

## Highlights from Feb. 16 Presentation of the Revised Borough Hall Building Committee

The Building Design team was charged with the redesign of the New Borough Hall in line with the decision framework noted as “option 4” in Councilman Chris Nelson’s January 19 council presentation. Using a two phase approach, phase I should utilize the current building plans, eliminate the large council meeting room, find other space reductions and incorporate the findings of the value engineering report presented by Hollister Construction services. The revised plan should be a smaller building with reduced construction costs while maintaining the aesthetic of the neighborhood and within the timeframe necessary to minimize the risk associated with the loss of the \$1.1 million FEMA grant. Phase II, in cooperation with the Long Range Planning Committee will specifically address the needs of the fire house and the requirement for a large town meeting room along with the long range needs of the community.

The committee presented its progress to date:

- Reduced office space requirements by over 2200 sq. ft with contributions from every department
- Reduced storage and circulation needs, which constitute 40% of the building space, by eliminating the storage requirements of the attic space and its access stairwells, plus an originally planned west side egress stairwell.
- Re-programming of the space created the opportunity for a medium size community/conference/training room on the first floor with the capacity of 25-35 people, sufficient to handle Planning Board, Environmental Commission and other smaller town wide community meetings.
- The net changes yielded a 23% reduction in the footprint of the building from 5098 sq. ft. to 3971 sq. ft. per floor and a length reduction of 30 feet from the original building length of 130 feet to just under 100 feet.
- The committee also identified a number of other cost reductions related to the change in storage requirements and the reduced space needs. The advisability of a modular off-site approach was reviewed and rejected by the committee’s architect team of Dan Lynch, Pam Lucas Rew and Dan Rew in consultation with an engineering representative from Hollister. The new smaller building and the added complexity of a customized modular approach drove the decision.
- The project timeline was addressed:
  - March 15 Council presentation for the final design and cost estimates, including exterior views
  - March 29 Special Council meeting to adopt the design
  - April 26 Council meeting – introduction of bond ordinance and final approval of building
  - May 17 Council meeting to approve the bond ordinance
  - July 19 Council awards construction contract
  - Late August/Early September shovel in the ground
- The Communications Committee will take the responsibility of coordinating feedback from the community and assuring a timely response from the appropriate individual (s).