

# Hingham Center for Active Living

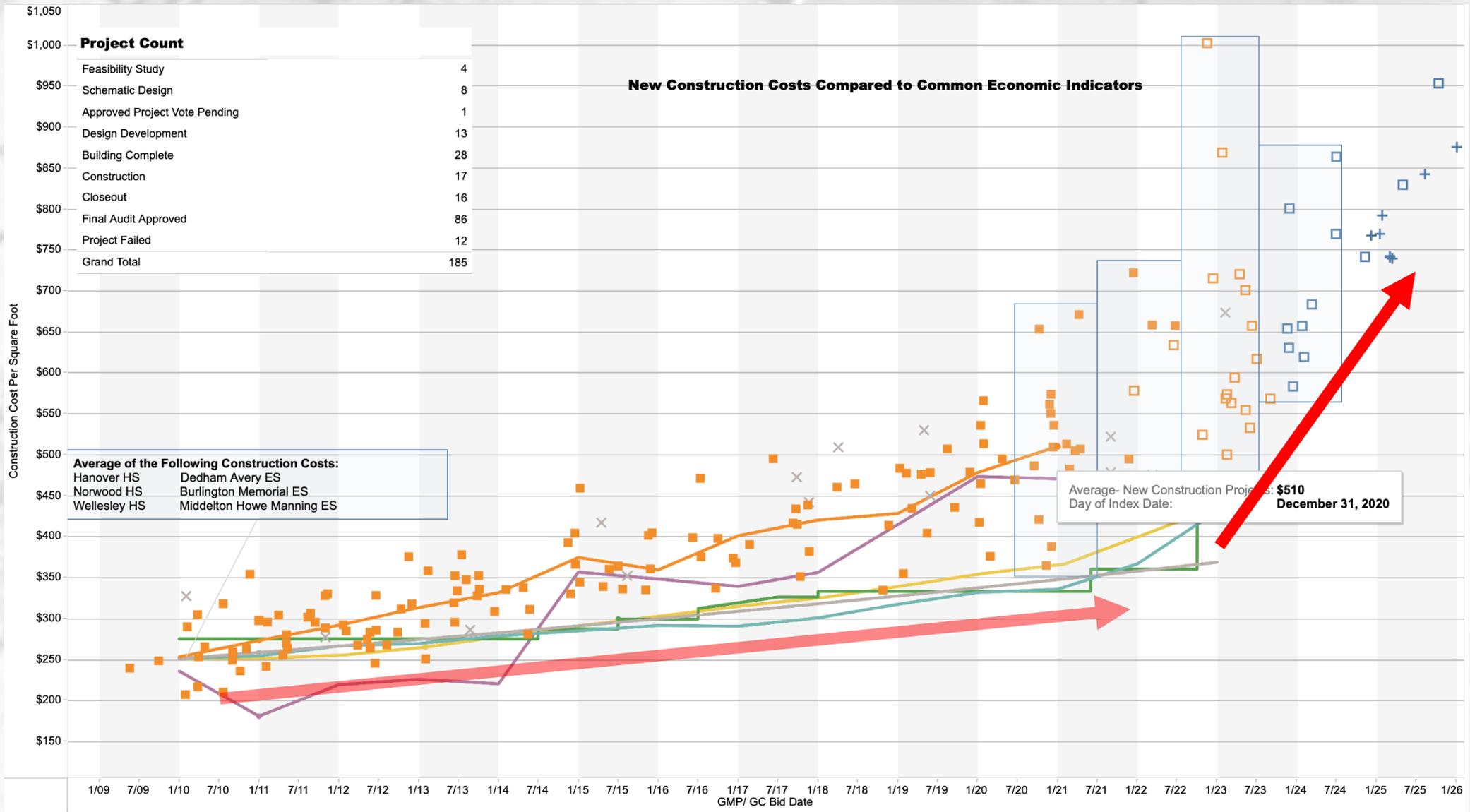


CENTER FOR ACTIVE LIVING  
*Connect + Discover + Grow*



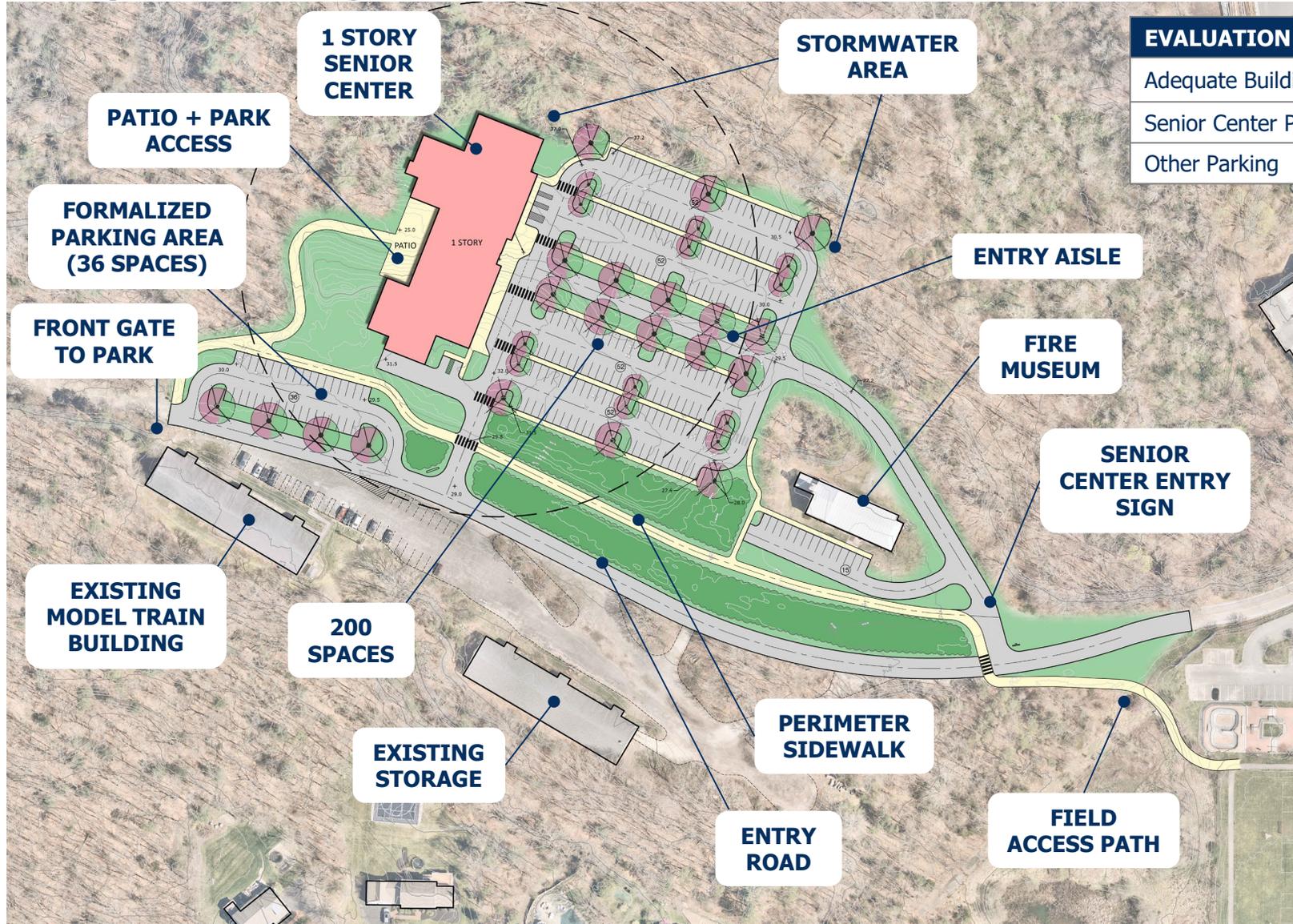
Meeting  
9/30/25





Source - MSBA

# conceptual site diagram



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

## UPDATES:

- Provide paved parking for fire museum
- Create a pedestrian-only walkway from the ball fields and sport courts to the Bare Cove Park entry gate

Building Size: 28,700 sf  
 Parking: 204 Spaces

# OVERALL SITE PLAN



- 1 MAIN BUILDING - HINGHAM CENTER FOR ACTIVE LIVING
- 2 COVERED ENTRY CANOPY (POTENTIAL GREEN ROOF)
- 3 PATIO
- 4 GREENHOUSE & GARDEN
- 5 LAWN
- 6 DROP-OFF AREA
- 7 WOOD OVERLOOK DECKS
- 8 PATIO ACCESS RAMP
- 9 STONE WALL
- 10 ENTRANCE SIGN
- 11 MAIN PARKING (158 SPACES INCLUDING 12 HANDICAPPED SPACES)
- 12 3 BUS PARKING SPACES
- 13 TRASH ENCLOSURE
- 14 GENERATOR & TRANSFORMER
- 15 CHILLER
- 16 SERVICE AREA
- 17 PEDESTRIAN WALKWAY
- 18 NATURAL GREENWAY CORRIDOR CONNECTED TO PARK
- 19 BOARDWALK AND BENCH OVER GREENWAY
- 20 RAIN GARDEN
- 21 WALKING FITNESS LOOP
- 22 BUTTERFLY GARDEN WALKING PATH
- 23 5.4 ACRE PROJECT SITE
- 24 300 FOOT RADIUS FROM FRONT ENTRANCE OF MAIN BUILDING
- 25 WETLAND BOUNDARY
- 26 WETLAND BUFFER ZONE BOUNDARY
- 27 EXISTING BUILDING TO BE DEMOLISHED
- 28 EXISTING FIRE MUSEUM
- 29 EXISTING PARKING FOR BARE COVE PARK



**Building Size: 25,950 sf**  
**Reduced by 9.6%**  
**Parking spaces: 170**  
**Reduced by 16.7%**

# Cost Estimate Results - Town Meeting 2025

## HINGHAM CENTER FOR ACTIVE LIVING

estimated construction costs - Town Meeting 2025

Item	Est. Costs
Center for Active Living Building	\$19,300,000.00
Center for Active Living Related Sitework	\$6,000,000.00
Unsuitable/Hazardous Materials Disposal <sup>1</sup>	\$100,000.00
Non-Center Related Sitework (Site Upgrades)	\$2,000,000.00
<b>Construction Cost - Total <sup>2</sup></b>	<b>\$27,400,000.00</b>
Soft Costs (25% of Construction Costs)	\$6,800,000.00
<b>PROJECT COST - TOTAL <sup>3</sup></b>	<b>\$34,100,000.00</b>

# Cost Estimate Results - September 2025

## HINGHAM CENTER FOR ACTIVE LIVING

estimated construction costs - Town Meeting 2025

Item	Reconciliation Cost
Center for Active Living Building	\$19,321,670.00
Center for Active Living Related Sitework	\$7,134,766.00
Unsuitable/Hazardous Materials Disposal	included in Estimate
Non-Center Related Sitework (Site Upgrades)	\$956,500.00
<b>Construction Cost - Total</b>	<b>\$27,412,936.00</b>
Soft Costs	\$3,296,821.80
<b>PROJECT COST - TOTAL</b>	<b>\$30,609,757.80</b>

## Appropriation Past and Needed

ATM 2025	\$ 2,500,000.00
Committed Funds 2025	<u>\$ 1,745,300.00</u>
Balance	\$ 754,700.00
Project Cost	<u>\$30,609,757.80</u>
Appropriation 2026 ATM	<b>\$29,955,057.80</b>
<b>TOTAL Project Cost</b>	<b>\$31,700,357.80</b>

# How do we get to the current budget?

- **This project will be estimated at 3 major milestones**
  - **Schematic Design**
  - **Design Development**
  - **50% Construction Documents**



**We Are Here**

**Estimates at SD, DD, and 50% CD are targeting the middle bid of 5 bidders.**



September 22, 2025

Dan Pallotta  
**P-Three Inc**  
 150 Longwater Drive  
 Suite 203  
 Norwell, MA 02061

**HINGHAM CENTER FOR ACTIVE LIVING - New Facility,  
 Hingham, MA**

Dear Dan:

Please find enclosed our Construction Cost Model for the above referenced project based on schematic design information prepared by EDM Studio and their design team, dated August 29, 2025.

The financial summary of this cost model is outlined below, however we recommend you review the Executive Summary to fully understand the basis of this report and the included and excluded financial impacts contained therein.

	Const. Start	Gross Floor Area	\$/sf	Estimated Cost
Building Work	Jun-25	26,032	\$877.16	\$22,834,118
Site Work	Jun-25			\$6,228,876
<b>ESTIMATED CONTRACT AWARD</b>		<b>26,032</b>	<b>\$1,116.43</b>	<b>\$29,062,994</b>

**Alternates**

Alt 1: VRF system in lieu of hydronic heat pump	(\$138,292)
Alt 2: Radiant floor heat in specific locations	\$194,697
Alt 3: Cement board siding in lieu of wood	(\$208,863)
Alt 4: Asphalt shingle in lieu of metal roofing	(\$435,070)
Alt 5: Steel framed building in lieu of wood	(\$578,569)
Alt 6: Triple glazed windows in lieu of double glazed	\$94,189

Bidding conditions are expected to reflect competitive bidding to pre-qualified general contractors, open bidding to prequalified sub-contractors, open specifications for materials and manufactures.

This estimate includes all direct construction costs, general contractor's overhead and profit and design contingency. Cost escalation impacts have been included in this report.

**Fennessy Consulting Services**  
 27 Glen Street, Suite 8, Stoughton, MA 02072, T: 781.344.4464 F: 781.344.4452  
 www.fennessyconsulting.com

**Estimated Construction Cost \$ 29,062,994**

**HINGHAM CENTER FOR ACTIVE LIVING**

**CONCEPT ESTIMATES**



PROJ. NO: 29-097  
 REVISION: R1  
 EST DATE: 9/23/2025

GROSS SF: 26,050

DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
DIVISION 2 - DEMOLITION	26,050	SF	\$ 3.64	\$ 94,696.00
DIVISION 3 - BUILDING CONCRETE	26,050	SF	\$ 28.98	\$ 754,947.65
DIVISION 4 - MASONRY	26,050	SF	\$ 4.23	\$ 110,246.68
DIVISION 5 - STEEL	26,050	SF	\$ 13.31	\$ 346,725.00
DIVISION 6 - CARPENTRY	26,050	SF	\$ 91.22	\$ 2,376,187.52
DIVISION 7 - THERMAL MOISTURE PROTECTION	26,050	SF	\$ 81.87	\$ 2,132,650.41
DIVISION 8 - DOORS AND HARDWARE	26,050	SF	\$ 38.57	\$ 1,004,656.30
DIVISION 9 - FINISHES	26,050	SF	\$ 52.39	\$ 1,364,827.77
DIVISION 10 - SPECIALTIES	26,050	SF	\$ 10.69	\$ 278,597.00
DIVISION 11 - EQUIPMENT	26,050	SF	\$ 30.99	\$ 807,409.00
DIVISION 12 - FURNISHINGS	26,050	SF	\$ 2.49	\$ 64,814.00
DIVISION 12 - CASEWORK AND MILLWORK	26,050	SF	\$ 11.93	\$ 310,840.00
DIVISION 13 - SPECIAL CONSTRUCTION	26,050	SF	\$ -	\$ -
DIVISION 14 - CONVEYING	26,050	SF	\$ -	\$ -
DIVISION 21 - SPRINKLER	26,050	SF	\$ 8.50	\$ 221,425.00
DIVISION 22 - PLUMBING	26,050	SF	\$ 25.11	\$ 654,100.00
DIVISION 23 - HVAC	26,050	SF	\$ 117.04	\$ 3,049,020.31
DIVISION 26 - ELECTRICAL	26,050	SF	\$ 122.54	\$ 3,192,073.49
DIVISION 31 - EARTHWORK	26,050	SF	\$ 63.47	\$ 1,653,431.16
DIVISION 32 - SITE IMPROVEMENTS	26,050	SF	\$ 87.71	\$ 2,284,872.75
DIVISION 33 - UTILITIES	26,050	SF	\$ 61.74	\$ 1,608,229.93
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 856.42</b>	<b>\$ 22,309,750</b>
<b>GENERAL CONDITIONS -- (16 MOS)</b>	<b>16</b>	<b>MO</b>		<b>\$ 2,480,000</b>
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 951.62</b>	<b>\$ 24,789,750</b>
<b>DESIGN / ESTIMATE CONTINGENCY -- 8%</b>	<b>8%</b>			<b>\$ 1,983,180</b>
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 1,027.75</b>	<b>\$ 26,772,930</b>
<b>CONTRACTOR'S FEE -- 4%</b>	<b>4%</b>			<b>\$ 1,070,917</b>
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 1,068.86</b>	<b>\$ 27,843,847</b>
<b>BOND AND INSURANCE -- 2.5%</b>	<b>2.5%</b>			<b>\$ 696,096</b>
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 1,095.58</b>	<b>\$ 28,539,943</b>
<b>ESCALATION -- 3% -- ASSUME SUMMER 2026 START</b>	<b>3%</b>			<b>\$ 856,198</b>
<b>CONSTRUCTION GRAND TOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 1,128.45</b>	<b>\$ 29,396,142</b>

**Estimated Construction Cost \$ 29,396,142**

On Wednesday, September 24 and Friday, September 26, 2025 Teams from P3, EDM, PCM, Fennessy came together and worked to reconcile the two options

HINGHAM CENTER FOR ACTIVE LIVING			CONCEPT ESTIMATES	
			PROJ. NO:	29-097
			REVISION:	R2
			EST DATE:	9/26/2025
			GROSS SF:	26,050
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
DIVISION 2 - DEMOLITION	26,050	SF	\$ 3.64	\$ 94,696.00
DIVISION 3 - BUILDING CONCRETE	26,050	SF	\$ 27.98	\$ 728,897.65
DIVISION 4 - MASONRY	26,050	SF	\$ 4.23	\$ 110,246.68
DIVISION 5 - STEEL	26,050	SF	\$ 13.31	\$ 346,725.00
DIVISION 6 - CARPENTRY	26,050	SF	\$ 74.13	\$ 1,931,161.56
DIVISION 7 - THERMAL MOISTURE PROTECTION	26,050	SF	\$ 81.02	\$ 2,110,525.41
DIVISION 8 - DOORS AND HARDWARE	26,050	SF	\$ 35.41	\$ 922,306.30
DIVISION 9 - FINISHES	26,050	SF	\$ 59.80	\$ 1,557,790.77
DIVISION 10 - SPECIALTIES	26,050	SF	\$ 12.01	\$ 312,865.00
DIVISION 11 - EQUIPMENT	26,050	SF	\$ 30.99	\$ 807,409.00
DIVISION 12 - FURNISHINGS	26,050	SF	\$ 2.49	\$ 64,814.00
DIVISION 12 - CASEWORK AND MILLWORK	26,050	SF	\$ 11.93	\$ 310,840.00
DIVISION 13 - SPECIAL CONSTRUCTION	26,050	SF	\$ 1.34	\$ 35,000.00
DIVISION 14 - CONVEYING	26,050	SF	\$ -	\$ -
DIVISION 21 - SPRINKLER	26,050	SF	\$ 12.32	\$ 320,832.50
DIVISION 22 - PLUMBING	26,050	SF	\$ 24.34	\$ 634,100.00
DIVISION 23 - HVAC	26,050	SF	\$ 117.04	\$ 3,049,020.31
DIVISION 26 - ELECTRICAL	26,050	SF	\$ 121.54	\$ 3,166,023.49
DIVISION 31 - EARTHWORK	26,050	SF	\$ 66.62	\$ 1,735,464.49
DIVISION 32 - SITE IMPROVEMENTS	26,050	SF	\$ 91.12	\$ 2,373,625.03
DIVISION 33 - UTILITIES	26,050	SF	\$ 61.62	\$ 1,605,279.93
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 852.88</b>	<b>\$ 22,217,623</b>
GENERAL CONDITIONS -- (16 MOS)	16	MO		\$ 2,480,000
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 948.09</b>	<b>\$ 24,697,623</b>
DESIGN / ESTIMATE CONTINGENCY -- 8%	8%			\$ 1,975,810
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 1,023.93</b>	<b>\$ 26,673,433</b>
CONTRACTOR'S FEE -- 4%	3.5%			\$ 933,570
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 1,059.77</b>	<b>\$ 27,607,003</b>
BOND AND INSURANCE -- 2.5%	2.5%			\$ 690,175
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 1,086.26</b>	<b>\$ 28,297,178</b>
ESCALATION -- 1.5% -- ASSUME SUMMER 2026 START	1.5%			\$ 424,458
<b>CONSTRUCTION GRAND TOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 1,102.56</b>	<b>\$ 28,721,636</b>

**Estimated Construction Cost \$ 28,721,636**

# Value Engineering and Efficiencies

- Objective
  - To reduce costs without impacting long term programming of the HCAL

### Site Changes

- Building location shifted to place the new building over the top of the existing building.
- Added more green space within property limits.
- Parking reduction from 180 to 160.
- Overall Building SF reduction of about 10%.

### Space Removals

- Makers Space: This space was removed and combined with the Dirty Art Room.
- Office Assistant Office: This space was combined with Reception.
- Kitchen Assistant Office: This space was combined with the Kitchen Coordinator's Office.
- Staff Restroom: One staff restroom was removed from the Admin Suite.
- Outdoor Storage: A simple shed could be purchased
- Administrative: Removed 2 offices.

### Space Reduction

- Auditorium: Reduced from approx. 100 people to 80 people. Saved about 500SF. Reduction of 25%.
- Classroom: Reduced from 48 people to 30 people. Saved about 450SF. Reduction of 30%.
- Exercise Studio: Reduced from 24 people to 20 people. Saved about 250SF. Reduction of 13%.
- Volunteer Space: Workstation were reduced from cubicles to counter. Saved about 200SF. Reduction of 45%.
- Break Room: Combined the break room with the copy/staff space to create a Project Room for staff use.
- Conference Room: Reduced from 16 people to 12 people. Saved about 110SF. Reduction of 25%.

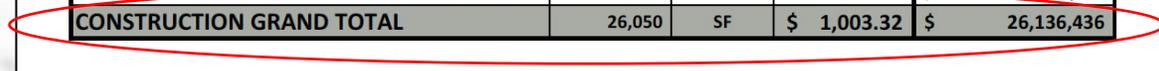
### Other Space Changes

- Added Small MP Room for social day activities and other small staff/gathering activities.
- Added the Library. Approx. 400SF.
- Added a folding partition between MP Room and Café to allow for larger gatherings.

# Value Engineered Budget

HINGHAM CENTER FOR ACTIVE LIVING			CONCEPT VE ESTIMATE	
 <b>PCM COMPANY</b> Accuracy You Can Build On	PROJ. NO:	29-097		
	REVISION:	R3		
	EST DATE:	9/29/2025		
GROSS SF:				26,050
DESCRIPTION	QUANTITY	UNIT	UNIT COST	TOTAL COST
DIVISION 2 - DEMOLITION	26,050	SF	\$ 3.64	\$ 94,696.00
DIVISION 3 - BUILDING CONCRETE	26,050	SF	\$ 27.98	\$ 728,897.65
DIVISION 4 - MASONRY	26,050	SF	\$ 4.23	\$ 110,246.68
DIVISION 5 - STEEL	26,050	SF	\$ 13.31	\$ 346,725.00
DIVISION 6 - CARPENTRY	26,050	SF	\$ 74.13	\$ 1,931,161.56
DIVISION 7 - THERMAL MOISTURE PROTECTION	26,050	SF	\$ 67.55	\$ 1,759,675.41
DIVISION 8 - DOORS AND HARDWARE	26,050	SF	\$ 35.41	\$ 922,306.30
DIVISION 9 - FINISHES	26,050	SF	\$ 56.44	\$ 1,470,190.77
DIVISION 10 - SPECIALTIES	26,050	SF	\$ 12.01	\$ 312,865.00
DIVISION 11 - EQUIPMENT	26,050	SF	\$ 24.35	\$ 634,410.00
DIVISION 12 - FURNISHINGS	26,050	SF	\$ 2.49	\$ 64,814.00
DIVISION 12 - CASEWORK AND MILLWORK	26,050	SF	\$ 11.93	\$ 310,840.00
DIVISION 13 - SPECIAL CONSTRUCTION	26,050	SF	\$ 1.34	\$ 35,000.00
DIVISION 14 - CONVEYING	26,050	SF	\$ -	\$ -
DIVISION 21 - SPRINKLER	26,050	SF	\$ 12.32	\$ 320,832.50
DIVISION 22 - PLUMBING	26,050	SF	\$ 24.34	\$ 634,100.00
DIVISION 23 - HVAC	26,050	SF	\$ 86.42	\$ 2,251,114.70
DIVISION 26 - ELECTRICAL	26,050	SF	\$ 116.38	\$ 3,031,623.49
DIVISION 31 - EARTHWORK	26,050	SF	\$ 54.13	\$ 1,409,964.49
DIVISION 32 - SITE IMPROVEMENTS	26,050	SF	\$ 78.55	\$ 2,046,134.15
DIVISION 33 - UTILITIES	26,050	SF	\$ 60.62	\$ 1,579,022.15
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 767.55</b>	<b>\$ 19,994,620</b>
<b>GENERAL CONDITIONS -- (16 MOS)</b>	<b>16</b>	<b>MO</b>		<b>\$ 2,480,000</b>
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 862.75</b>	<b>\$ 22,474,620</b>
<b>DESIGN / ESTIMATE CONTINGENCY -- 8%</b>	<b>8%</b>			<b>\$ 1,797,970</b>
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 931.77</b>	<b>\$ 24,272,589</b>
<b>CONTRACTOR'S FEE -- 4%</b>	<b>3.5%</b>			<b>\$ 849,541</b>
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 964.38</b>	<b>\$ 25,122,130</b>
<b>BOND AND INSURANCE -- 2.5%</b>	<b>2.5%</b>			<b>\$ 628,053</b>
<b>CONSTRUCTION SUBTOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 988.49</b>	<b>\$ 25,750,183</b>
<b>ESCALATION -- 1.5% -- ASSUME SUMMER 2026 START</b>	<b>1.5%</b>			<b>\$ 386,253</b>
<b>CONSTRUCTION GRAND TOTAL</b>	<b>26,050</b>	<b>SF</b>	<b>\$ 1,003.32</b>	<b>\$ 26,136,436</b>

**Estimated Construction Cost \$ 26,456,436** →



# Current Budget

**Town of Hingham**  
**HCAL - Senior Center**  
**Project Budget Report**  
**September 30, 2025**

Description	Original Budget	Adjustments	Actual Budget	Committed Funds
<b>P3, Project Planning Professionals</b>				
Schematic Design			\$0.00	\$0.00
Design Development			\$0.00	\$0.00
Construction Documents			\$0.00	\$0.00
estimates			\$0.00	\$0.00
Contract Admin / Proj Management	\$290,000.00		\$290,000.00	\$290,000.00
Onsite Field Manager	\$200,000.00		\$200,000.00	\$200,000.00
Completion phase	\$50,000.00		\$50,000.00	\$50,000.00
<b>Subtotal</b>	<b>\$540,000.00</b>	<b>\$0.00</b>	<b>\$540,000.00</b>	<b>\$540,000.00</b>
<b>EDM Studio</b>				
Program Design			\$0.00	\$0.00
Schematic and Design Development			\$0.00	\$0.00
Construction Documents			\$0.00	\$0.00
Permitting and Approvals			\$0.00	\$0.00
Bidding			\$0.00	\$0.00
Construction Admin & Closeout	\$400,000.00		\$400,000.00	\$0.00
Traffic Light	\$50,000.00		\$50,000.00	\$0.00
Reimbursables	\$0.00		\$0.00	\$0.00
<b>Subtotal</b>	<b>\$450,000.00</b>	<b>\$0.00</b>	<b>\$450,000.00</b>	<b>\$0.00</b>
<b>Contractor</b>				
Schematic Estimate	\$26,136,436.00		\$26,136,436.00	
<b>Subtotal</b>	<b>\$26,136,436.00</b>	<b>\$0.00</b>	<b>\$26,136,436.00</b>	<b>\$0.00</b>
<b>Furniture, Fixtures, Equipment (FF&amp;E) &amp; Other</b>				
F F E	\$450,000.00		\$450,000.00	-
Other - Miscellaneous	\$125,000.00		\$125,000.00	-
Utility Mitigation	\$50,000.00		\$50,000.00	-
IT/Telephony	\$250,000.00		\$250,000.00	-
Testing and Commissioning (Cx)	\$125,000.00		\$125,000.00	-
Geotechnical	\$0.00		\$0.00	-
Survey	\$0.00		\$0.00	-
<b>CONTINGENCY</b>	<b>\$1,306,821.80</b>		<b>\$1,306,821.80</b>	
Know PCO exposure				
<b>Subtotal</b>	<b>\$2,306,821.80</b>	<b>\$0.00</b>	<b>\$2,306,821.80</b>	<b>\$0.00</b>
<b>Project Totals</b>	<b>\$29,433,257.80</b>	<b>\$0.00</b>	<b>\$29,433,257.80</b>	<b>\$540,000.00</b>

The background of the slide is a grayscale image of architectural blueprints. The blueprints are spread out, showing various lines, grids, and technical drawings. A pencil is visible in the lower right quadrant, resting on the blueprints. The overall tone is professional and technical.

# QUESTIONS?