

The preliminary answers below are based on conceptual plans and information. We will endeavor to answer in greater depth any question that the Town requests. More refined and specific answers can be given once a scheme is selected and the design is developed.

Responses from McGinley Kalsow & Associates (MKA) are in RED lettering following the questions. (Revised 8.11.08)

At its meeting on June 24, 2008, the Board of Selectmen reviewed the comments received at the Town Hall Summit on Monday, June 23rd, and developed a preliminary list of concepts and questions that we respectfully respect the PPBC authorize McGinley Kalsow and Associates to evaluate. We appreciate that the architect may determine that one or several of these options is infeasible, or may develop alternative scenarios to meet the same objectives.

The alternatives listed below should account for all current Town Hall departments except Park and Recreation and Planning. We have identified the departments that are critical to the general administration of the Town and which must remain together – Town Manager, Assistant Town Manager and Human Resources, Retirement, Finance, and Town Clerk – along with associated storage, conference spaces, etc. While it may be reasonable to consider relocation of the remaining departments – Youth Services, Health and Veterans there is no practical option for that relocation to happen in the near term. If options become available, the space that is allocated to relocated departments can be used for future program expansion and additional conference/meeting space.

1. Restoration of the second floor for use as an auditorium with offices on the first floor and lower level. This is essentially Option 3, but does not include Park and Recreation and Planning, and would limit space for future expansion. What additional square footage would be required in the addition, and what would be the increased cost over option 1? What are the benefits and concerns associated with this approach? (1a: What would be the impact if no staffed offices were located on the lower level?)

This would essentially be Alternate 4. The additional area (over the Alternate 1 scheme) is 6300 square feet (sf). The construction cost would be \$14,879,750. The total cost would be \$18,539,002.

2. Restoration of the second floor for use as a partial auditorium similar to the Community Room at the Library. Offices would be on the first floor, lower level, and in part of the second floor. What additional square footage would be required in the addition, and what would be the increased cost over option 1?

An addition of approximately 3,150 s.f. and at an approximate cost of \$1,500,000.

What are the benefits and concerns associated with this approach?

The partial auditorium and the adjoining open offices could not be used at the same time because of noise issues. Some supporters of a full auditorium have voiced concern, at the Board of Selectman Summit, that a partial auditorium is not an acceptable solution.

(2b: What would be the impact if no staffed offices were located on the lower level?)

Larger addition, increased costs, greater storage and possible location of mechanicals at lower level. On site parking will be substantially reduced.

3. Restoration of the second floor for use as an auditorium with offices on the first floor and lower level. Offices would also be located on the balcony and in the Selectmen's chambers. What additional square footage would be required in the addition, and what would be the increased cost over option 1?

We do not feel that it is technologically feasible to locate offices at the existing sloped balcony because of access, egress, and structural constraints. Alternate 4 is essentially this plan except that it keeps the Board of Selectman's Room for use by the Board and other town committees. The estimated increase in cost from Alternate 1 to Alternate 4 is 2.8 million.

What are the benefits and concerns associated with this approach?

Alternate 4 seems to have most of the programmatic advantages of Alternate 3 and an estimated construction cost that is half way between Alternate 1 and Alternate 3.

(3b: What would be the impact if no staffed offices were located on the lower level?)

A larger addition that is similar to Alternate 3.

4. If the Town were to construct a new building for the departments currently housed in Town Hall (except Planning and Park and Recreation), what size facility would be needed and what would be the cost?

The estimated cost of the building and site work in the immediate area of the building would be approximately \$12-15 million, plus the cost of land. With soft costs, but without the cost of land, the total cost would be \$15 - 18.5 million.

How big a parcel of land would be required?

A 4-acre or larger parcel would be required. This is based on a 30,000 sf 2-story building having a 15,000 sf building footprint, 100 total employees and on grade public parking spaces (business use) with no assembly hall.

5. What options are available to achieve the restoration of the second floor of Town Hall for use an auditorium space in the future – that is, to complete the project in phases?

It is assumed that Alternate 1 has been constructed.

Extend the elevator/bathroom addition the length of the building to accommodate the removal of the offices from the second floor. The outcome would be Alternate 4 or if a larger addition was desired, Alternate 3. To construct Alternate 1 first and then construct Alternate 4 after a couple of years would be both technologically and esthetically very difficult and not very economical. An engineer would like to build the larger central equipment needed for the final building size during the first phase of construction. Unfortunately, the space needed for Alternate 4 central HVAC equipment is not available with the Alternate 1 design. The esthetic concept that was developed for Alternate 4 does not lend itself to phased construction. One would need to selectively dismantle items constructed in Alternate 1 to construct Alternate 4.

The following is a preliminary project cost comparison between constructing Alternate 4 and constructing Alternate 1 first and then constructing Alternate 4 two years later:

Project Cost Comparison			
<u>Construct at One Time</u>		<u>Construct in Two Phases</u>	
Alternate 4	\$ 18,539,002	Alternate 1	\$ 15,764,183
		Added features for future Alternate 4	\$ 500,000
		“Alternate 4” addition	\$ 4,000,000
		2 years Inflation for Alternate 4 at 6%/year	\$ 500,000
		Total	\$ 20,764,183

6. What are the costs and recommended sequencing of a basic restoration of the Town Hall, leaving the second floor as it is currently partitioned? (This would include structural, building systems, code compliance, HP accessibility, etc.)

The following are conceptual construction costs only.

1. Exterior and structural repairs	\$ 3,660,000
2. Construct elevator/stair addition	2,410,000
3. General site accessibility improvements	500,000
4. Mechanical, electrical, plumbing and fire protection upgrades	2,400,000
5. Accessibility compliance for offices and public areas	900,000
Total	\$ 9,870,000

The need to address envelope repairs as well as structural, MEP and accessibility issues do not lend themselves to a phased repair project, but rather a single project

which is undertaken when the building is vacant. This “basic restoration” does not include any changes to current partitions, interior finishes or lighting. This approach would only address existing envelope, accessibility and MEP deficiencies. It does not include any needed programmatic improvements.