



Project to Renovate and Rejuvenate Town Hall

Woodstock
Town Selectboard
Meeting
October 20, 2020

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Today's discussion

- Provide a quick review of the project to date:
 - ✓ Why the project was launched
 - ✓ What we've been working on for the past 4 months
- Share the five conclusions we've reached so far
- Ask you to *approve the hiring of the architectural firm Black River Design (BRD) to complete the next phase of work, to be paid for with private funds*

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Quick review: Why the project was launched?

- The Selectboard asked Jill and Mary to lead this initiative in Aug '18
- Acknowledgement that no serious improvements to the building have been made for 33 years
 - ✓ HVAC systems at end of life
 - ✓ Concerns about structural integrity of the rear of the building
 - ✓ Exterior brick deteriorating significantly
 - ✓ Building not accessible to everyone
 - ✓ Theater out of date, constraining activities
- Public meetings revealed a community commitment to continue use of the Town Hall building for municipal functions and arts
- A Master Plan/Feasibility Study was created to investigate the feasibility and cost of possible concepts

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Examples of building issues

Exterior deterioration



Large structural cracks



Systems at end of life



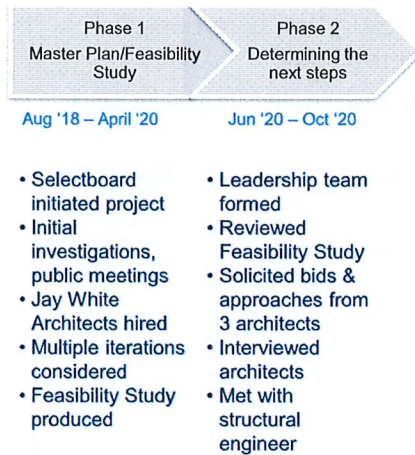
Hard to access spaces



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Since June 2020 volunteer stakeholders have been meeting to determine the next steps



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Our team has reached five preliminary conclusions

- A "middle" approach, rather than a "luxury" or "bare bones" approach, delivers the best value for the Town
- We'll get the best results if we develop a single integrated plan (Municipal functions and Pentangle)
- We should conduct a digitization project to inform us of likely future office function and storage needs
- We're ready for the next phase of work, to develop a more detailed plan to present to the public, as part of a long-term plan
- We need an architectural firm to help, and believe Black River Design best meets our needs

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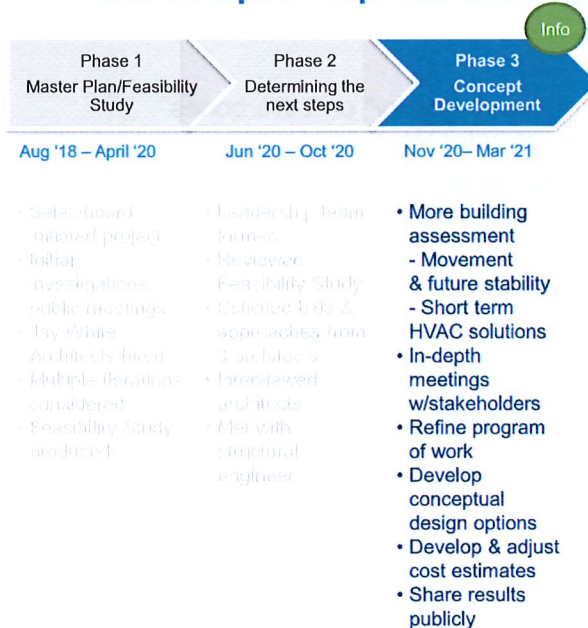
Brief discussion of the first three conclusions ...

- A "middle" approach, rather than a "luxury" or "bare bones" approach, delivers the best value for the Town
- We'll get the best results if we develop a single integrated plan (Municipal functions and Pentangle)
- We should conduct a digitization project to inform us of likely future office function and storage needs
- We're ready for the next phase of work, to develop a more detailed plan to present to the public, as part of a long-term plan
- We need an architectural firm to help, and believe Black River Design best meets our needs

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We're ready for the next phase of work, to develop a more detailed plan to present to the public ...



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... as part of a long-term plan



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We need an architectural firm to help, and we believe Black River Design best meets our needs

- Black River
 - ✓ Significant experience and reputation, particularly with municipal buildings and theaters
 - ✓ Balanced responsibility between architect and contractor
 - ✓ Lower Phase 3 cost than Breadloaf
 - ✓ Strong references
- Breadloaf
 - ✓ Significant experience and reputation with theaters
 - ✓ Design/Build approach is distinctive, but requires us to play a much more active role in the project
 - ✓ Strong references
- Jay White
 - ✓ Best understanding of current situation
 - ✓ Doesn't bring as many resources to the table
 - ✓ Strong references

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Today's discussion

- Provide a quick review of the project to date:
 - ✓ Why the project was launched
 - ✓ What we've been working on for the past 4 months
- Share the five conclusions we've reached so far
- Decision we need from you tonight: *approve the hiring of the architectural firm Black River Design (BRD) to complete the next phase of work, to be paid for with private funds*

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