

Hamilton Canal Mixed-Use Tower, Lowell, Massachusetts

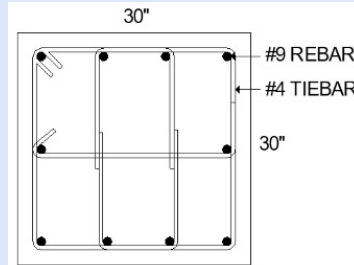
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University of
New Hampshire

Scope of Work

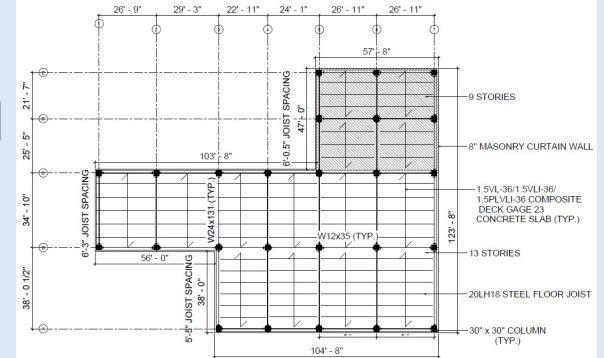
- ❖ Existing Conditions
- ❖ Zoning and Permitting
- ❖ Site
 - Layout
 - Parking Design
 - Stormwater Analysis
- ❖ Structural Design
- ❖ Cost Analysis
- ❖ Construction Schedule



Interior Column Cross-Section

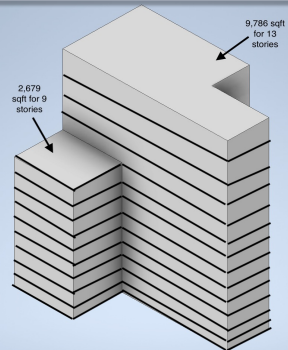
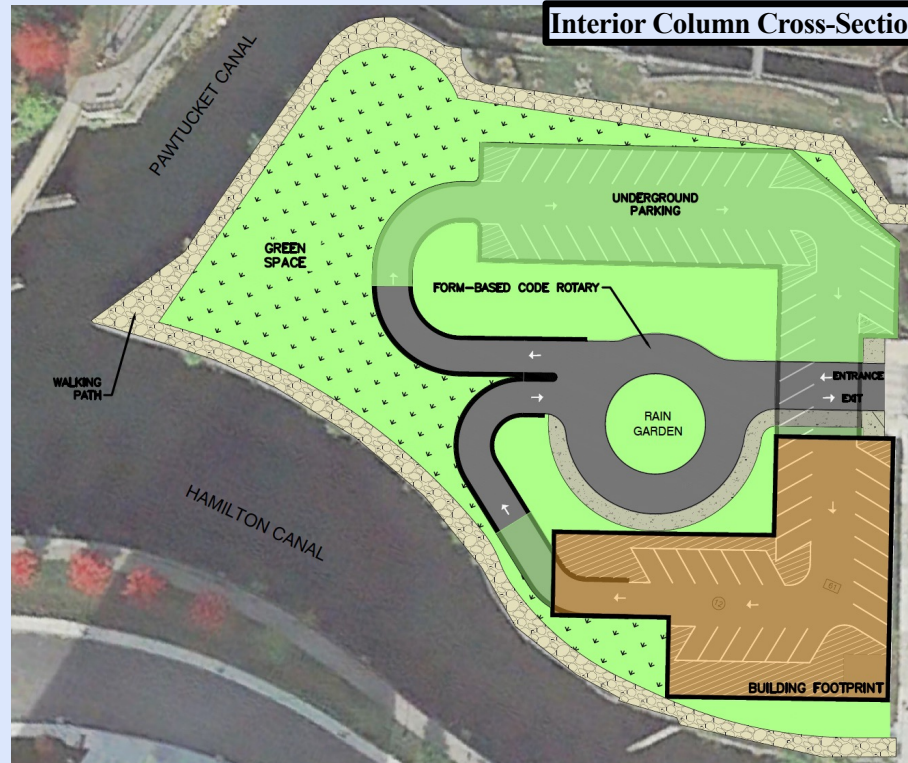
Structural Design

The structural design provided a standard structural layout that can be used for each floor of the building since the worst-case scenario loading was applied.



Design Requirements

- ❖ A 149,000 S.F. ± building including:
 - 15,000 S.F. Retail/Restaurant
 - 24,000 S.F. Function Space
 - 40,000 S.F. Office
 - 70,000 S.F. Residential (42 Units)
- ❖ 75 On-site Enclosed Parking Spots



Cost Estimate

| COST ESTIMATE | Total Price |
|--------------------------------|-------------------------|
| PARKING LOT SUB-TOTAL | \$ 3,585,680.00 |
| BUILDING SUB-TOTAL | \$ 12,906,905.00 |
| FLOOR PLAN SUB-TOTAL | \$ 7,397,100.00 |
| SITE SUB-TOTAL | \$ 997,258.36 |
| TOTAL CONSTRUCTION COST | \$ 24,886,943.36 |
| Engineering Cost | \$ 2,488,694.34 |
| OVERALL TOTAL | \$ 27,375,637.70 |

Construction Schedule

Major tasks on schedule:

- ❖ site prep (13 days)
- ❖ slurry walls/foundations (70 days)
- ❖ steel erection (69 days)
- ❖ concrete slab work (84 days)
- ❖ MEP risers (112 days)
- ❖ exterior finishes (107 days)
- ❖ interior finishes (209 days)
- ❖ obtaining the certificate of occupancy (1 day)

Site Design

- ❖ Layout designed around Form Based Code and existing conditions
- ❖ Underground parking lot
- ❖ Stormwater management BMPs:
 - Rain garden
 - Deep sump catch basin



Existing Lot



Contacts

Chris Raymond, PE – Project Sponsor (TEC Inc.)
Anthony Puntin, PE – Academic Advisor