

Town of Holland

Sheboygan County, Wisconsin

Informational Meeting and Exchange of Ideas

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Planning for the Current and Future Facility Needs

August 17, 2015

(Follow up to March 2015 meeting)

Meeting Purpose

- Share information on Town Hall planning
- Specifically, share additional data obtained on options

Meeting Outline

- A. Review what we covered in March open forum
- B. Present additional findings on three options being considered
- C. Comments and questions from those interested in sharing their insights

Why do we need to discuss the Town Hall?

- Structure is aging and is in need of repairs
- Office space is needed for town staff
 - ✓ Clerk / Treasurer / Plan Commission Clerk
- Records storage, computer server(s), electronic storage
- Improve access to appointed and elected officials
- Should the Town Board be guided primarily by costs or preservation of the existing structure?

Current Use of Town Hall Property

- Town Hall Building
 - ✓ Meetings held in main hall
 - ✓ Rented for family gatherings and community events
- Road Shed
 - ✓ Equipment and tool storage
 - ✓ Office of Road Supervisor

Meeting Room Considerations

- Acoustics
- Lighting
- Multi-media capability
- Energy efficiency
- Comfort

Town Hall Near-Term Needs

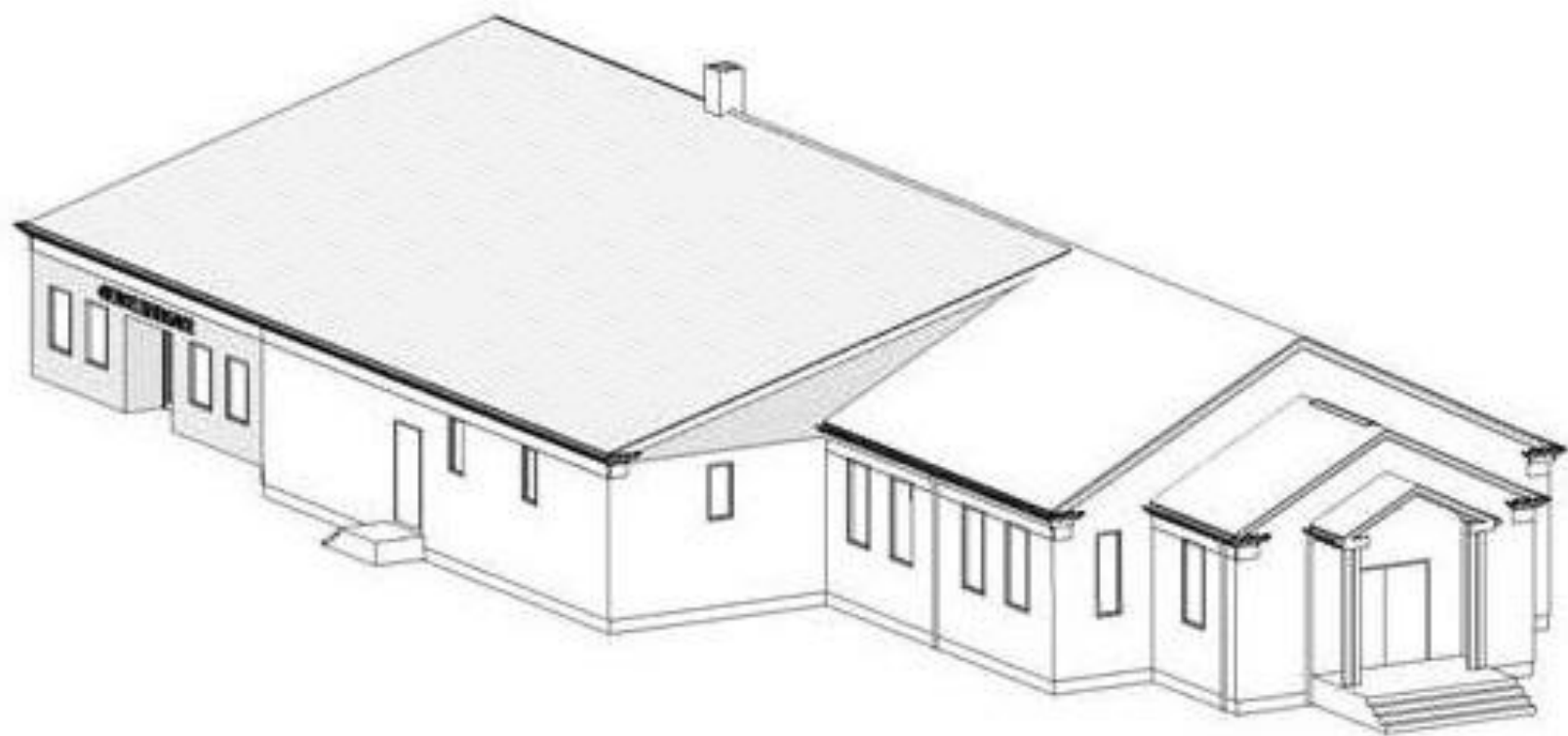
- Replace roof or place pitched roof over flat roof section
- Replace roofing on existing pitched roof with steel
- Replace heating system; 3-5 yrs
- Evaluate and replace or upgrade wiring
- Replace and upgrade lighting

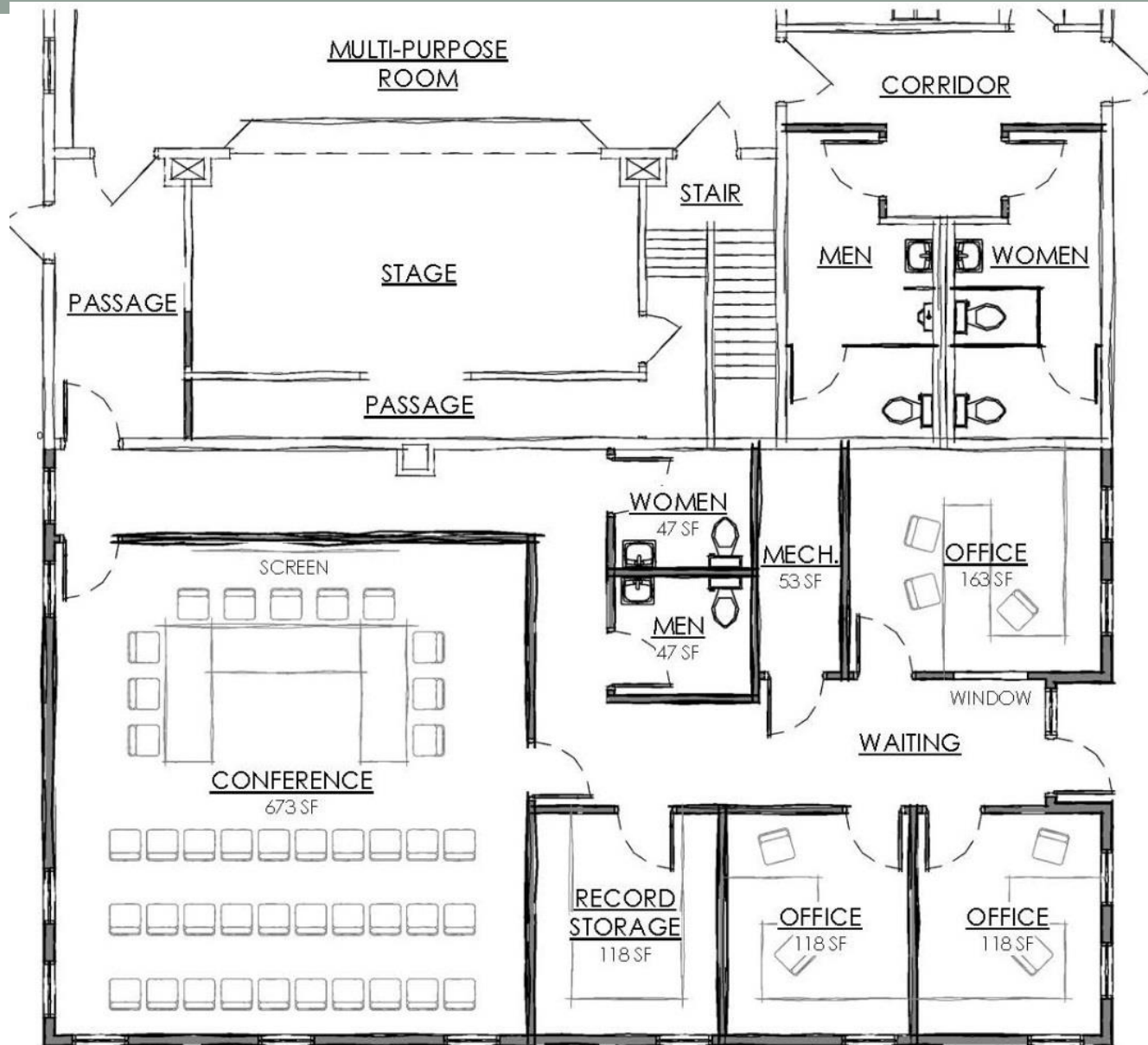
Town Hall Near-Term Needs

- Upgrade handicap accessibility
- Repave parking lot
- Improve acoustics
- Structural evaluation and upgrade possibly needed

Options for Office Space

- Add onto existing Town Hall structure
- Build new (Raze existing Hall)





NOTE:
 OPTION SHOWN TO CREATE ACCESSIBLE TOILET ROOMS
 AT EXISTING LOCATION. IF THIS IS DONE, THE NEW TOILET
 ROOMS CAN BE OMITTED AT THE ADDITION.

ADDITION AREA
 1,830 SQ. FT.

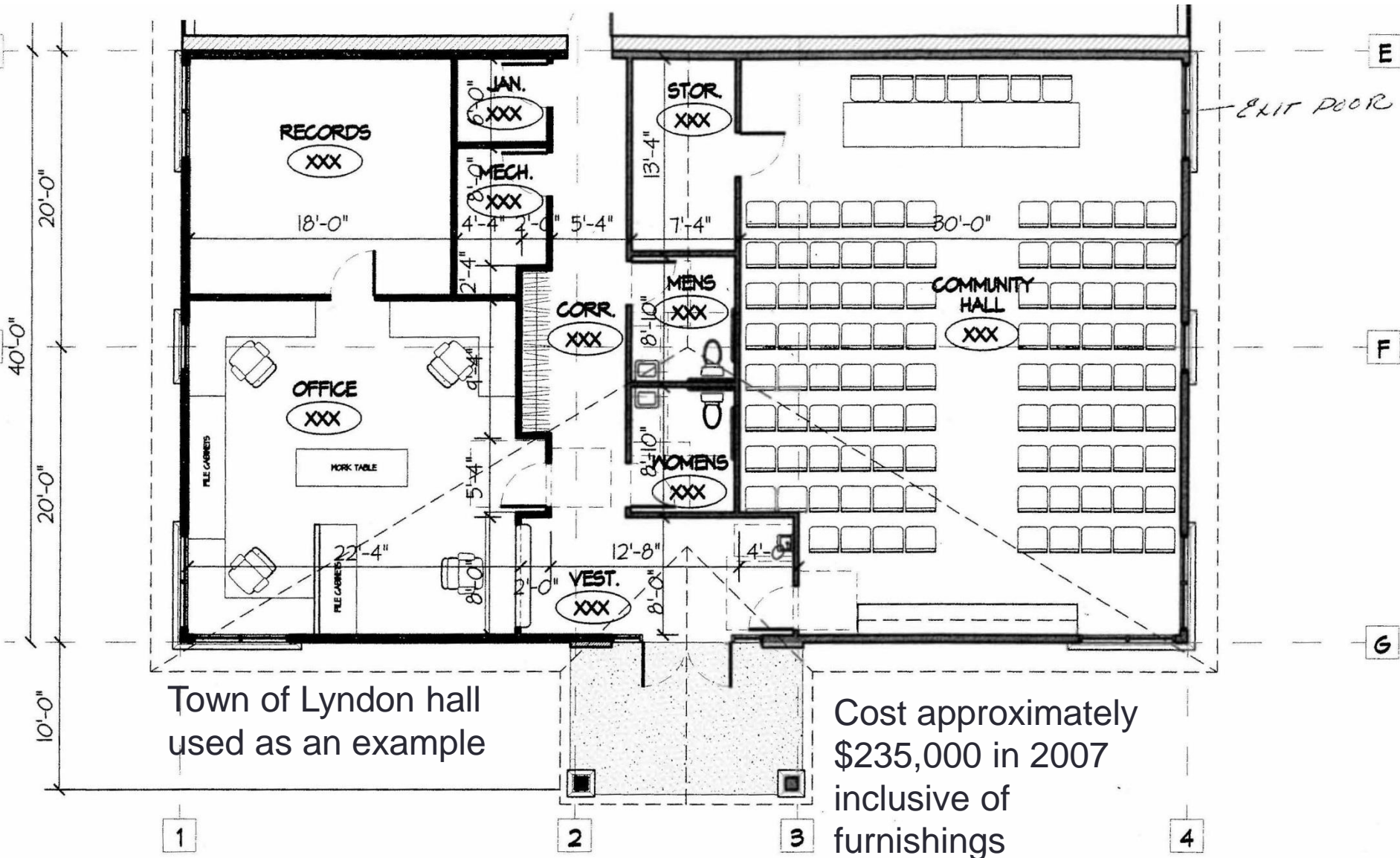
Advantages of Office Addition

- Maintains the look of the existing hall
- Retains the 1930's Hall
- Large hall can be used for rented events and large town meetings
- Hall will remain functional for most of the construction period

Disadvantages of Office Addition

- Higher cost option
- Ramps required for handicap accessibility
- New structure attached to 80 year old structure
- Does not eliminate structural issues with existing Town Hall
- Does not address air conditioning in hall
- Greater fire hazard than steel and concrete structure

Build New Town Hall



Town of Lyndon hall used as an example

Cost approximately \$235,000 in 2007 inclusive of furnishings



Items Likely To Be Included in Project – New Town Hall

- Deconstruction/demolition of existing hall
- New hall and office
- At grade handicap access
- Upgrade or replace existing septic system
- Repave parking lot and entrance drives

Advantages of Building New Town Hall

- Can be designed to meet needs of community – size and purpose of rooms, amenities
- Centralized zone heating and cooling
- Can be steel and masonry to reduce fire hazard
- Cost avoidance of old town hall issues

Disadvantages of New Town Hall

- Will need to find temporary facility during construction (6-8 months)
- Loss of landmark structure

Key Comments from March Meeting

- Investigate unknowns about existing Hall – structural integrity, HVAC, electrical
- Improve cost estimates for options
- Large rental meeting space not essential
- Investigate option of placing office within existing Town Hall structure

Options Requiring Investigation

- A. Renovate existing Town Hall and add an office within the existing building
- B. Renovate and construct a new office area attached to the existing Town Hall
- C. Demolish the existing Town Hall and build a new Hall on the present site

Progress Since March

- Evaluated options for structural and systems evaluation for current Town Hall
- Chose to hire Quasius Construction
 - Ray Haen, Architect
 - Paul Wagner, Senior Project Manager
- Work completed since March:
 - Systems evaluation
 - Developed preliminary design concept for office within existing Town Hall
 - Developed cost estimates for all three options

Option A: Renovate and Build Office within Existing Town Hall



Autodesk Revit

www.autodesk.com/revit

Quasius
Construction
Town of Holland
Superstructure

Scope of Work- Option "A" Remodeling of existing building approx. 4,900 S.F.

- Front office remodeling to include ADA toilet rooms
- Demolition of stage and remodeling for conference room
- Residing, match existing material
- New front entry, site work, parking, and sidewalks

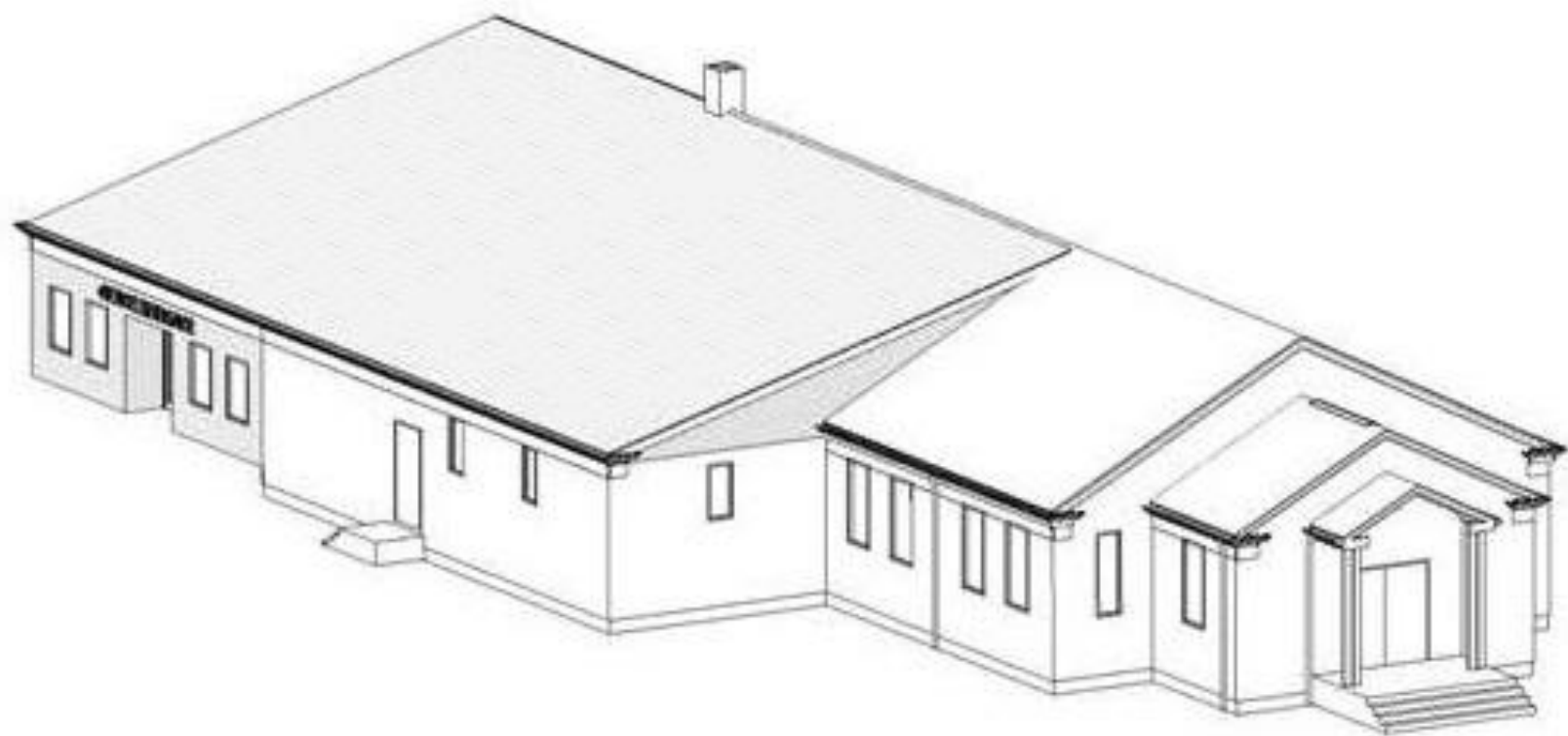
Scope of Work- Option "A" Remodeling of existing building approx. 4,900 S.F.

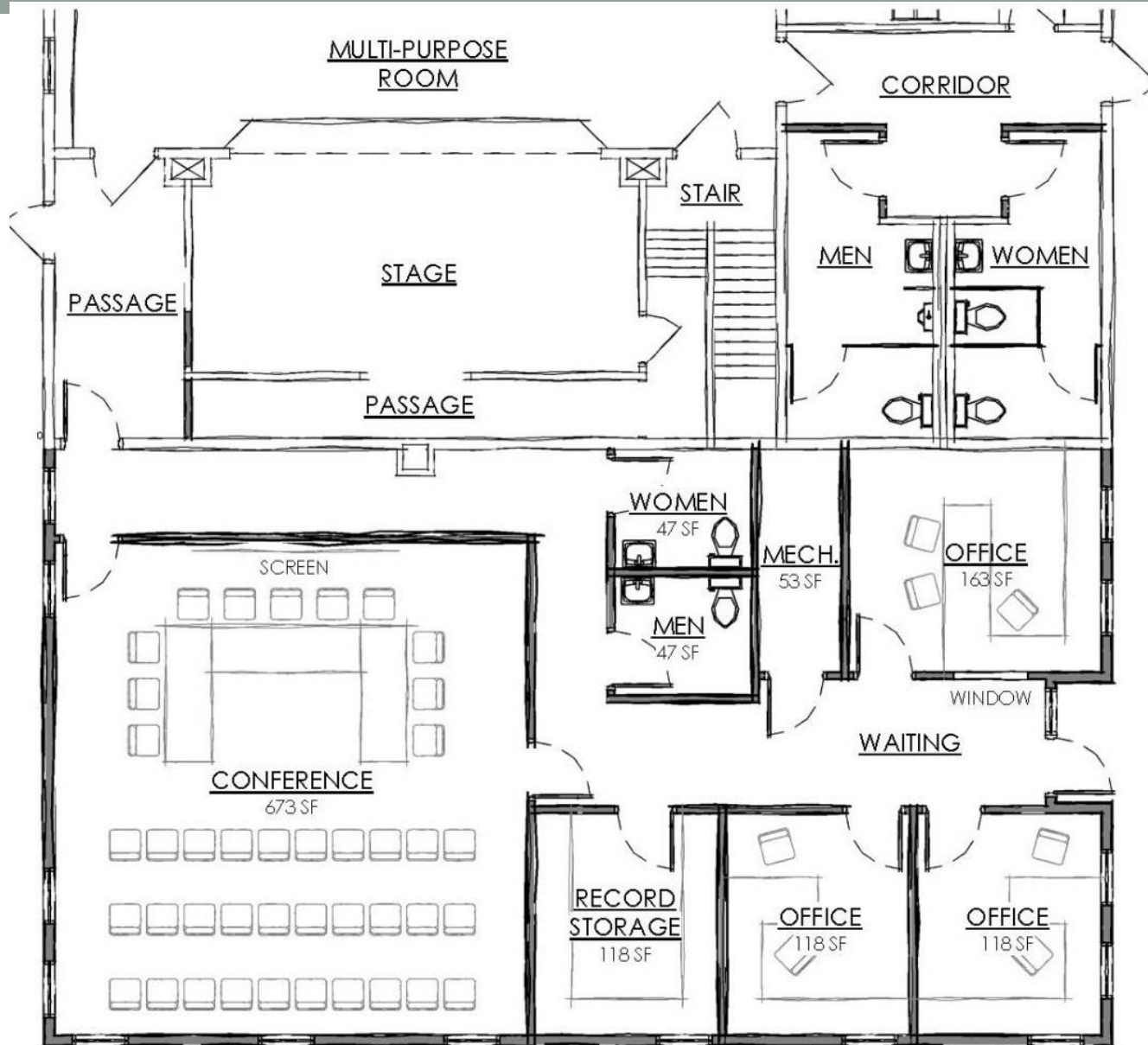
- 1" asphalt paving coat over existing paving/stripping
- Relocate west side ramp to an ADA ramp and stoop with railings
- Change roof design to intersecting gables, reframing over east roof and re-roof entire building with standing seam metal roofing, add insulation in re-framed areas
- Mechanical trades work

Option A: Cost Breakdown

General construction/Demolition/ Site work, residing	\$ 302,263.00
Plumbing	\$ 10,000.00
HVAC	\$ 64,498.00
Electrical	<u>\$ 60,360.00</u>
Subtotal	\$437,121.00
Architect/Engineering Fees/Contingency	\$ 45,577.00
Total	\$ 482,698.00
Alternates– additional cost	
Cement board siding in lieu of Vinyl siding	\$ 13,570.00

Option B: Renovate and Construct Office Addition onto Existing Town Hall





NOTE:
 OPTION SHOWN TO CREATE ACCESSIBLE TOILET ROOMS
 AT EXISTING LOCATION. IF THIS IS DONE, THE NEW TOILET
 ROOMS CAN BE OMITTED AT THE ADDITION.

ADDITION AREA
 1,830 SQ. FT.

Scope of Work- Option "B" Addition & Remodeling of existing building

- 1,830 S.F. addition
- Tie into existing building with new addition
- Residing of existing building
- 1" asphalt paving coat over existing paving/stripping
- Relocate west side ramp to an ADA ramp and stoop with railings

Scope of Work- Option "B" Addition & Remodeling of existing building

- Change roof design to intersecting gables, and re-roof entire building with standing seam metal roofing, add insulation in reframed area's.
- Mechanical trades work-New building
- Electrical-Existing building-New Electrical similar to remodeling.
- Heating- New heating system for existing building-No AC

Option B: Cost Breakdown

New Building addition-1830 S.F. (Vinyl siding)	\$ 261,690.00
General construction-Tie into existing building	\$ 8,500.00
Reframe over existing roof and install metal roofing	\$ 69,800.00
Add for residing existing building (Vinyl)	\$ 35,000.00
Add for ADA toilets in existing building	\$ 20,000.00
Relocate west door and ADA side ramp	\$ 17,900.00
1" asphalt paving coat over existing paving	\$ 30,000.00
Mound Septic system (If soils passes testing)	\$ 27,000.00
Heating -For existing building. No AC	\$ 51,998.00
Electrical	\$ 60,360.00
Sub Total	\$ 582,248.00
Architect/Engineering Fees/Contingency	\$ 60,500.00
Total	\$642,748.00

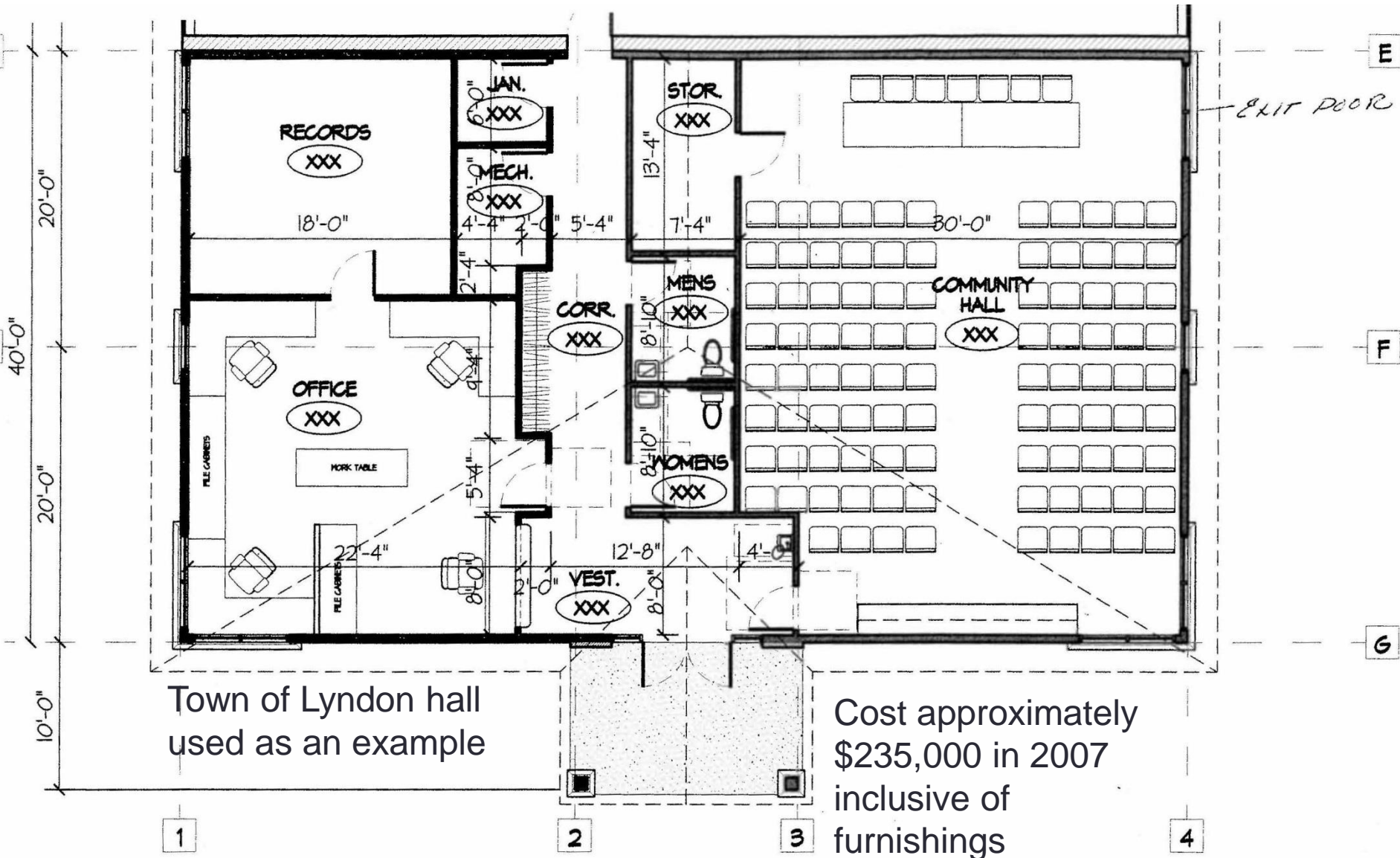
Option B: Cost Breakdown

ALTERNATES

Cement Board Siding in Lieu of Vinyl \$ 21,720.00

Holding Tank in Lieu of Mound System (\$ 10,500.00)

Option C: Demolish and Build New Town Hall



Town of Lyndon hall used as an example

Cost approximately \$235,000 in 2007 inclusive of furnishings



Scope of Work- Option "C" New Building 2,680 S.F.

- Demolition of existing building
- Asbestos abatement allowance
- Slab-on-grade
- New wood framed building, with metal roof
- Vinyl siding
- New front entry, site work, parking, and sidewalks
- 1" asphalt paving coat over existing paving/stripping
- Mechanical trades work

Option C: Cost Breakdown

Asbestos abatement allowance	\$ 20,000.00
Demolition of existing building/fill basement	\$ 35,000.00
Disconnect utilities	\$ 4,500.00
New building- 2,630 S.F.	\$ 376,090.00
Front sidewalk, parking lot work	\$ 13,800.00
Mound Septic system	\$ 27,000.00
1" asphalt paving coat	<u>\$ 30,000.00</u>
Subtotal	\$ 506,390.00
Architect/Engineering Fees/Contingency	\$ 52,500.00
Total	\$ 558,890.00

Option C: Cost Breakdown

ALTERNATES

Cement Board Siding in Lieu of Vinyl \$ 8,150.00

Holding Tank in Lieu of Mound System (\$ 10,500.00)

Summary Cost Comparison

- Option A – Remodel, Build Office within existing Hall
 - \$482,698
- Option B – Remodel and Office Addition
 - \$642,748
- Option C – Demolition and New Construction
 - \$558,890

Comments and Questions

When recognized by the chairman...

- Please state your name followed by your question or comment
- Please be concise so others may also have their comments heard