

# **HINGHAM** CENTER FOR ACTIVE LIVING

## BUILDING COMMITTEE MEETING

JUNE 17TH, 2025

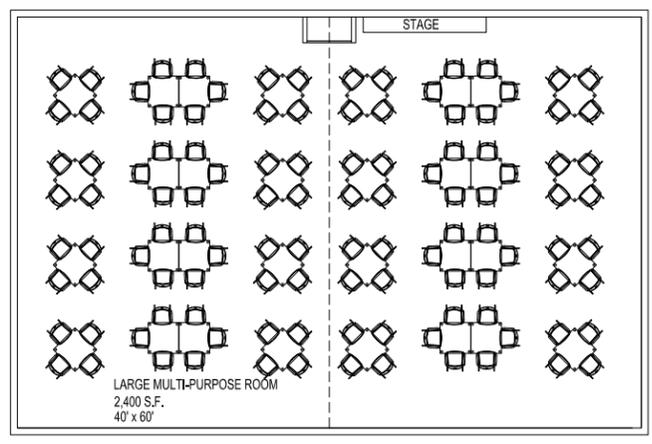
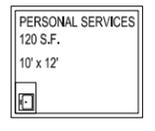
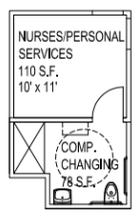
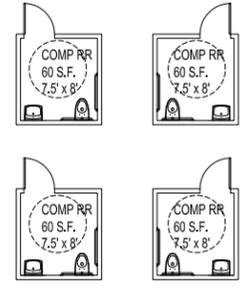
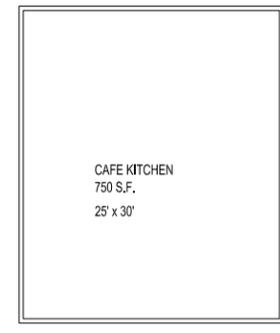
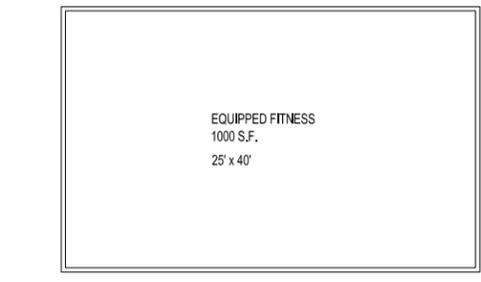
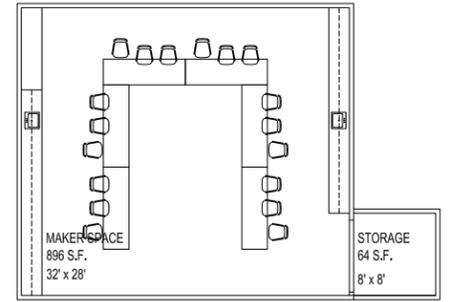
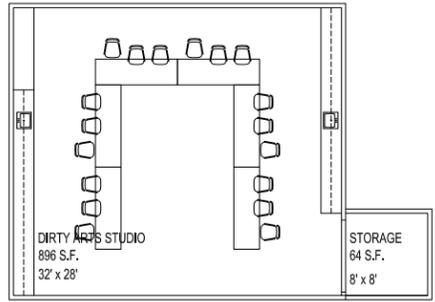
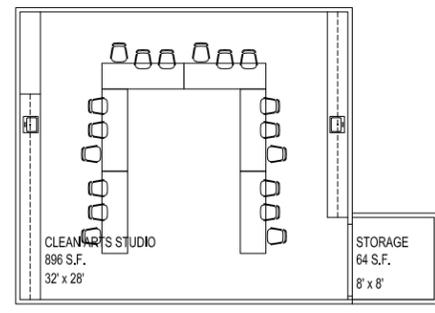
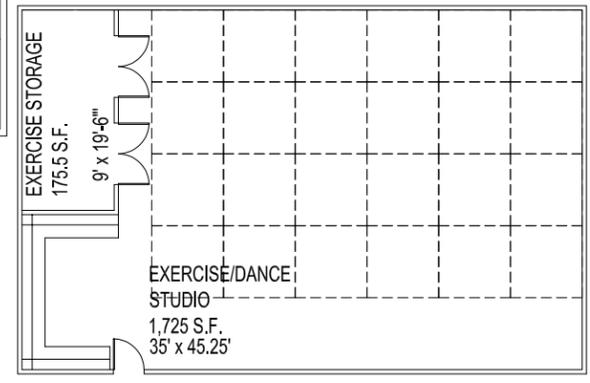
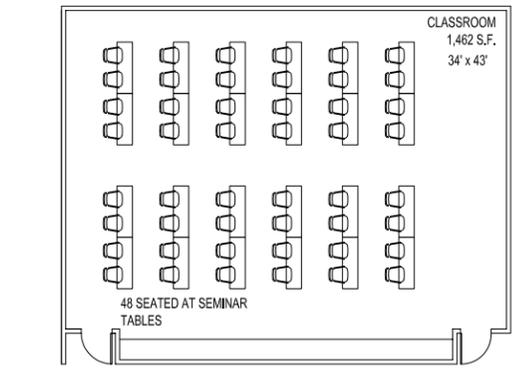
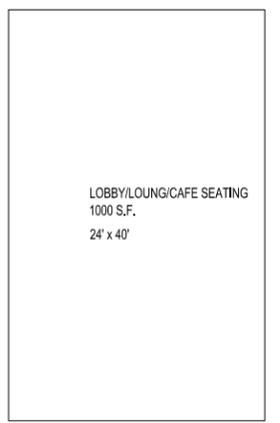
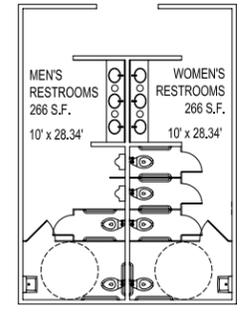
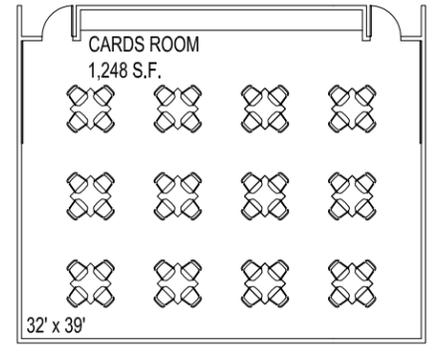
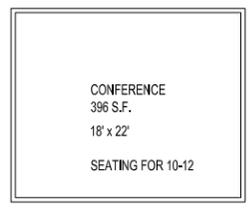
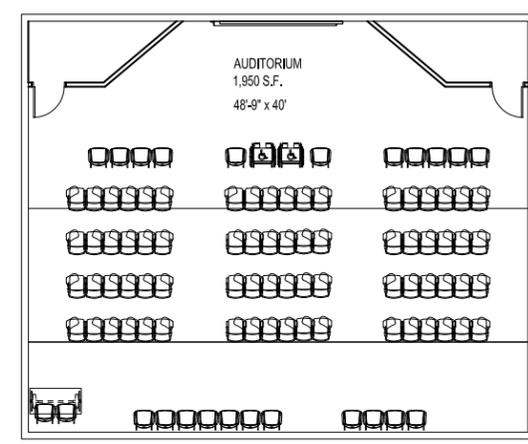
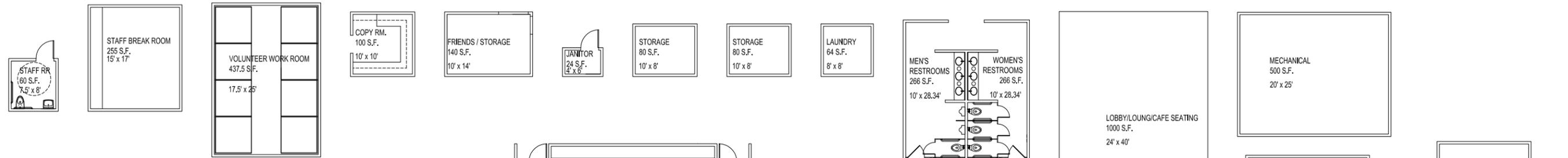
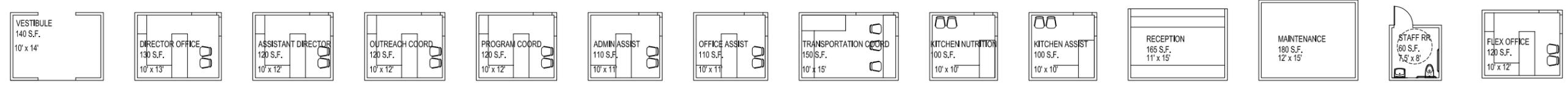


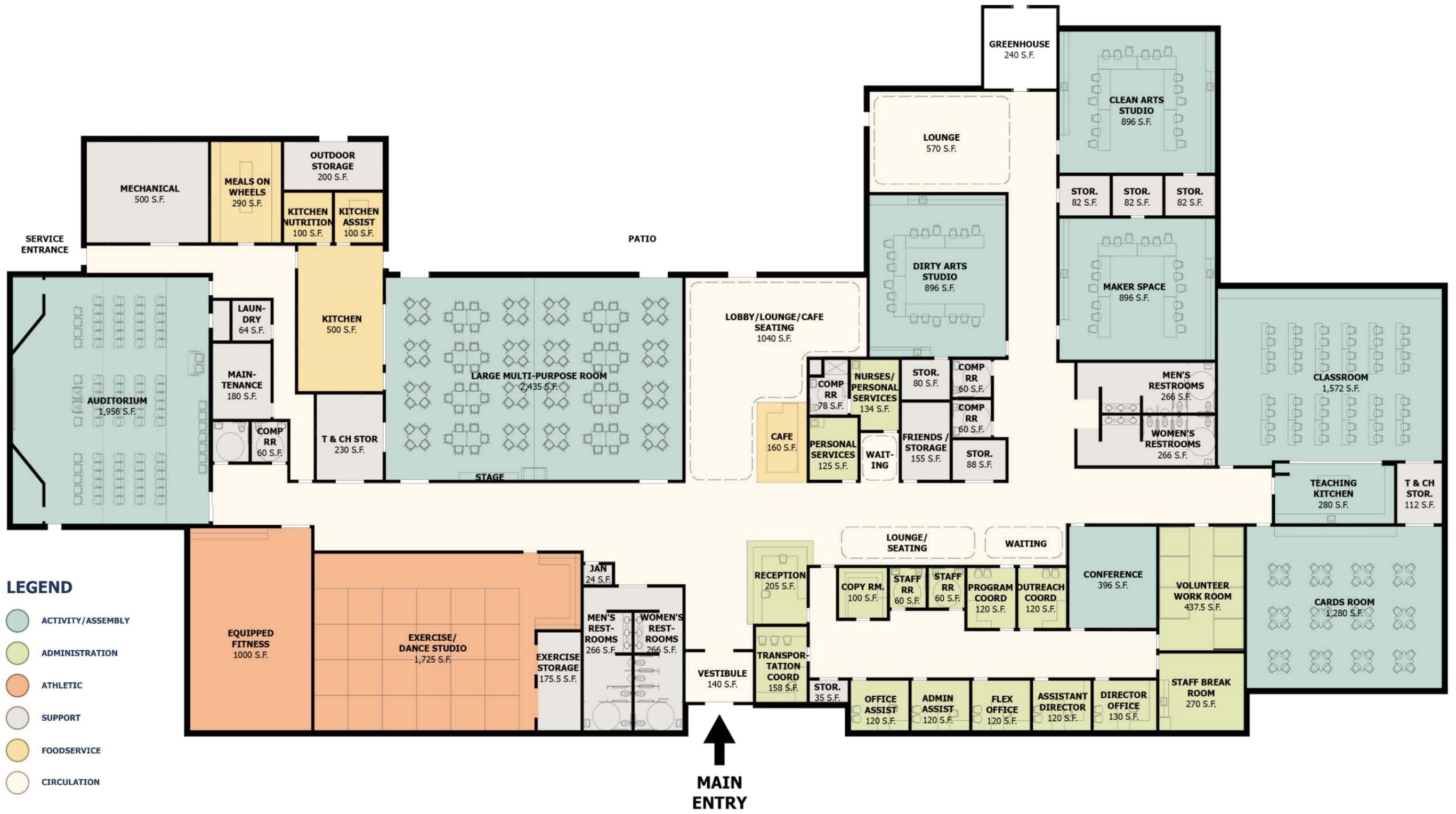
## detailed space needs spreadsheet

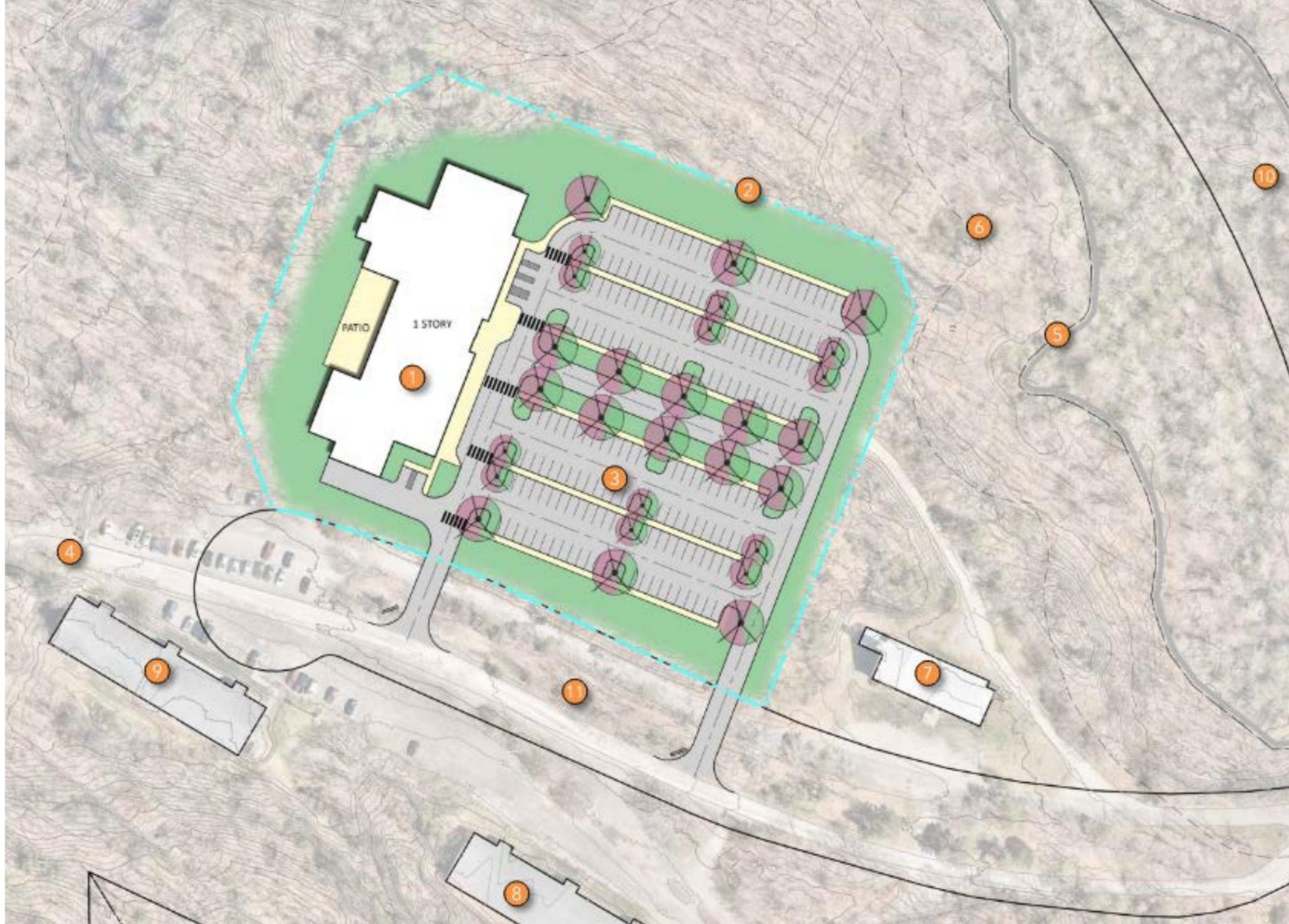
Room/Space Name	Study Sq. Ft.	Study Size
Vestibule	140	10' x 14'
Lobby-Main Lounge	1,000	24' x 40'
Lounge	400	20' x 20'
Café/Kitchen	750	25' x 30'
Large Multi-Purpose Room	2,400	40' x 60'
Table and Chair Storage	340	17' x 20'
Teaching Kitchen	300	12' x 25'
Auditorium	1,950	49' x 40'
Classroom	1,462	34' x 43'
Clean Arts Room	960	32' x 28'
Dirty Arts Room	960	32' x 28'
Maker Space	960	32' x 28'
Cards Room	1,248	32' x 39'
Conference Room	396	18' x 22'
Equipped Fitness Room	1,000	25' x 40'
Exercise/Dance Studio with Storage	1,900	35' x 54'
Meals on Wheels Prep Room	261	14.5' x 18'
Director's Office	130	10' x 13'

Room/Space Name	Study Sq. Ft.	Study Size
Assistant Director's Office	120	10' x 12'
Administrative Assistant Office	110	10' x 12'
Outreach Coordinator's Office	120	10' x 12'
Program Coordinator's Office	120	10' x 12'
Office Assistant	110	10' x 12'
Transportation Coordinator's Office	150	10' x 15'
Volunteer Work Room	437	17.5' x 25'
Flex/Future Office	120	10' x 12'
Copy Room	100	10' x 10'
Staff Break Room	255	15' x 17'
Personal Services Room	120	10' x 12'
Nurses/Personal Services Room with Companion Restroom w/ a shower	188	10' x 11'
Reception	165	11' x 15'
Friends' Room and Storage	140	10' x 14'
Kitchen/Nutrition Coordinator	100	10' x 10'
Kitchen Assistant	100	10' x 10'

Room/Space Name	Study Sq. Ft.	Study Size
Greenhouse	240	15' x 16'
Maintenance Office/Storage	180	12' x 15'
Janitor's Closet	24	4' x 6'
Laundry Room	64	8' x 8'
General Storage	160	10' x 16'
Staff Restrooms	120	7.5' x 8'
Companion Restrooms	240	7.5' x 8'
Group Restrooms – Men A	266	10' x 28.34'
Group Restrooms – Men B	266	10' x 28.34'
Group Restrooms – Women A	266	10' x 28.34'
Group Restrooms – Women B	266	10' x 28.34'
Mechanical Room(s)	600	20' x 25'
Outdoor Storage	200	10' x 20'
Subtotal All Functions (Net)	21,904	
Efficiency Factor (28%)	6,133	
<b>Total proposed Gross Sq. Feet</b>	<b>28,037</b>	







EVALUATION CRITERIA	TARGET	PROVIDED
Adequate Building Area	1-Story	1-Story
Center Parking	185-200 spaces	204 spaces
Other Parking		51

### LEGEND:

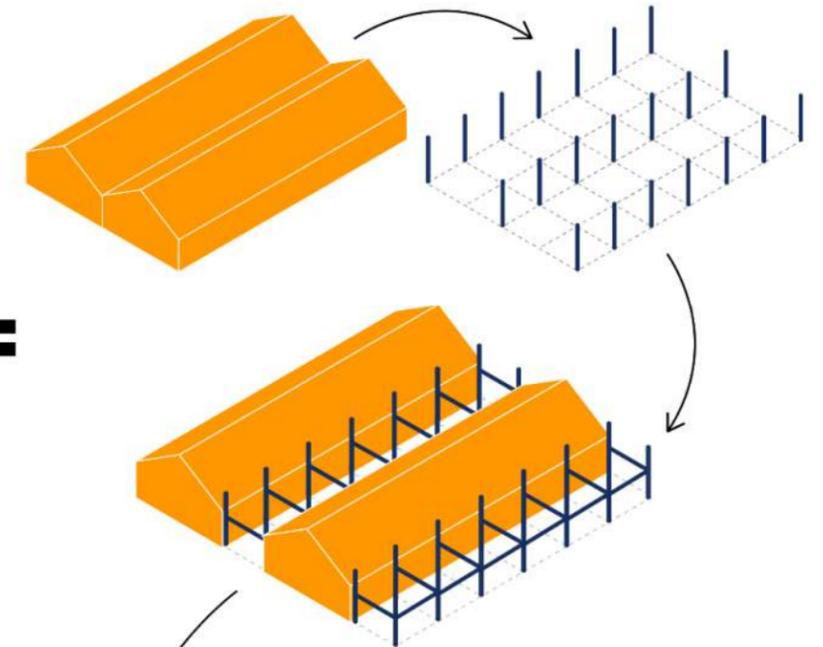
1. Proposed Center for Active Living
2. Limit of Development (+/-5.3 Acres)
3. Proposed Parking Lot
4. Bare Cove Park Gated Entrance
5. Approximate Wetland Boundary
6. 100' Wetland Buffer Zone Boundary
7. Existing Bare Cove Fire Museum (Building #112)
8. Bare Cove Fire Museum Archives (Existing Building #52)
9. Existing South Shore Model Railway Club (Building #51)
10. Owner: Hingham Housing Authority
11. Public Right of Way (Bare Cove Park Drive)



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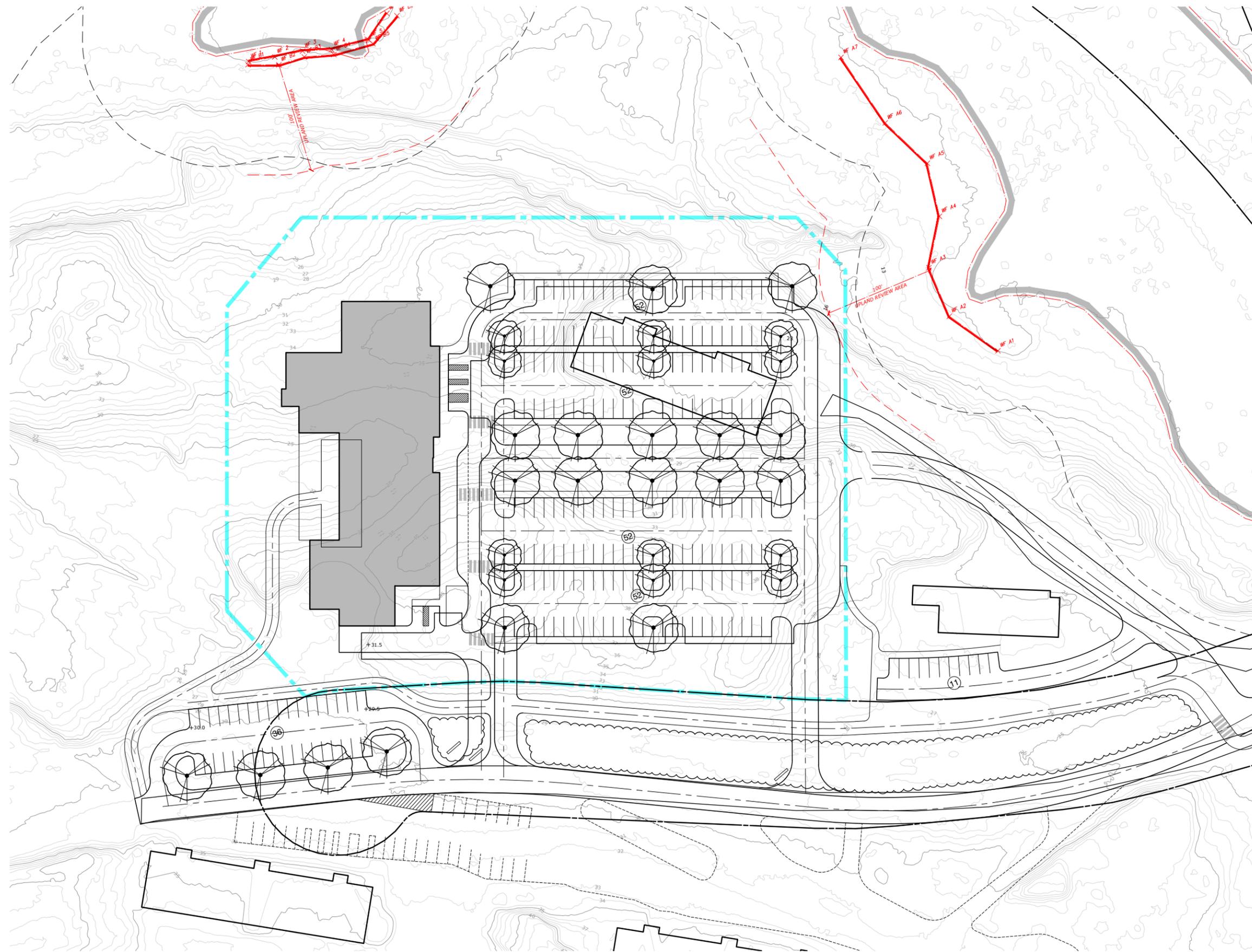
## estimated construction costs

Component	Est. Costs
Center for Active Living Building	\$19,300,000
Center for Active Living Related Sitework	\$6,000,000
Unsuitable/Hazardous Materials Disposal <sup>1</sup>	\$100,000
Non-Center Related Sitework (Park Upgrades)	\$2,000,000
<b>CONSTRUCTION COST - TOTAL <sup>2</sup></b>	<b>\$27,400,000</b>
Soft Costs (25% of Construction Costs)	\$6,800,000
<b>PROJECT COST - TOTAL <sup>3</sup></b>	<b>\$34,100,000</b>

1. This is an estimate based on initial environmental review and will need more investigation during design.

2. Includes escalation of 6% for start of summer 2026 construction and a design contingency of 12%.

3. Soft costs include design fees, OPM fees, moving fees, legal fees, FFE, etc.





**OPTION 1**

# PLAN NOTES

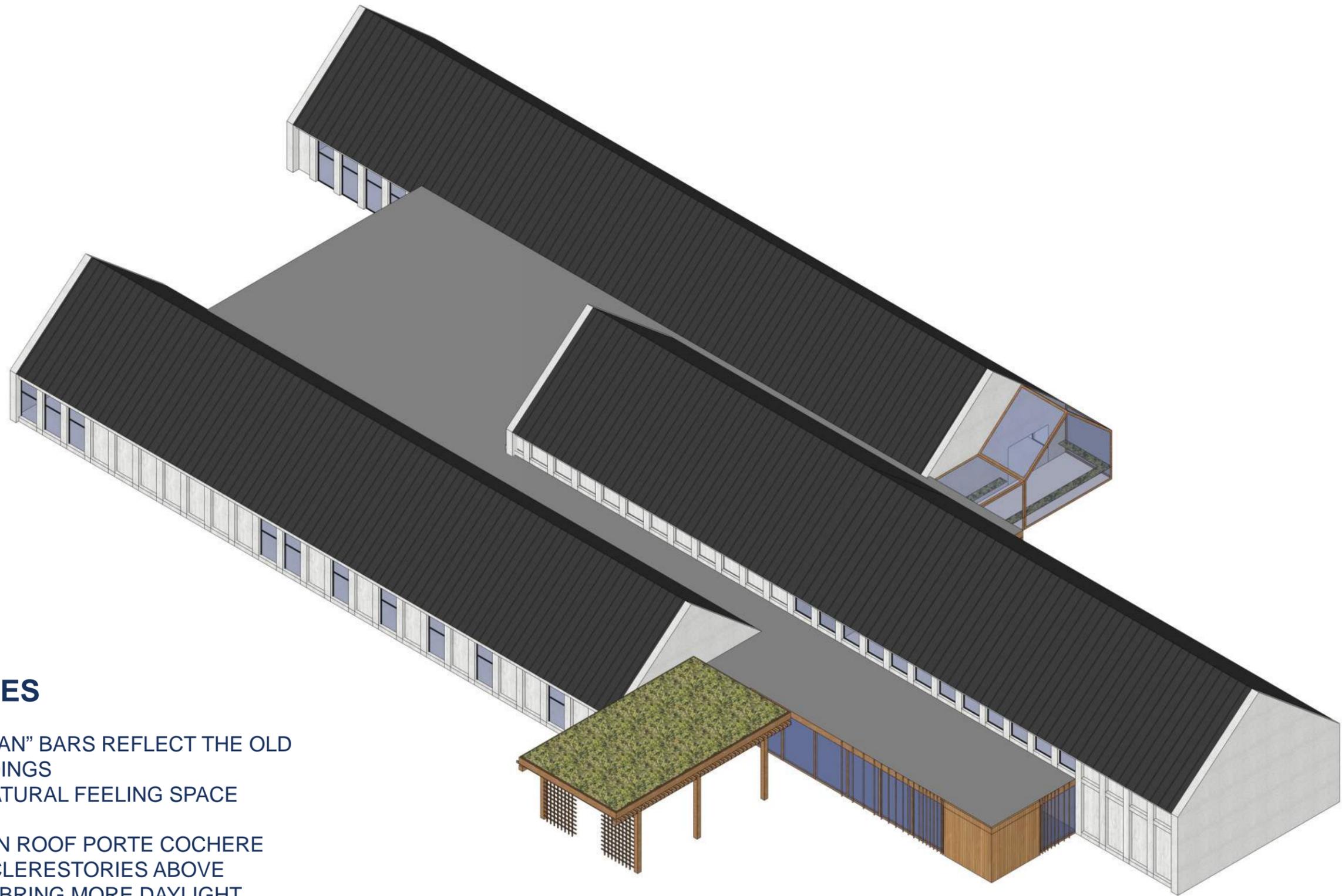
- FULL "RACETRACK" CIRCULATION DESIGN
- GREENHOUSE CONNECTED TO DIRTY ART ROOM
- AUDITORIUM AND CLASSROOM ARE INTERIOR SPACES
- CAFE/MAIN LOUNGE AT ONE END OF BUILDING, QUIET LOUNGE AT OTHER END
- CAFE HAS DIRECT CONNECTION TO THE FRONT EXTERIOR
- SERVICE ENTRY NOT IDEAL NEAR FRONT OF THE BUILDING





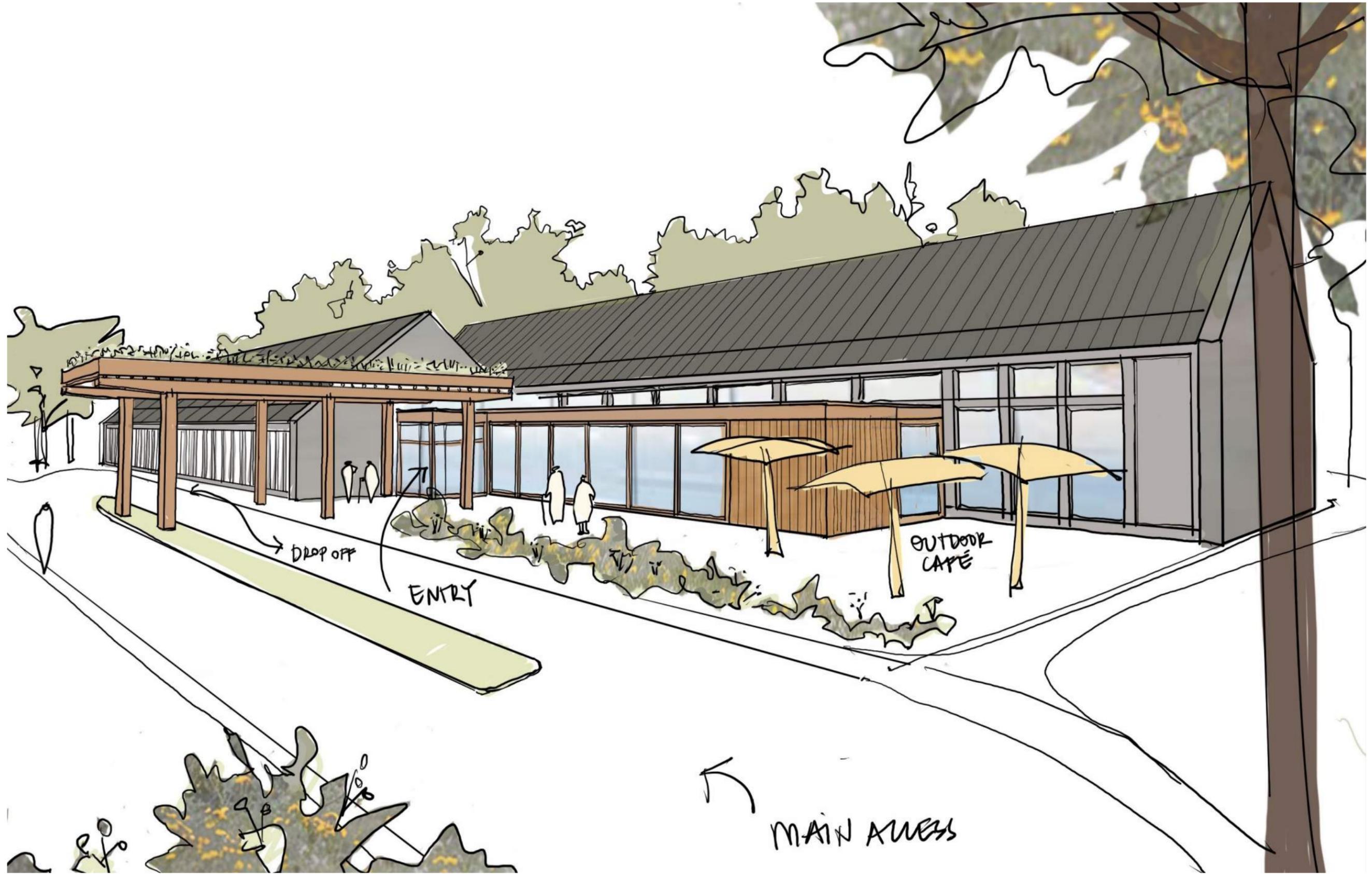
## SITE NOTES

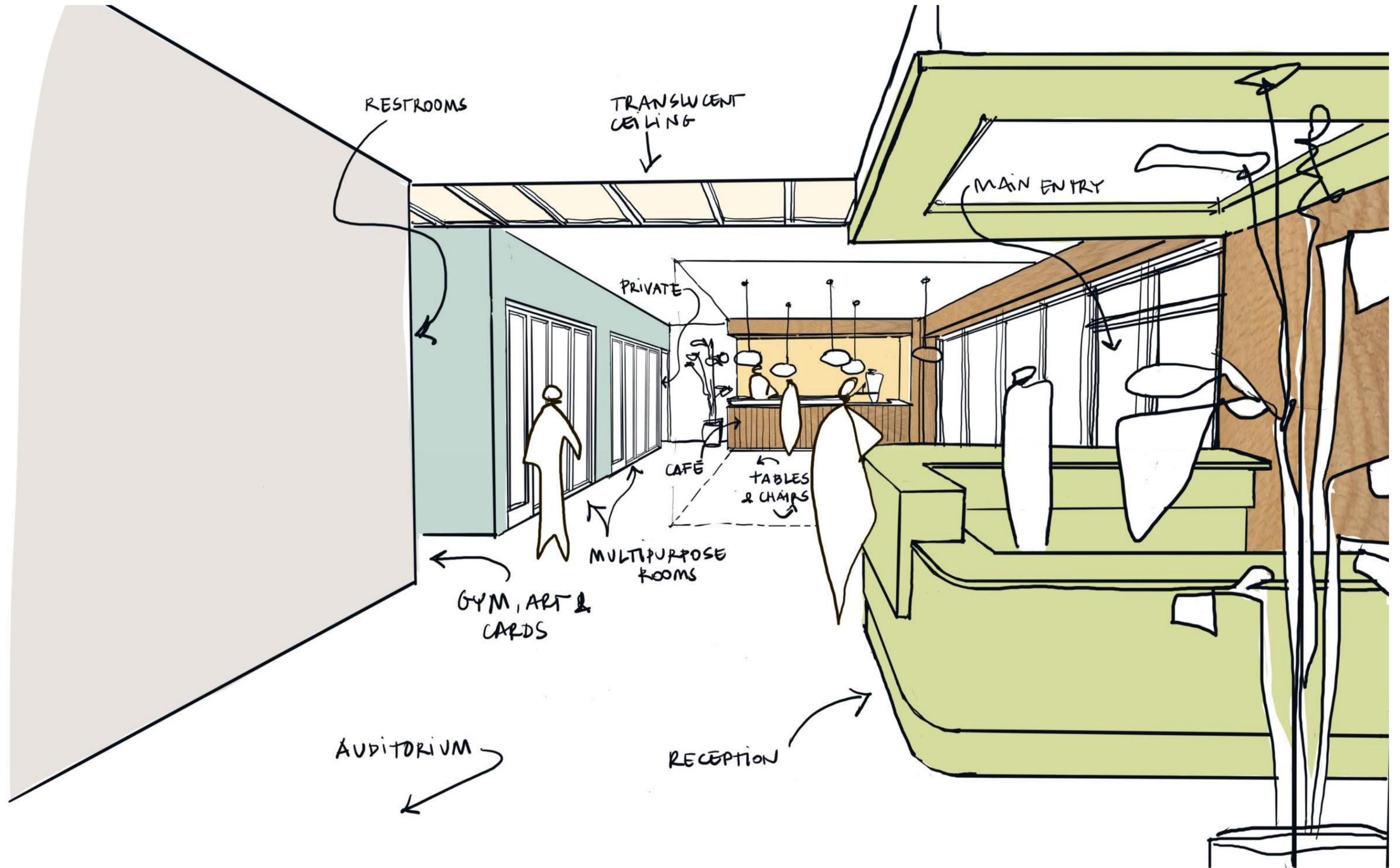
- APPROX. 175 PARKING SPACES
- ENTRY FURTHER FROM MORE PARKING SPACES
- MORE RECTILINEAR PARKING SETUP
- SERVICE ENTRY CLOSER TO FRONT OF BUILDING
- CAFE PATIO AT FRONT OF BUILDING
- TWO-TIERED PATIO TOWARDS THE BACK OF THE SITE



## MASSING NOTES

- THREE “UTILITARIAN” BARS REFLECT THE OLD MUNITIONS BUILDINGS
- LOWER, MORE NATURAL FEELING SPACE BETWEEN BARS
- SEPARATE, GREEN ROOF PORTE COCHERE
- POTENTIAL FOR CLERESTORIES ABOVE LOWER ROOF TO BRING MORE DAYLIGHT INTO MULTIPURPOSE ROOM

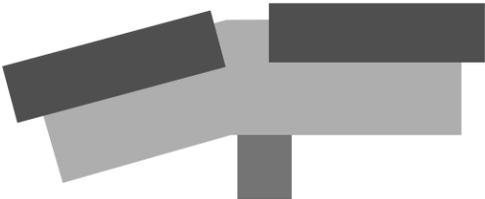




# OPTION 2

# PLAN NOTES

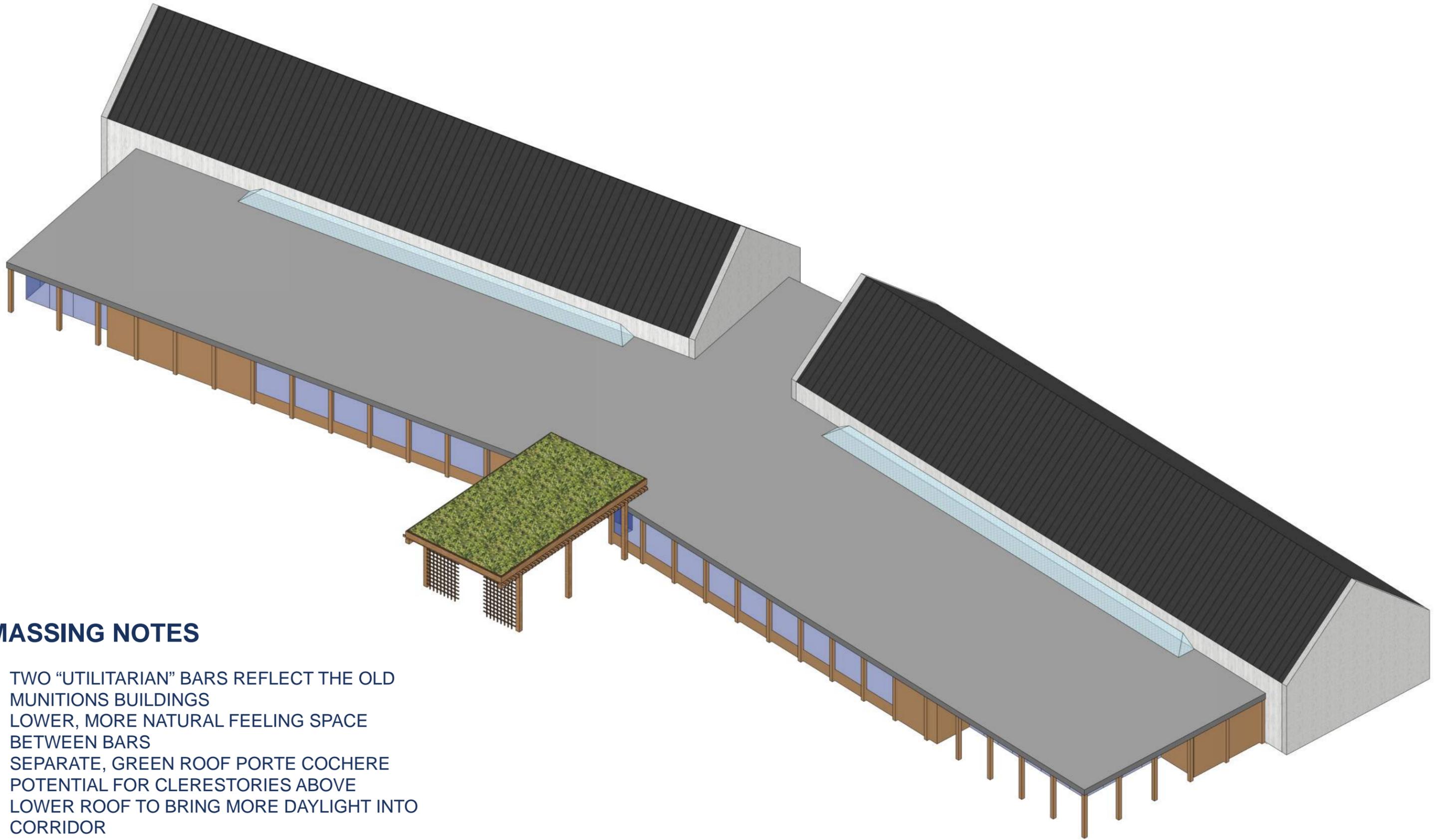
- TWO SIMPLE CORRIDORS WITH LOUNGES AT BOTH ENDS
- CAFE CONNECTED TO THE EXTERIOR AND IN THE "MAIN LOUNGE"
- BUILDING MORE ANGLED TO POTENTIALLY FIT SITE BETTER AND CREATE LARGER "MAIN LOUNGE"
- GREENHOUSE NOW CONNECTED TO THE DIRTY ART SPACE
- BUILDING MIRRORED FROM WHERE IT WAS SHOWN





## SITE NOTES

- APPROX. 180 PARKING SPACES
- ENTRY CLOSER MORE PARKING SPACES
- MORE "NATURAL" PARKING SETUP
- SERVICE ENTRY TOWARDS THE BACK OF THE BUILDING
- CAFE PATIO AT REAR OF BUILDING
- TWO-TIERED PATIO TOWARDS THE BACK OF THE SITE
- GREENHOUSE/GARDEN AREA RIGHT UP FRONT



## MASSING NOTES

- TWO “UTILITARIAN” BARS REFLECT THE OLD MUNITIONS BUILDINGS
- LOWER, MORE NATURAL FEELING SPACE BETWEEN BARS
- SEPARATE, GREEN ROOF PORTE COCHERE
- POTENTIAL FOR CLERESTORIES ABOVE LOWER ROOF TO BRING MORE DAYLIGHT INTO CORRIDOR





# EXTERIOR MATERIALS

BUILDING INSPIRATION



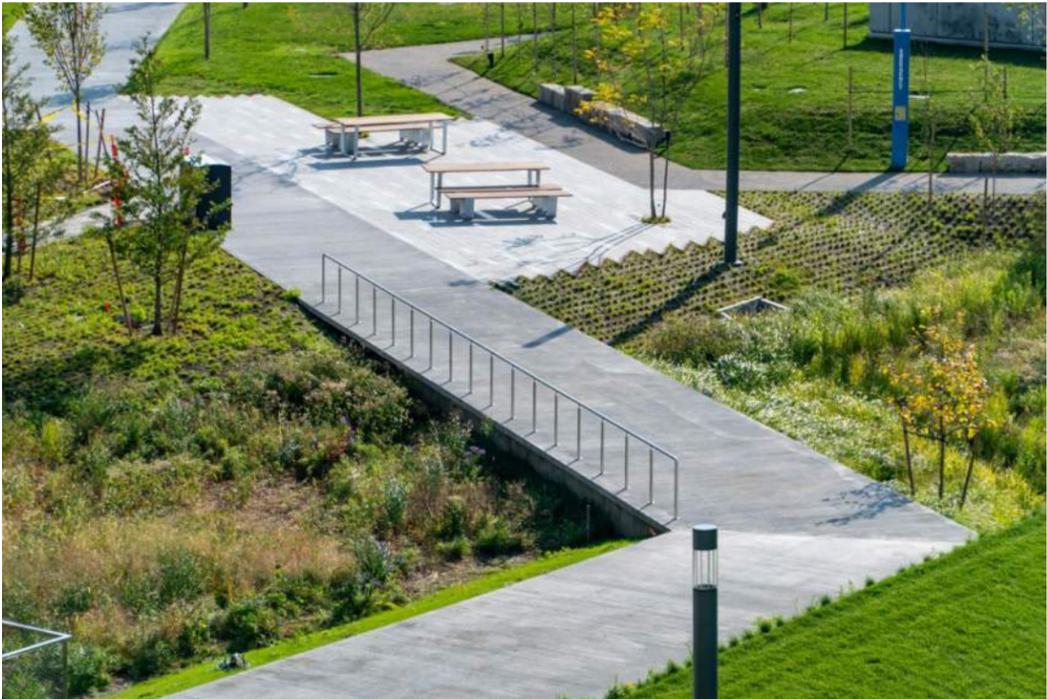
# EXTERIOR MATERIALS

GREENHOUSE & GARDEN PRECEDENT



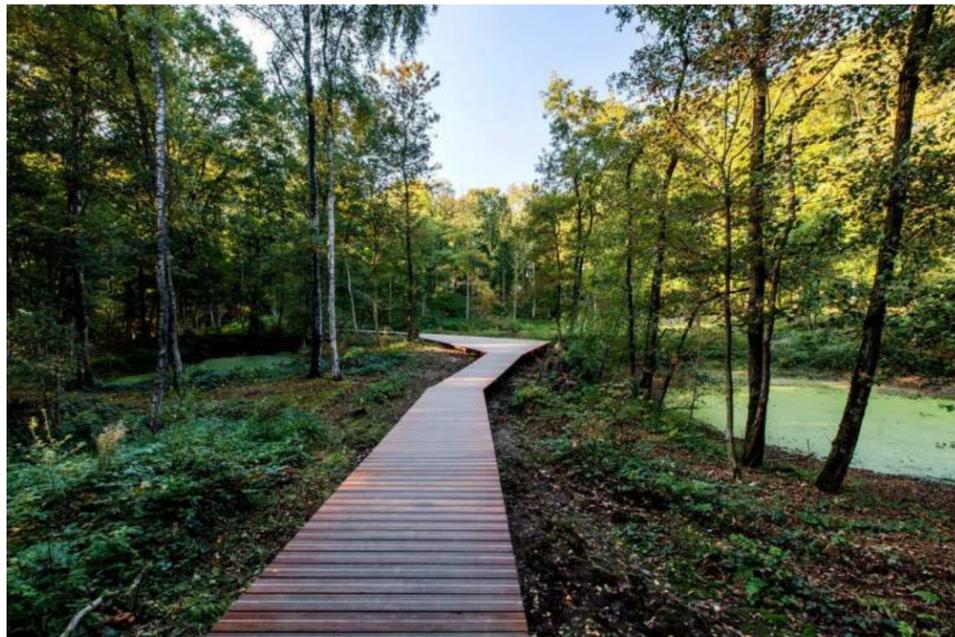
# EXTERIOR MATERIALS

LANDSCAPE PRECEDENT



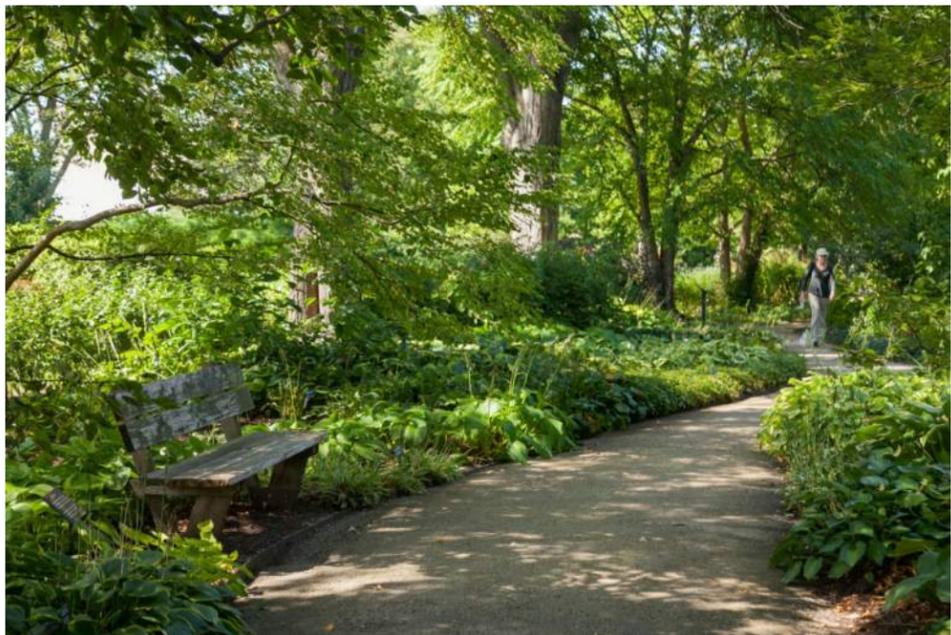
# EXTERIOR MATERIALS

PATIO PRECEDENT

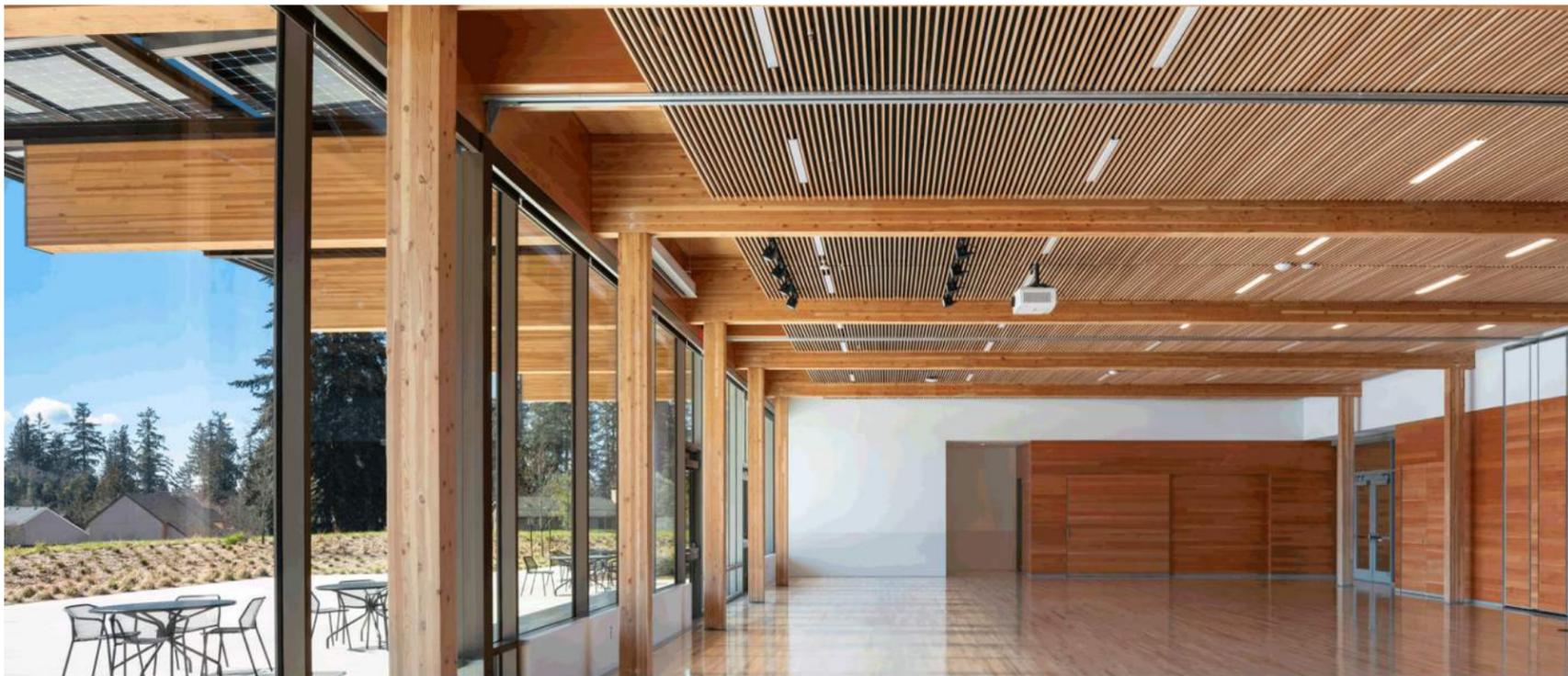
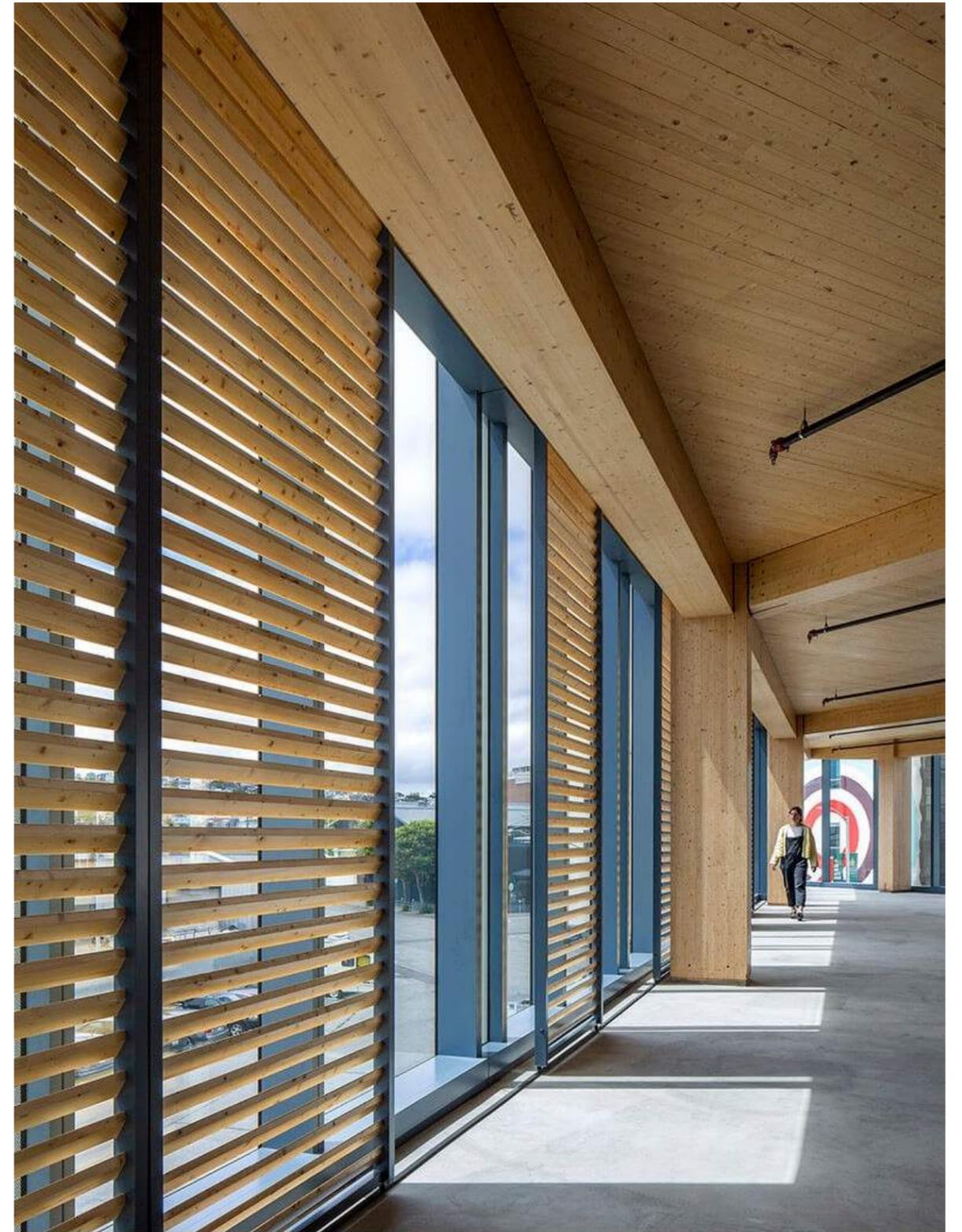


# EXTERIOR MATERIALS

TRAIL PRECEDENT



# INTERIOR MATERIALS



# INTERIOR MATERIALS

