



Repurposing of Courthouse to Litchfield Town Hall

17 October 2018

CambridgeSeven

Prepared by

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Ames Hotel
Boston, Massachusetts



CambridgeSeven



Arcus Depot
Kalamazoo, Michigan

CambridgeSeven



Liberty Hotel
Boston, Massachusetts

CambridgeSeven



ROOM AREA SUMMARY - BASEMENT

ROOM NAME	NET AREA
BASEMENT	
CORR.	137 SF
ELEV.	52 SF
EXISTING BASEMENT/STORAGE	3027 SF
LOBBY	158 SF
MECHANICAL ROOM	400 SF
PROBATE	1630 SF
REGISTRAR	267 SF
RESTROOM	44 SF
RESTROOM	44 SF
STAIR 2	160 SF
VESTIBULE	98 SF
TOTAL	6017 SF

TOTAL AREA:

BUILDING NET AREA:

BASEMENT: 6,017 SF
 LEVEL 1: 5,279 SF
 LEVEL 2: 5,364 SF
TOTAL: 16,660 SF

BUILDING GROSS AREA:

FINISHED BASEMENT: 2,743 GSF
 EXISTING BASEMENT/STORAGE: 3,427 GSF
 LEVEL 1: 6,027 GSF
 LEVEL 2: 6,155 GSF
TOTAL: 18,352 GSF

New Entry Floor / Basement



LEGEND

- = EXISTING WALL / STRUCTURE TO REMAIN
- = NEW WALL / STRUCTURE
- = WINDOW / GLAZING
- = FIRE RATED PARTITION
- = REMOVED / DEMOLISHED STRUCTURE

ROOM AREA SUMMARY - LEVEL 1	
ROOM NAME	NET AREA
LEVEL 1	
ASSESSOR	307 SF
CORR.	712 SF
ELEV.	52 SF
FINANCE	508 SF
LOBBY	259 SF
POLICE	477 SF
RESTROOM	96 SF
RESTROOM	96 SF
SOCIAL SERVICES	193 SF
STAFF ROOM	235 SF
STAIR 1	215 SF
STAIR 2	162 SF
TAX	307 SF
TOWN CLERK	329 SF
VAULT	111 SF
VAULT	111 SF
VAULT	922 SF
VESTIBULE	50 SF
VESTIBULE	139 SF
	5279 SF

TOTAL AREA:

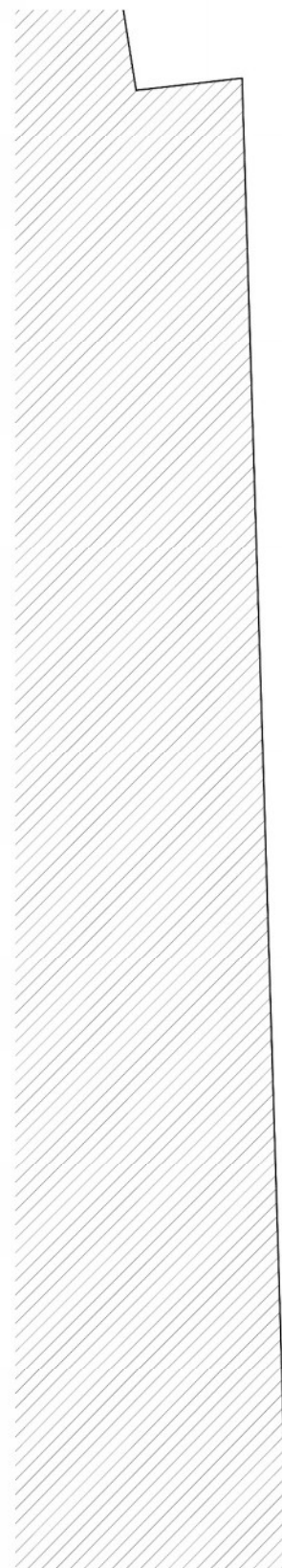
BUILDING NET AREA:

BASEMENT: 6,062 SF
 LEVEL 1: 5,279 SF
 LEVEL 2: 5,364 SF
 TOTAL: 16,705 SF

BUILDING GROSS AREA:

FINISHED BASEMENT: 2,743 GSF
 EXISTING BASEMENT/STORAGE: 3,427 GSF
 LEVEL 1: 6,027 GSF
 LEVEL 2: 6,155 GSF
 TOTAL: 18,352 GSF

First Floor



LEGEND

- = EXISTING WALL / STRUCTURE TO REMAIN
- = NEW WALL / STRUCTURE
- = WINDOW / GLAZING
- = FIRE RATED PARTITION
- = REMOVED / DEMOLISHED STRUCTURE

ROOM AREA SUMMARY - LEVEL 2

ROOM NAME	NET AREA
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ROOM NAME	NET AREA
LEVEL 2	
BUILDING DEPT./WET LANDS/FIRE MARSHALL/P&Z	1184 SF
CL.	10 SF
CL.	6 SF
COPY RM	125 SF
CORR.	385 SF
CORR.	332 SF
ELEV.	52 SF
LOBBY	300 SF
MEETING ROOMS/LUNCH	589 SF
MEETING ROOMS/LUNCH	210 SF
MEETING ROOMS/LUNCH	118 SF
PANTRY	56 SF
RECREATION	683 SF
RESTROOM	88 SF
RESTROOM	88 SF
SELECTMAN SUITE	301 SF
SELECTMAN SUITE	305 SF
SELECTMAN SUITE	110 SF
SERVER ROOM	54 SF
STAIR 1	170 SF
STAIR 2	162 SF
STORAGE	38 SF
TOTAL	5364 SF

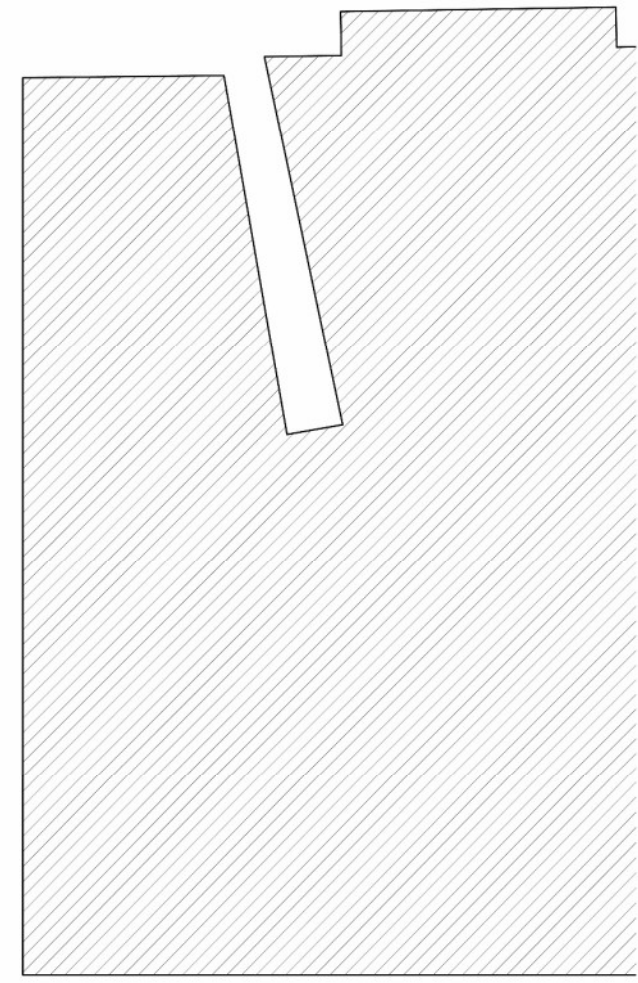
TOTAL AREA:

BUILDING NET AREA:

BASEMENT:	6,062 SF
LEVEL 1:	5,279 SF
LEVEL 2:	5,364 SF
TOTAL:	16,705 SF

BUILDING GROSS AREA:

FINISHED BASEMENT:	2,743 GSF
EXISTING BASEMENT/STORAGE:	3,427 GSF
LEVEL 1:	6,027 GSF
LEVEL 2:	6,155 GSF
TOTAL:	18,352 GSF



Second Floor



Proposed New Entry

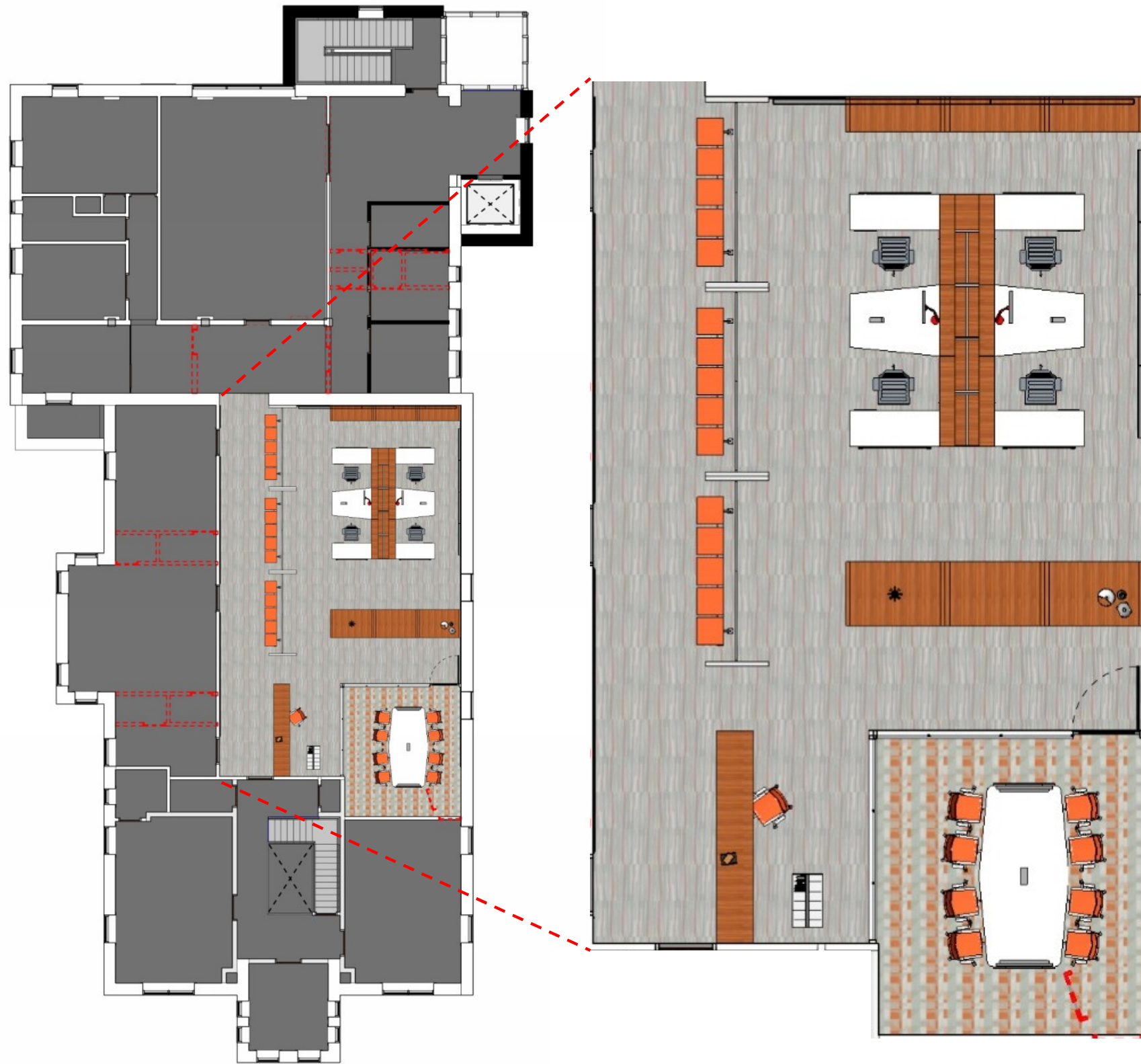
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Existing Upper Courtroom



Proposed Renovated Upper Courtroom



Proposed Renovated Upper Courtroom



Space for Wet Lands, Fire Marshall, P & Z, and Building Department

LITCHFIELD COURT HOUSE ADAPTIVE RE-USE - COST ESTIMATE ANALYSIS

CambridgeSeven September 19, 2018

prepared for The Greater Litchfield Preservation Trust, Inc.

BURLINGTON ESTIMATE			JLC ESTIMATE			CambridgeSeven ANALYSIS	
Description	Total Amount	Notes	Description	Total Amount	Notes	Description	Total Amount
Total Direct Cost	\$5,593,300		Total Direct Cost	\$5,303,620		Average Total Direct Cost	\$5,448,460
Total General Conditions	\$299,995		Total General Conditions	\$749,787		Average Total General Conditions	\$524,891
Total Contingencies	\$559,330	10%	Total Contingencies	\$989,126	18%	Average Total Contingencies	\$774,228
Total Construction Cost	\$6,452,625		Total Construction Cost	\$7,042,533		Average Total Construction Cost	\$6,747,579
C7 Suggested Savings	\$705,872	See attached Back-Up	C7 Suggested Savings	\$643,252	See attached Back-Up	Average C7 Suggested Savings	\$674,562
						TOTAL AVERAGE CONSTRUCTION COST AFTER C7 SUGGESTED SAVINGS	\$6,073,017

BURLINGTON ESTIMATE					JLC ESTIMATE					
Phase	Description	Total Amount	C7 Suggested Savings	C7 Notes	Phase	Description	Total Amount	C7 Suggested Savings	C7 Notes	
2100.000	SITWORK	\$290,608	\$100,000	This number is high. Reduce paving, planting, site walls etc.		ALTERNATES	\$234,988	-\$80,938	Delete Alternates. Generator shall be included in Construction Cost.	
4000.000	MASONRY	\$475,000	\$133,000	Delete 'Clean/Repoint Masonry' and 'Repair/Refurbish Fireplaces'	A1010	STANDARD FOUNDATIONS	\$38,958	\$10,760	Delete foundation at East Addition (Not required)	
6000.000	WOOD AND PLASTICS	\$293,600	\$50,000	Reduce 'New Crown & Chair Rail' and 'Rework/Repair/Replace Wood Wainscoat'	B1010	UPPER FLOOR CONSTRUCTION	\$125,352	\$19,488	Delete 'Additional Layer of Plywood @ Attic Floor' and 'Modify Attic Floor Framing for new attic stair'	
7000.000	THERM AND MOIST PROTECTION	\$222,851	\$76,872	Delete 'Ext. Walls Sprayed Insulation' and 'Slate Shingle Allowance'	B2010	EXTERIOR WALLS	\$753,884	\$516,715	Delete '4" Split Granite @ East Side of Building', 'Scaffolding', Exterior Re-pointing' and 'Restoration Wash'	
9000.000	FINISHES	\$644,934	\$150,000	This number is high. Delete Intumescent paint, reduce carpet cost by 40%, plaster and GWB includes exterior walls?	B3010	ROOF COVERINGS	\$163,756	\$12,042	Delete 'New Slate Roof over addition'. East Addition (Not required)	
1000.000	SPECIALTIES	\$58,475	\$25,000	Delete Mobile Storage. This is FFE.	E2010	FIXED FURNITURE	\$217,250	\$150,000	Delete 'High Density Movable Storage at Clerk Vault'. This is FFE.	
12000.000	FURNISHINGS	\$22,200	\$21,000	Delete Roller Shades. This is FFE.	F2010	BUILDING ELEMENT DEMOLITION	\$166,048	\$15,185	Delete demolition and shoring at East Addition (Not required)	
13000.000	SPECIAL CONSTRUCTION	\$137,750	\$50,000	What is included in the 'Vaults' number? Seems high.						
	NEW CONSTRUCTION	N.A.	\$100,000	162 GSF New Addition at East Side Town Clerk Office on Martin Plans is not required. Includes: Demo of exterior granite wall, new foundation, new roof etc.						
TOTAL SUGGESTED SAVINGS			\$705,872		TOTAL SUGGESTED SAVINGS			\$643,252		