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
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  - Theater out of date, constraining activities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

Examples of building issues

- Exterior deterioration
- Large structural cracks
- Systems at end of life
- Hard to access spaces
Since June 2020 volunteer stakeholders have been meeting to determine the next steps

Phase 1
Master Plan/Feasibility Study
Aug '18 – April '20
- Selectboard initiated project
- Initial investigations, public meetings
- Jay White Architects hired
- Multiple iterations considered
- Feasibility Study produced

Phase 2
Determining the next steps
Jun '20 – Oct '20
- Leadership team formed
- Reviewed Feasibility Study
- Solicited bids & approaches from 3 architects
- Interviewed architects
- Met with structural engineer

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
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)
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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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- More building assessment
  - Movement
  - Future stability
- Short term HVAC solutions
- In-depth meetings
- Stakeholders
- Refine program of work
- Develop conceptual design options
- Develop & adjust cost estimates
- Share results publicly
... as part of a long-term plan

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- Select board & related project
- Initial investigations, public meetings
- Jay White Architects hired
- Multiple locations considered
- Feasibility Study

- Leadership team & board
- Reviewers, Feasibility Study
- Solicit bids & approaches from 3 architects
- Meet with structural engineer

- More building assessment
- Movement & future stability
- Short term HVAC solutions
- In-depth meetings w/stakeholders
- Refine program of work
- Develop conceptual design options
- Develop & adjust cost estimates
- Share results publicly

- Financing Plan
- Fundraising - gifts & grants
- Design development & construction drawings
- Cost estimates, permits, bids
- Bond vote Mar '22

- Begin construction Apr '22

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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
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