

Ideas & Information You Can Build On

# Breaking Ground



## Transforming An Old Bank Into A New Town Hall

In 2019, the Town of Remington acquired the former Regions Bank building on the corner of S. Ohio and E. South Railroad Streets with plans to convert the older structure into a new Town Hall. The bank had been closed for many years before town officials approached Regions Bank with the idea of purchasing and renovating the building. The 5,812-square-foot, single-story building would enable the Town to combine all its offices under one roof and to provide for future growth.

The Town hired KJG Architecture to provide a feasibility report and to prepare preliminary designs of the building's layout. The old bank building had been built in 1939 and had undergone two additions over the years. Older buildings can pose challenges because you don't always know what's behind the walls, floors, and ceilings until you uncover them. "Our biggest challenge was keeping the project under budget. Due

to the age of the building there were a few unknowns," says Jonathan Cripe, Remington's Town Manager.

The Hamstra Group was chosen to perform the renovations. Demolition began in October of 2022. Hamstra already had a very good working relationship with the Town of Remington, having built the new fire station as well as the Remington Library addition and renovation. Our team was eager to get started.

The scope of the Town Hall project included interior renovations: reconfiguring interior walls to accommodate a vestibule; utility service counter; large meeting room; conference room; town offices; township trustee office; RWCDC office; clerk treasurer office; break room; restrooms; and storage closets. Walls were removed, and a new structural beam was installed. The floors had to be reworked to eliminate transitions and uneven floor heights. New ceilings

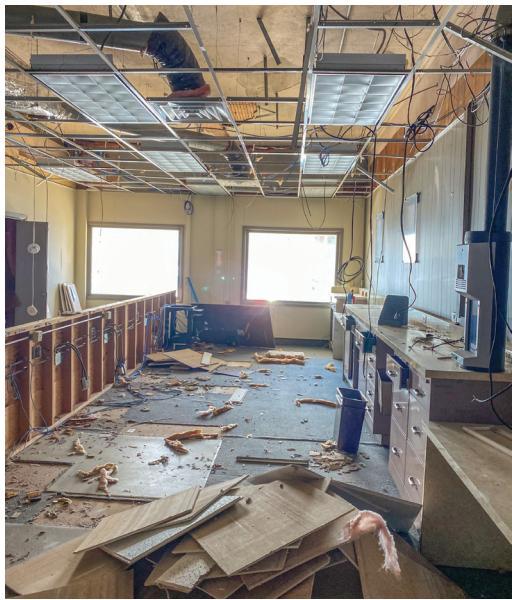
and finishes were included throughout the building.

Exterior renovations included removing the existing drive-thru canopy; relocating the main entrance to the north side of the building with a new canopy; adding metal roofing to the existing mansard roof; enlarging existing windows; and adding new windows. The new windows are a feature that the Town's staff really enjoy. "Our favorite feature of the new building has to be the new windows and all of the natural light it lets in," said Town Manager Cripe.

Site work included new sidewalks and landscaping in front of the building, removing the

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# Town Hall

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existing ramp on the west side of the building, and constructing a new ramp on the south side. The Town Hall's front door faces South Railroad Street, and the building meets all ADA requirements.

Hamstra's Curt Albertson served as project manager and Steve Miller was the project's superintendent. They had several challenges, including Covid-related supply chain issues. "We knew before we started that we were going to have issues getting the four new roof top HVAC units, so we completed everything else and used a temporary air conditioning system to finish the project," says Albertson. "We received the roof top units the first of August and had the project completed within just a few weeks."

"I always felt like we had great communication with Hamstra from the first day. From our project manager, Curt Albertson, to the guys working on site, we were kept in the loop of what was going on at all times. If there was something we had questions on, they were always there and willing to explain anything and everything to us," added Cripe.



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