

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

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 - ✓ Theater out of date, constraining activities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



Systems at end of life



Large structural cracks



Hard to access spaces





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

Phase 1 Phase 2 Master Plan/Feasibility Determining the Study next steps

Aug '18 - April '20

Jun '20 - Oct '20

- Selectboard initiated project
- Initial investigations, public meetings
- Jay White Architects hired · Multiple iterations · Interviewed
- considered Feasibility Study produced
- Leadership team
- formed Reviewed
- Feasibility Study · Solicited bids &
- approaches from 3 architects
- 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 ...

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

Phase 2

Master Plan/Feasibility
Study

Determining the next steps

Jun '20 – Oct '20

Self-critical indications religions re

Phase 1

- More building assessment
 Movement
 - & future stability
 Short term

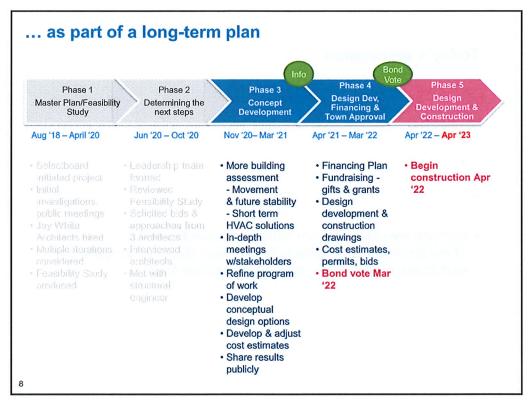
Phase 3

Concept

Development

Nov '20- Mar '21

- HVAC solutions
 In-depth
 meetings
- w/stakeholders
 Refine program of work
- Develop conceptual design options
- Develop & adjust cost estimates
- Share results publicly



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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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- 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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