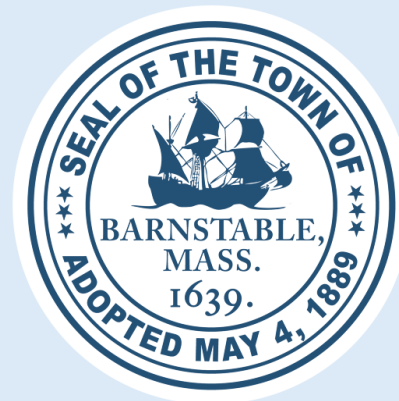


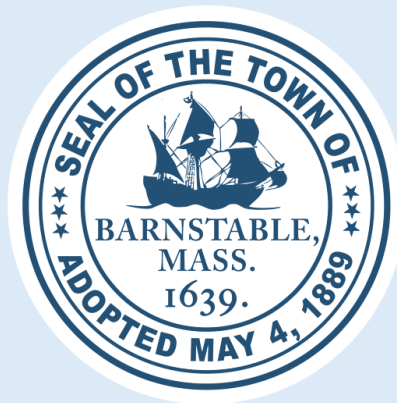


Review of National Guard Armory Project 2023



Outline

- Background
- Recent History of Discussions and Projects
- Proposed Project
- Discussion



Armory Site



Built in 1958 for the MA
National Guard

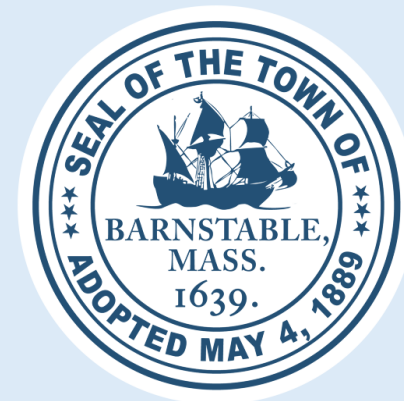
18,700ft²

- 14,800ft² first floor
- 3,900ft² basement level
- 40 parking spaces

2.15 acre lot

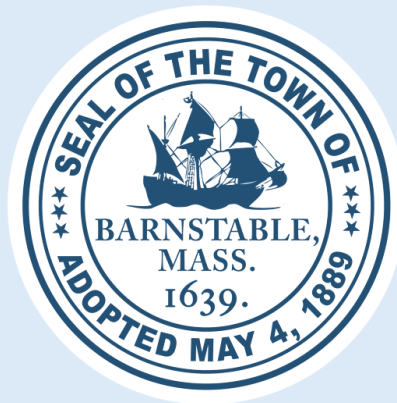
(upland & wetland)

Listed on the State Register of
Historic Places in 1987



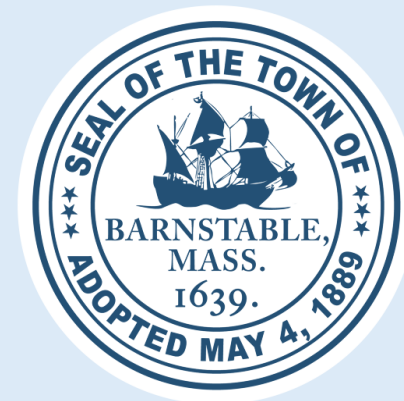
Background

- Deeded to the Town in 2006.
- Deed from the Commonwealth requires the building be used for a municipal purpose. Amended by state legislature in 2013 to allow use as a for-profit museum.
- During construction of the HYCC in 2009 Recreation Department seasonally used the building as the interior HVAC was inoperable.
- Other discussed efforts at site:
 - Cape Cod Symphony – 2008
 - Proposed Pirate Museum – 2013
 - RFP resulted in proposed Sturgis Charter School occupation – 2016
 - Municipal occupation discussed – 2011-present



Project Review

- Early discussion on municipal use began in 2011
- Preliminary design for Town offices prepared in 2014
- Discussion of use as Town offices and building remediation - 2017
- We view this as a three-phase project
 - **Phase 1 (complete)** – Hazmat Remediation and design
 - Appropriations 2018-063 \$250,000 & 2018-096 \$667,000
 - Hazmat assessment completed
 - Design and construction administrative service procured and commencing
 - Existing conditions have been documented and preliminarily designed
 - Functional Improvements could be bid as soon as Fall 2019 if funding sources are made available
 - Interior hazardous material abatement to commence September 2019
 - Exterior abatement shall be accomplished as part of larger restoration project
 - **Phase II (current request)** – **Exterior Renovations FY 2026**
 - Estimated Total Cost - \$2.9M
 - Approved by CPC unanimously as proposed on April 28, 2025
 - **Phase III** – Final Interior Renovations \$TBD

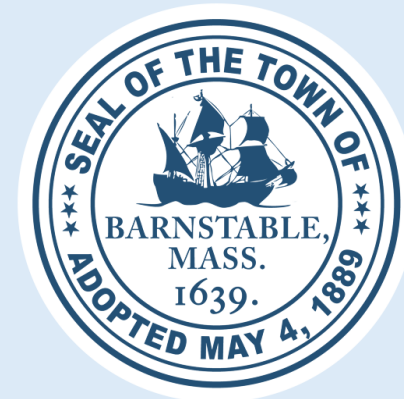


Hyannis Armory Exterior Restoration Building Condition



Various exterior elements of the building are in a state of decay.

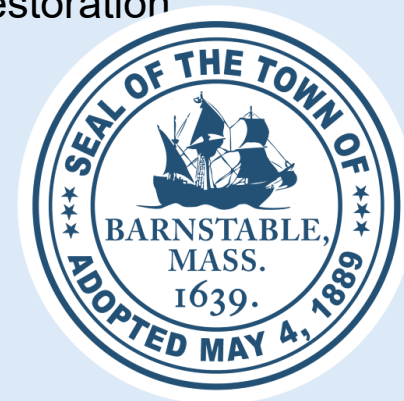
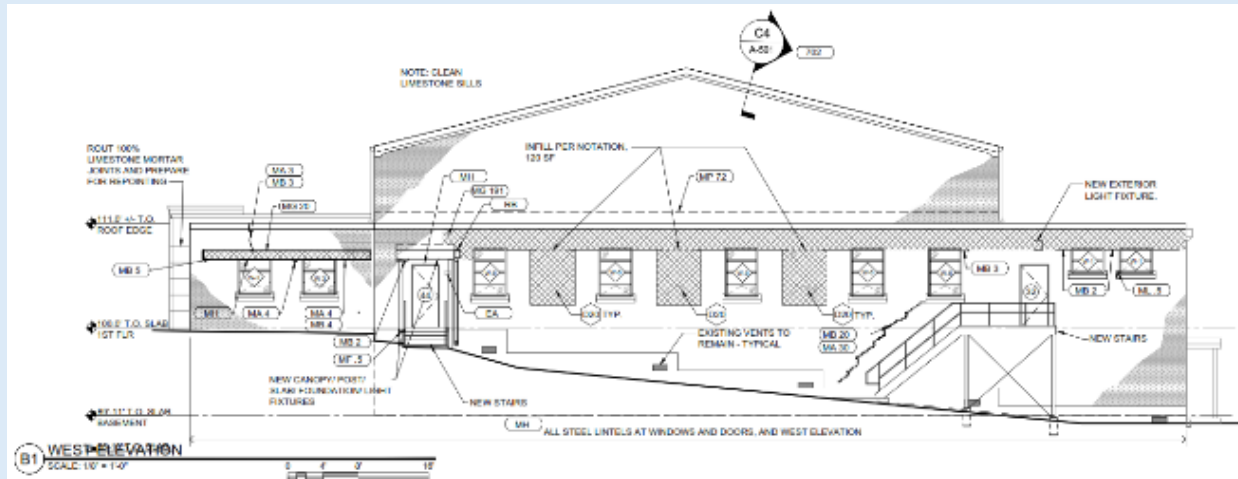
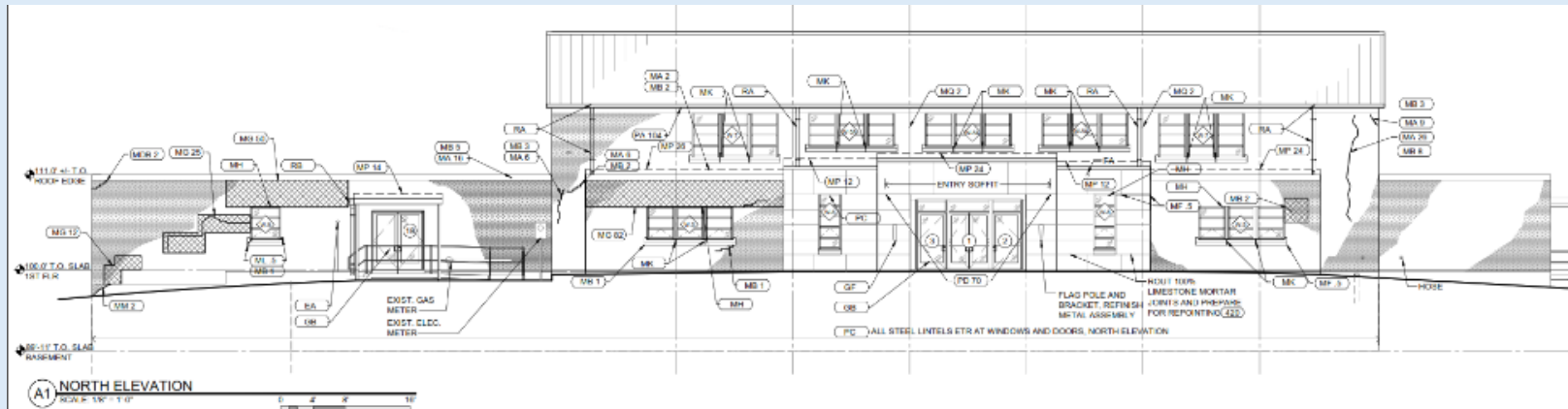
- Window and door lintels have corroded and expanded resulting in cracking of the masonry walls.
- Cracks in the masonry are allowing water into the system. The freeze thaw cycle continues to deteriorate the masonry.
- Water is leaking from the flat roof areas allowing water into the building.
- Old steel windows have extensive corrosion and in danger of failure.
- Asbestos exterior joint caulks have failed allowing water into building components.



Hyannis Armory Exterior Restoration Project Scope

The project scope includes:

- Exterior Masonry Restoration
- Window and Door Lintel Replacement
- Window Replacement
- Door Replacement
- Flat Roof Replacement
- Exterior Hazardous Materials Abatement
- Exterior improvements required for the next phase of building restoration



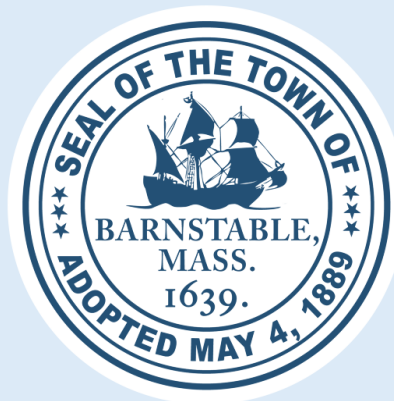
Hyannis Armory Exterior Restoration Budget

FUNDING

Funding Source		
CPC Preservation Funding		\$ 2,900,000
Project Cost Breakdown		
Hard Costs		
Existing Conditions / Selective Demolition		\$ 72,154
Asbestos Abatement		\$ 31,980
Concrete		\$ 1,500
Masonry		\$ 748,788
Misc. & Ornamental Metals		\$ 28,060
Wood, Plastics & Composites		\$ 57,775
Finish Carpentry		\$ 1,722
Thermal and Moisture Protection		\$ 492,448
Openings		\$ 250,832
Finishes		\$ 6,153
Earthwork		\$ 63,964
Specialties		\$ 12,000
Sub-total		\$ 1,767,376
General Conditions	10%	\$ 176,738
Bonds & Insurance	1.8%	\$ 31,813
Overhead & Profit	13%	\$ 229,759
Escalation	12.0%	\$ 212,085
Design Contingency	13%	\$ 229,759
Hard Costs Total		\$ 2,647,529

Soft Costs		
Architectural / Bid & CA	3.0%	\$ 79,426
Hazmat Testing		\$ 7,000
Hazmat Abatement - Construction Phase Monitoring		\$ 20,000
Advertising - Cape Cod Times		\$ 500
Printing		\$ 2,000
Utility Connection Charges		\$ 8,500
FF&E		\$ 8,750
Project Management	3%	\$ 79,426
Owner's Project Contingency LS	10%	\$ 264,753
Total Soft Costs		\$ 205,602
Total Hard & Soft Costs		\$ 2,853,131
Total Funds Available		\$ 2,900,000

FY 19 - CIP Project 18096: Design & Hazmat Removal		\$ 200,175.00
FY19 - CIP Project 18063: Hazardous Materials		\$ 667,000.00



Recommendation:

- Proceed with approval of Exterior Improvements as proposed
- If not approved, take under advisement
 - Report back to Town Council on other options including demolition of the building

