-0"

0 4 8 16 32 64 FT

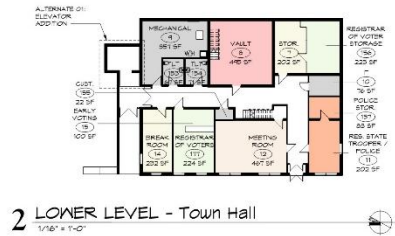
OPTION 3: TOWN HALL WITH ADDITION WITH COMMUNITY PROGRAMMING AND ARTS CENTER AT BANTAM

RENO: 3,700 SF
NEW: 253 SF



3 MAIN LEVEL - Town Hall
1/16" = 1'-0"

RENO: 3,750 SF
NEW: 162 SF



2 LOWER LEVEL - Town Hall
1/16" = 1'-0"

RENO: 27,100 SF
NEW: 327 SF



1 BANTAM ANNEX - Community Programming and 4 Apartments
1/16" = 1'-0"

THIS OPTION SHOWS COMMUNITY PROGRAMMING AND FOUR APARTMENTS WITH LIVING / WORK SPACE WITHIN THE BANTAM ANNEX FOOTPRINT. THIS OPTION IS COMPRISED OF THREE 2-BEDROOM UNITS AND ONE 3-BEDROOM UNIT.

IN LIEU OF THE WORKSPACE SHOWN, THE SIZE OF THE BEDROOMS COULD BE INCREASED AND WORKSPACE REDUCED TO A SMALL DEN.

ALTERNATIVELY, THE NUMBER OF BEDROOMS IN EACH UNIT COULD INCREASE, UPGRADING THE 2-BEDROOM UNITS TO 3-BEDROOM UNITS, AND THE 3-BEDROOM UNIT TO A 4-BEDROOM UNIT WITH A SMALL DEN WITHIN EACH APARTMENT.

OPTION 5: MAINTAIN TOWN HALL FUNCTIONS AT CURRENT LOCATIONS WITH 4 APARTMENTS AT BANTAM

RENO: 3,700 SF
NEW: 253 SF



3 MAIN LEVEL - Town Hall
1/16" = 1'-0"

RENO: 3,750 SF
NEW: 162 SF



2 LOWER LEVEL - Town Hall
1/16" = 1'-0"

RENO: 22,023 SF
NEW: 129 SF
DEMO: 5,071 SF



1 BANTAM ANNEX - Community Programming
1/16" = 1'-0"

OPTION 2A: MAINTAIN TOWN HALL FUNCTIONS AT CURRENT LOCATIONS and DEMOLISH 1960s ADDITION AT BANTAM

WINDOW UPGRADES

3/4" INSULATED GLAZING

EXISTING FRAME

AWNING STORM WINDOW

SILL EXTENSION

REINSTALL EXISTING TRIM

EXISTING EXTERIOR WALL BELOW WINDOW

- EXISTING CMU WALL
- FLUID APPLIED SECONDARY AIR BARRIER (VAPOR PERMEABLE)
- CONTINUOUS MINERAL WOOL BOARD INSULATION (R16)
- 2-1/2" LIGHT GAUGE METAL FRAMING W/ MINERAL WOOL BATT INSULATION (R9)
- PRIMARY AIR/VAPOR BARRIER
- 5/8" MOISTURE RESISTANT GYPSUM WALL BOARD

ROOF SYSTEM

- PV SYSTEM
- ALUM. COPING AT EXTERIOR
- ROOF MEMBRANE
- PLYWOOD DECK
- TAPERED RIGID INSULATION, MIN. 4"/R16
- GYPSUM SUBSTRATE
- EXISTING 2X8 WOOD JOISTS
- 8" BATT INSULATION (R30)
- EXISTING CEILING TILE

EXISTING EXTERIOR WALL ABOVE WINDOW

- 3/8" PVC SHEET ADHERED AND MECHANICALLY FASTENED TO 1/2" PLYWOOD
- MINERAL WOOL BATT INSULATION
- 1/2" GWB SUBSTRATE
- FLUID APPLIED SECONDARY AIR BARRIER (VAPOR PERMEABLE)
- 5/8" MOISTURE RESISTANT GYPSUM WALL BOARD
- PRIMARY AIR/ VAPOR BARRIER
- 2-1/2" LIGHT GAUGE METAL FRAMING W/ MINERAL WOOL BATT INSULATION (R9)
- CONTINUOUS MINERAL WOOL BOARD INSULATION (R16)

Masonry Wall R-Values

- Existing single wythe masonry wall: R2
- New Masonry wall with insulated cavity: R29.5

Glazing R-Values

- Existing single pane glazing: R<1.0
- New 3/4" insulated glazing: R3.5



DEEP West District HQ



TLBA

ANNUAL SITE ENERGY CONSUMPTION

8761 DEEP CT HQ

■ SPACE COOL ■ SPACE HEAT ■ HP SUPP. ■ HOT WATER ■ VENT. FANS
■ PUMPS & AUX. ■ EXT. USAGE ■ AREA LIGHTS ■ MISC. EQUIP.

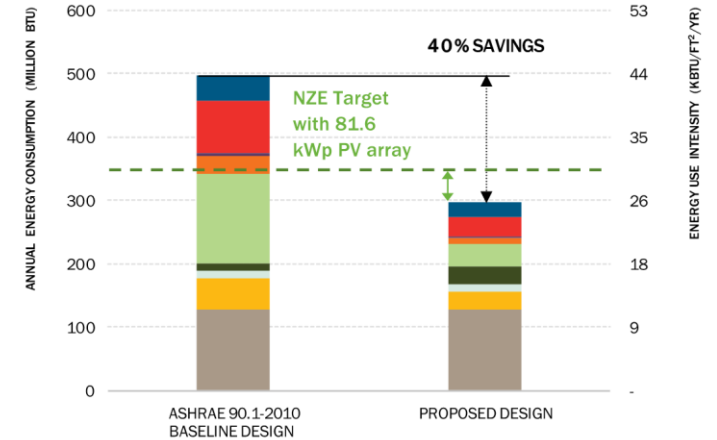
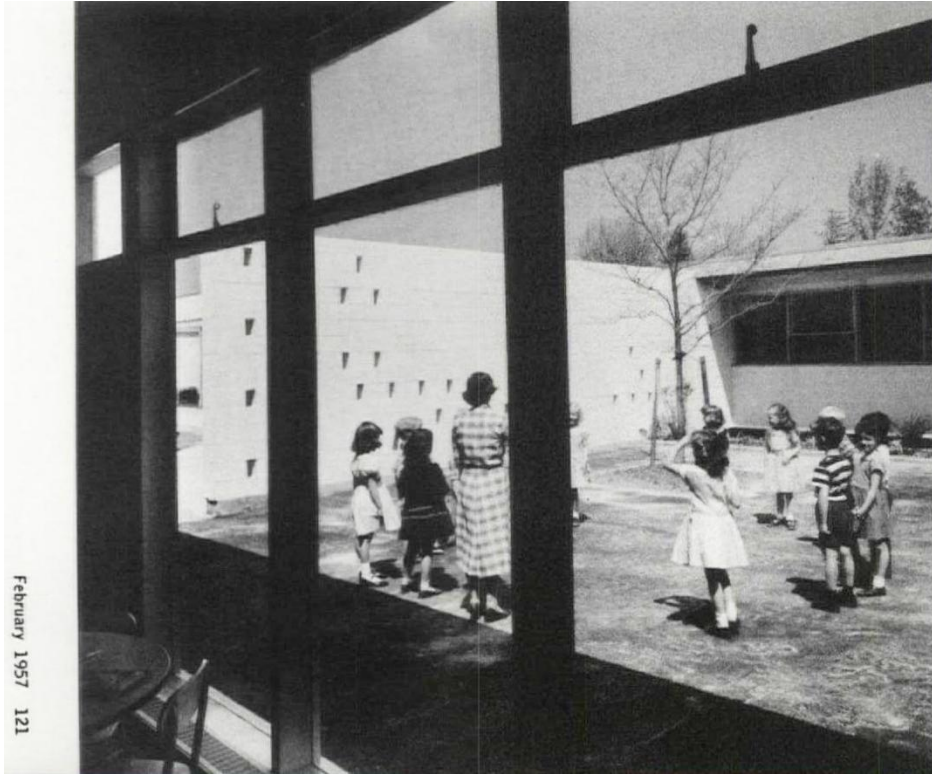


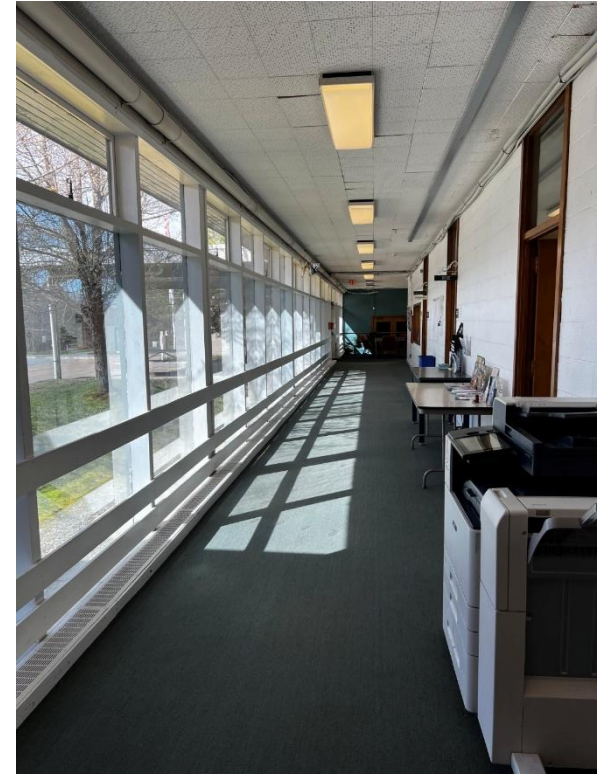
Figure 2: Annual Energy Use Savings



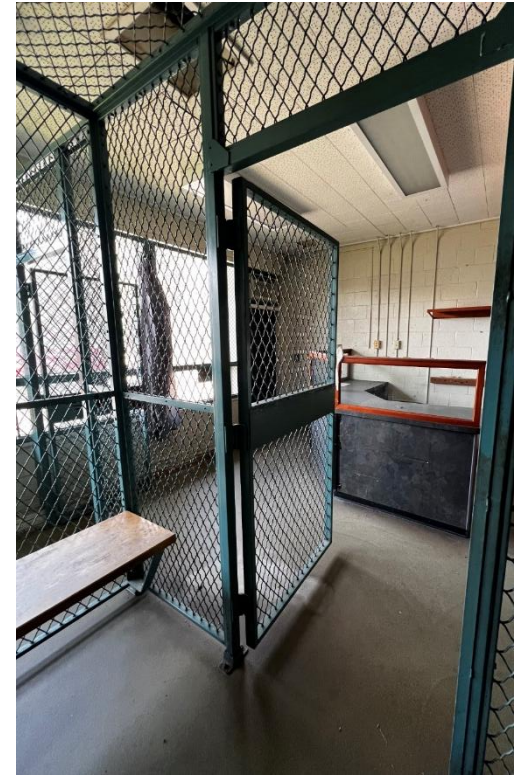
HISTORIC RESTORATION - TRELLIS AT BANTAM ANNEX



HISTORIC RESTORATION - BANTAM ANNEX COURTYARD

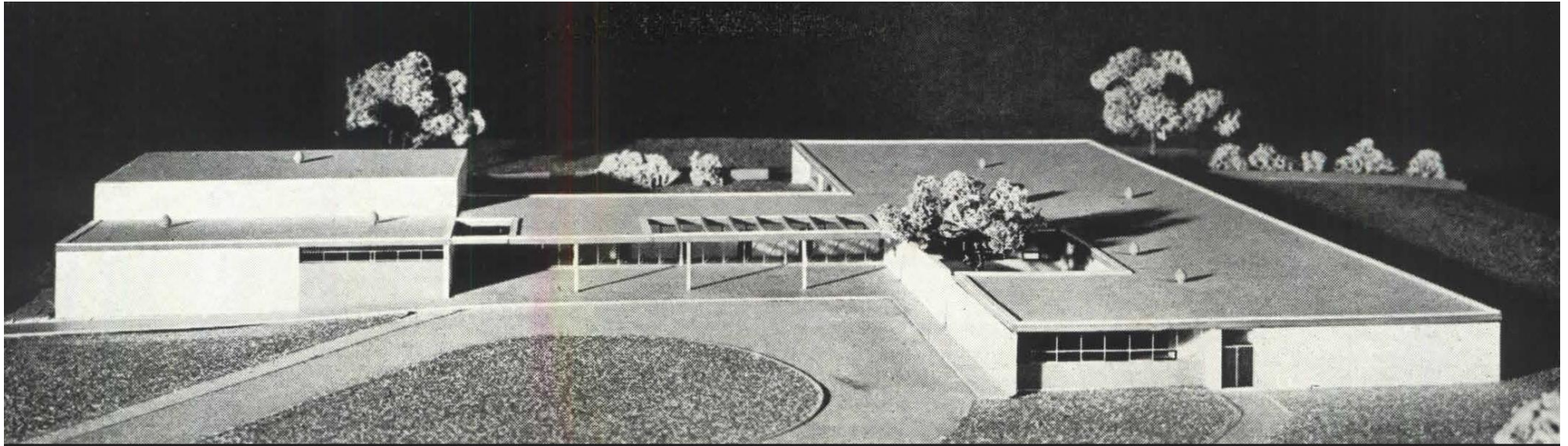


HISTORIC RESTORATION - CORRIDOR





HISTORIC RESTORATION - MULTIPURPOSE ROOM



COST SUMMARY - OPTION 5

LFRC - Planning Study
Litchfield, CT
TLBA No. 2024-002

February 2026

74 West Street, Litchfield					
Item	Unit	Quantity	Unit Cost	Potential Cost	Notes and Comments
Upper Level-Renovation	SF	3700	\$ 245.00	\$ 906,500.00	Includes envelope upgrade
Lower Level-Renovation	SF	3750	\$ 275.00	\$ 1,031,250.00	Includes envelope upgrade
Ramps and Steps-Exterior	Allow	1	\$ 110,000.00	\$ 110,000.00	
Sitework	Allow	1	\$ 500,000.00	\$ 500,000.00	
Subtotal (Direct Trade Costs):				\$ 2,547,750.00	
Contingency (15%)				\$ 382,162.50	
GC & GR (25%) (Occupied Renovation)				\$ 732,478.13	
Insurance and Bonds (2.75%)				\$ 100,715.74	
Permit Fee				\$ -	
Overhead and Profit (7.5%)				\$ 282,232.98	
Escalation (at 6% p.a.*18%):				\$ 728,161.08	Spring 2027 Construction Start
Total Cost:				\$ 4,773,500.43	
Alternate for Elevator				\$ 265,000.00	MRL - 2100#
Opinion of Probable Construction Cost (with Alternate):				\$ 5,038,500.43	
Project Soft Costs (15%):				\$ 755,775.06	
Probable Total Project Costs:				\$ 5,794,275.49	

Town Hall: \$5.8 M (No Work)

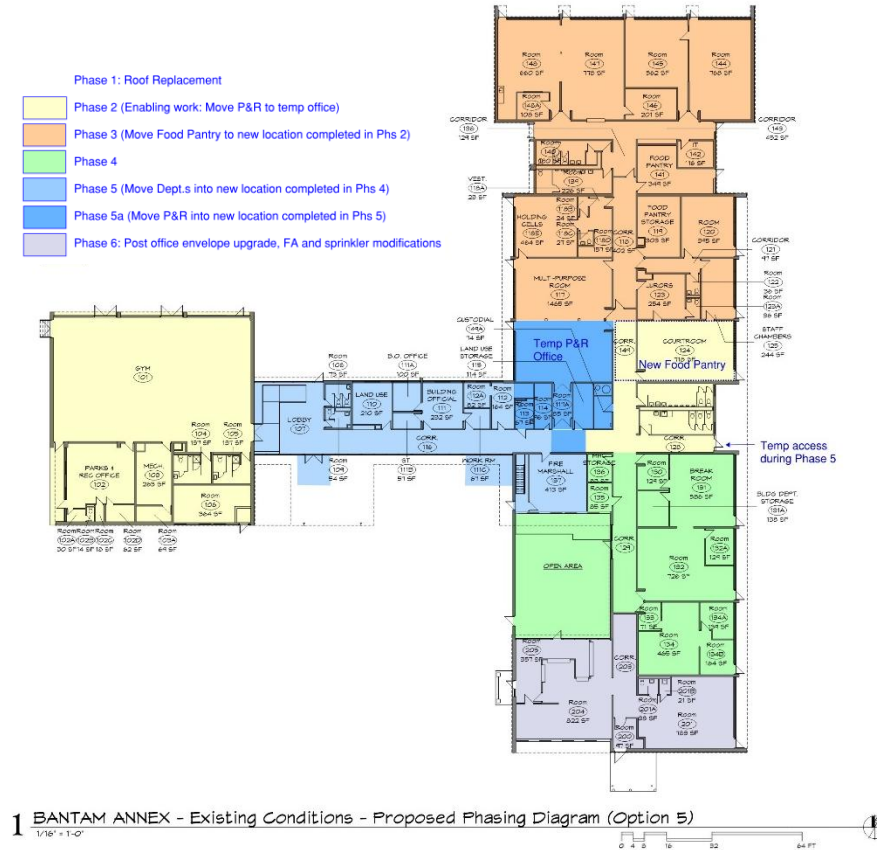
80 Doyle Road, Bantam					
Item	Unit	Quantity	Unit Cost	Potential Cost	Notes and Comments
West Wing-Renovation	SF	5564	\$ 320.00	\$ 1,780,480.00	Includes envelope upgrade & Electrification of Building
Connector Renovation	SF	3554	\$ 450.00	\$ 1,599,300.00	Includes envelope upgrade & Electrification of Building
Post Office	SF	2981	\$ 124.00	\$ 369,644.00	Scope limited to Envelope, FA and Sprinkler Mods
East Wing Renovation - Town Hall	SF	8250	\$ 350.00	\$ 2,887,500.00	Includes envelope upgrade
East Wing Reno - Residential	SF	8992	\$ 675.00	\$ 6,069,600.00	Includes envelope upgrade
Vestibule Addition	SF	327	\$ 1,200.00	\$ 392,400.00	
Entry Court	Allow	1	\$ 100,000.00	\$ 100,000.00	
Courtyard at East Wing	Allow	1	\$ 100,000.00	\$ 100,000.00	
Reroof	SF	29751	\$ 40.00	\$ 1,190,040.00	Tear-off, insulation and edge metal (PV Ready)
Sitework and Utilities	Allow	1	\$ 1,000,000.00	\$ 1,000,000.00	Includes removal of water and oil tanks, repaving, landscaping
PV Array	kW	125	\$ 6,500.00	\$ 812,500.00	
HazMat Remediation (2017 Report)	Allow	1	\$ 240,000.00	\$ 240,000.00	\$200K identified in 2017 report.
Subtotal (Direct Trade Costs):				\$ 16,541,464.00	
Contingency (15%)				\$ 2,481,219.60	
GC & GR (15%)				\$ 2,853,402.54	
Insurance and Bonds (2.75%)				\$ 601,592.37	
Permit Fee				\$ -	
Overhead and Profit (7.5%)				\$ 1,685,825.89	
Escalation (at 6% p.a.*18%):				\$ 4,349,430.79	Spring 2027 start of construction
Total Cost				\$ 28,512,935.19	
Project Soft Costs (15%):				\$ 4,276,940.28	
Probable Total Project Costs:				\$ 32,789,875.47	

Bantam Full Renovation: \$32.8 M

ESTIMATE OF PROBABLE COSTS - OPTION 5: RECOMMENDATION

Phasing approach breaks Project into more manageable Projects to be funded over time. Each phase carries its proportion of the following:

- Hazardous Materials abatement
- Envelope and Finishes Upgrades
- Building Electrification and PV
- HVAC and Mechanical Systems with Potential for Geothermal Systems

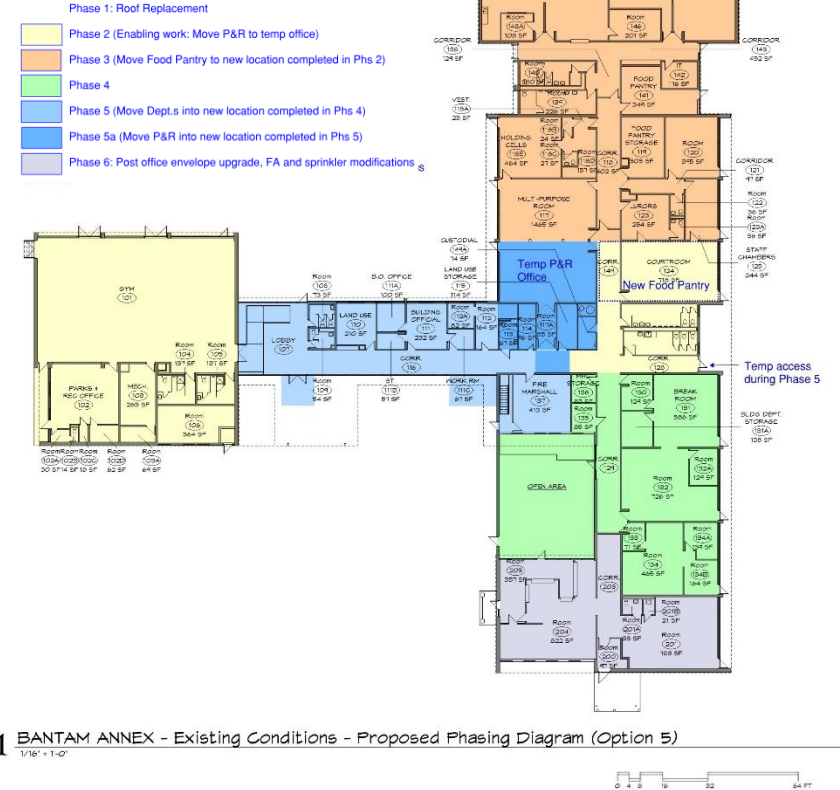


Phase 1: Roof \$2.4M

COST SUMMARY - OPTION 5 by Phase

80 Doyle Road, Bantam - Phase 1					
Item	Unit	Quantity	Unit Cost	Potential Cost	Notes and Comments
Reroof	SF	29751	\$ 40.00	\$ 1,190,040.00	Tear-off, insulation and edge metal (PV Ready)
Subtotal (Direct Trade Costs):				\$ 1,190,040.00	
Contingency (15%)				\$ 178,506.00	
GC & GR (15%)				\$ 205,281.90	
Insurance and Bonds (2.75%)				\$ 43,280.27	
Permit Fee				\$ -	
Overhead and Profit (7.5%)				\$ 121,283.11	
Escalation (at 6% p.a.=18%):				\$ 312,910.43	Spring 2027 start of construction
Total Cost				\$ 2,051,301.71	
Project Soft Costs (15%):				\$ 307,695.26	
Probable Total Project Costs:				\$ 2,358,996.97	

80 Doyle Road, Bantam - Phase 2					
Item	Unit	Quantity	Unit Cost	Potential Cost	Notes and Comments
West Wing-Renovation	SF	5564	\$ 320.00	\$ 1,780,480.00	Includes envelope upgrade & Electrification of Building
East Wing Reno. - Food Pantry & Tlr Rms	SF	2273	\$ 350.00	\$ 795,550.00	Includes envelope upgrade
PV Array	kW	125	\$ 6,500.00	\$ 812,500.00	
HazMat Remediation (2017 Report)	sf	7837	\$ 6.00	\$ 47,022.00	\$200K total identified in 2017 report.
Subtotal (Direct Trade Costs):				\$ 3,435,552.00	
Contingency (15%)				\$ 515,332.80	
GC & GR (15%)				\$ 592,632.72	
Insurance and Bonds (2.75%)				\$ 124,946.73	
Permit Fee				\$ -	
Overhead and Profit (7.5%)				\$ 350,134.82	
Escalation (at 6% p.a.=18%):				\$ 903,347.83	Spring 2027 start of construction
Phasing Cost (5% at Phase 2)				\$ 296,097.35	
Total Cost				\$ 6,218,044.25	
Project Soft Costs (15%):				\$ 932,706.64	
Probable Total Project Costs:				\$ 7,150,750.89	



Phase 2: West Wing, Food Pantry: \$7.2M

DIAGRAMMATIC PHASING PLAN AND COST ESTIMATE - OPTION 5

Phase 3: East Wing- Apartments \$13.5 M

80 Doyle Road, Bantam - Phase 3					
Item	Unit	Quantity	Unit Cost	Potential Cost	Notes and Comments
East Wing Reno - Residential	SF	8992	\$ 675.00	\$ 6,069,600.00	Includes envelope upgrade
HazMat Remediation (2017 Report)	sf	8992	\$ 6.00	\$ 53,952.00	\$200K total identified in 2017 report.
Subtotal (Direct Trade Costs):				\$ 6,123,552.00	
Contingency (15%)				\$ 918,532.80	
GC & GR (15%)				\$ 1,056,312.72	
Insurance and Bonds (2.75%)				\$ 222,705.93	
Permit Fee				\$ -	
Overhead and Profit (7.5%)				\$ 624,082.76	
Escalation (at 6% p.a.=18%):				\$ 1,610,133.52	Spring 2027 start of construction
Phasing Cost (10% at Phase 3)				\$ 1,055,531.97	
Total Cost				\$ 11,610,851.70	
Project Soft Costs (15%):				\$ 1,741,627.76	
Probable Total Project Costs:				\$ 13,352,479.46	

80 Doyle Road, Bantam - Phase 4					
Item	Unit	Quantity	Unit Cost	Potential Cost	Notes and Comments
East Wing Renovation - Town Hall	SF	3799	\$ 350.00	\$ 1,329,650.00	Includes envelope upgrade
Courtyard at East Wing	Allow	1	\$ 100,000.00	\$ 100,000.00	
HazMat Remediation (2017 Report)	sf	3799	\$ 6.00	\$ 22,794.00	\$200K total identified in 2017 report.
Subtotal (Direct Trade Costs):				\$ 1,452,444.00	
Contingency (15%)				\$ 217,866.60	
GC & GR (15%)				\$ 250,546.59	
Insurance and Bonds (2.75%)				\$ 52,823.57	
Permit Fee				\$ -	
Overhead and Profit (7.5%)				\$ 148,026.06	
Escalation (at 6% p.a.=18%):				\$ 381,907.23	Spring 2027 start of construction
Phasing Cost (15% at Phase 4)				\$ 375,542.11	
Total Cost				\$ 2,879,156.15	
Project Soft Costs (15%):				\$ 431,873.42	
Probable Total Project Costs:				\$ 3,311,029.58	

Phase 4: East Wing Offices & Courtyard \$3.4 M

Phase 5 & 5A: Connector, Vestibule and Entry Court \$10M

80 Doyle Road, Bantam - Phase 5 & 5A					
Item	Unit	Quantity	Unit Cost	Potential Cost	Notes and Comments
Connector Renovation	SF	5724	\$ 450.00	\$ 2,575,800.00	Includes envelope upgrade & Electrification of Building
Vestibule Addition	SF	327	\$ 1,200.00	\$ 392,400.00	
Entry Court	Allow	1	\$ 100,000.00	\$ 100,000.00	
Sitework and Utilities	Allow	1	\$ 1,000,000.00	\$ 1,000,000.00	Includes removal of water and oil tanks, repaving, landscaping
HazMat Remediation (2017 Report)	sf	5724	\$ 6.00	\$ 34,344.00	
HazMat Remediation - Bsmt (30% of total)	Allow	1	\$ 72,000.00	\$ 72,000.00	30% of \$200K identified in 2017 report.
Subtotal (Direct Trade Costs):				\$ 4,174,544.00	
Contingency (15%)				\$ 626,181.60	
GC & GR (15%)				\$ 720,108.84	
Insurance and Bonds (2.75%)				\$ 151,822.95	
Permit Fee				\$ -	
Overhead and Profit (7.5%)				\$ 425,449.30	
Escalation (at 6% p.a.=18%):				\$ 1,097,659.20	Spring 2027 start of construction
Phasing Cost (20% at Phase 5)				\$ 1,439,153.18	
Total Cost				\$ 8,634,919.07	
Project Soft Costs (15%):				\$ 1,295,237.86	
Probable Total Project Costs:				\$ 9,930,156.94	

Phase 6: Post Office \$1 M

80 Doyle Road, Bantam - Phase 6					
Item	Unit	Quantity	Unit Cost	Potential Cost	Notes and Comments
Post Office	SF	2981	\$ 124.00	\$ 369,644.00	Envelope, FA and Sprinkler Mods only
HazMat Remediation (2017 Report)	sf	2981	\$ 6.00	\$ 17,886.00	
Subtotal (Direct Trade Costs):				\$ 387,530.00	\$200K total identified in 2017 report.
Contingency (15%)				\$ 58,129.50	
GC & GR (15%)				\$ 66,848.93	
Insurance and Bonds (2.75%)				\$ 14,093.98	
Permit Fee				\$ -	
Overhead and Profit (7.5%)				\$ 39,495.18	
Escalation (at 6% p.a.=18%):				\$ 101,897.57	Spring 2027 start of construction
Phasing Cost (25% at Phase 6)				\$ 166,998.79	
Total Cost				\$ 834,993.94	
Project Soft Costs (15%):				\$ 125,249.09	
Probable Total Project Costs:				\$ 960,243.03	

Total Project Costs (All Phases): \$ 37,063,656.86



Full Build Out Option 2A: \$23M
(Demo 1960s Wing in Phase 1)

Phased Build Out of Option 2A: \$26M
(assuming 1-year intervals)

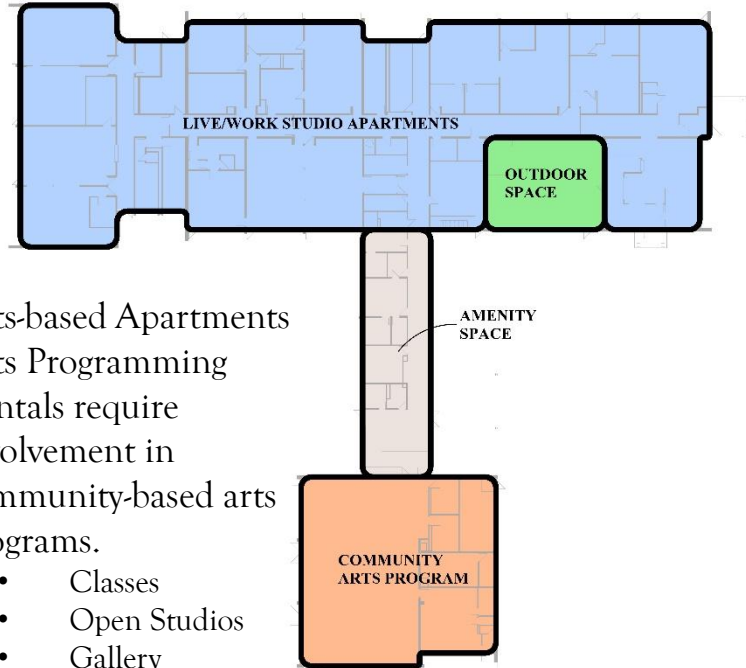
Full Build Out of Option 5: \$32.8M
(with 4 Apartments)

Phased Build Out of Option 5: \$37M

Program Description:

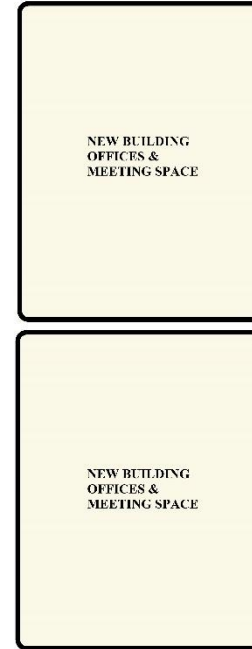
- Option 2A:
 - Maintain most town hall functions in their current locations.
 - Move Resident State Trooper, Police and Probate Court to Bantam Annex.
 - Demolish the 1960s addition at Bantam.
- Option 5:
 - Maintain Town Hall functions in their current locations.
 - Include 4 apartments with live/work space, compliant with the recent zoning changes.
 - Probate Court is not included in this option.

ARTS-BASED LIVE / WORK SPACE

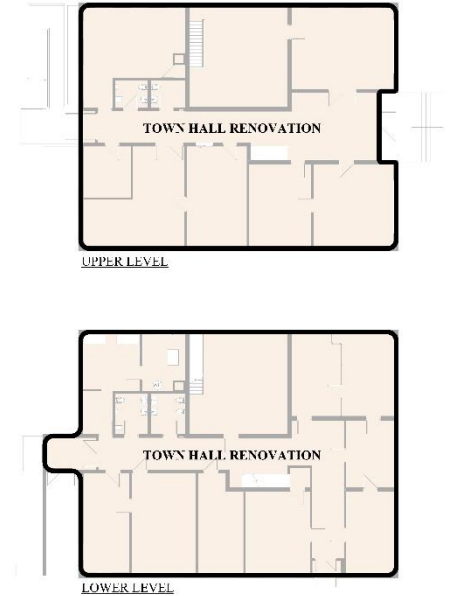


- Arts-based Apartments
- Arts Programming
- Rentals require involvement in community-based arts programs.
 - Classes
 - Open Studios
 - Gallery
 - Business Development Services

TOWN HALL CAMPUS



- Expanded P&R Program
- Separate buildings to provide flexibility





Q & A *and* DISCUSSION

“What a wonderful site! How do we avoid spoiling it?”

Marcel Breuer