

RYE TOWN HALL

FACILITY NEEDS ASSESSMENT

Presented by ART GUADANO, AIA, LEED AP BD+C

PURPOSE OF ASSESSMENT

- Evaluate existing Town Hall building
- Determine Town's Administrative and Public Service space needs
- Provide recommendations for use of facility and impact of technology

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▪ DATA COLLECTION

▪ CONCLUSIONS

▪ DESIGN

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DATA COLLECTION

- Public Survey
- Department, Commission and Board Evaluations
- Interviews
- Building Evaluation
 - Observations
 - Historic Elements
- Master Plan 2006/Town Growth Projections

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Public Survey

- 187 Responses
- 186 Visited Town Hall
 - 94% Town Clerk/Tax Collector
 - 30% Building Inspector
 - 25% Meeting Chambers
- 80 Attended Meetings
- Desired Improvements: More Space, Better Seating
- 68% Important to Retain Historic Character
- Mixed Response on Restoring Great Hall and Stage

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DATA COLLECTION

Evaluations

Questionnaires

□ Staffing	□ Department Function
□ Equipment	□ Department Interaction
□ Storage	□ Size of Space
□ Customers	□ Public/Staff Meeting Space Requirements
□ Activities Performed	□ Comments

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DATA COLLECTION

Interviews

- Thorough Understanding of Department
- Review of Questionnaire Data
- Inspection of Space
- Summary for Each Department

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DATA COLLECTION

Interviews

Inadequacies

- Work Space
- Storage
- Meeting Space
- Safety



Planner

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Interviews

Inadequacies

- Work Space
- Storage
- Public Counter Space
- Accessibility



Town Clerk/Tax Collector

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Interviews

Inadequacies

- Work Space
- Storage
- Prep Space



Recreation

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Interviews

Inadequacies

- Work Space
- Storage
- Security



Trust Funds

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Interviews

Inadequacies

- Work Space
- Storage
- Public Counter Space
- Accessibility
- Privacy



Assessing

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DATA COLLECTION

Interviews

- Inadequacies
 - Work Space
 - Storage
 - Security



Corridor Second Floor

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DATA COLLECTION

Interviews

- Inadequacies
 - Storage



Town Clerk/Tax Collector Vault

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Interviews

- Inadequacies
 - Storage
 - Security



Town Clerk/Tax Collector in Meeting Chambers

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Interviews

- Inadequacies
 - Storage
 - Location
 - Confidentiality




Belfry

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Interviews

- Inadequacies
 - Storage
 - Remote Location



Public Works Storage

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Interviews

- Inadequacies
 - Security



Corridor to Town Administrator

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Interviews

Inadequacies

- Accessibility
- Privacy
- Security



Selectmen's Office

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Building Evaluation

History

- Original Structure
 - First Methodist Episcopal Society Building 1839
- Purchased by Town for Town Hall 1873
- Stage Addition 1890
- First Floor Renovation 1974
- Interior Renovation
 - Great Hall Offices 2002-2004

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Building Evaluation

Recent Studies

- Build Out Analysis
 - Rockingham Planning Commission October 2002
- Rye Master Plan 2006
- Building Performance Evaluation and Sustainability Assessment
 - anix, LLC June 2009
- Structural Investigation
 - AMEC Earth & Environmental, Inc. February 2011
- Geothermal System
 - Oak Point Associates August 2011

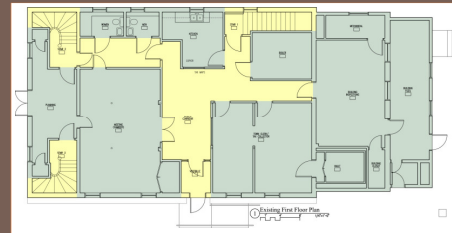
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Building Evaluation

Existing Plans

- First Floor 3,084 SF



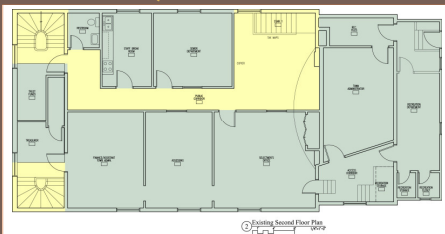
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Building Evaluation

Existing Plans

- Second Floor 3,084 SF



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Building Evaluation

Existing Plans

- Elevations



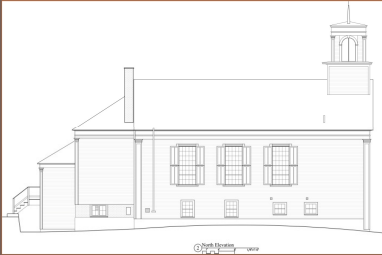
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Building Evaluation


Existing Plans

- Elevations



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Building Evaluation


Existing Plans

- Elevations



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Building Evaluation

Codes

- Americans With Disabilities Act (ADA)
 - Accessible Doors
 - Access to Second Floor
 - Accessible Counters
 - Accessible Toilet Facilities
 - Access Aisle at Accessible Parking
- NFPA 101 Life Safety Code
 - Exits: Two means of egress
 - Enclosure of Exits
- International Building Code



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Building Evaluation


Observations

- Structural Report
 - Repair Granite Foundation Mortar Cracks
 - Repair Cracks in Concrete Foundation



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Building Evaluation


Observations

- Structural Report
 - Reinforce Existing Roof Truss Joint Connections, Roof Purlins and select Truss Members



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Building Evaluation


Observations

- Exterior Paint Peeling



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Building Evaluation

Observations

- Insulation
 - Attic – Loose Fill Fiberglass
 - Walls – Uninsulated



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Building Evaluation

Observations

- Single pane windows with storms – inefficient; wall cavity for sash cord and weights



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Building Evaluation

Observations

- Roof shingles aged



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Building Evaluation

Observations

- Mechanical System: Update boiler and air handler unit



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Building Evaluation

Observations

- Electrical:
 - Exposed wiring, holes throughout building
 - Use of outlets trip breakers



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Building Evaluation

Observations

- Electrical:
 - Main Panel 200 amps – inadequate
 - Fire Alarm System – add visual alarms at key locations
 - No sprinkler system




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Building Evaluation

Historic Elements

- Exterior
 - ▣ Scale
 - ▣ Proportion
 - ▣ Form




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Building Evaluation

Historic Elements

- Exterior
 - ▣ Belfry
 - ▣ Shutters
 - ▣ Front Doors
 - ▣ Windows 20/20




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Building Evaluation

Historic Elements

- Exterior
 - ▣ Trim
 - ▣ Shutters



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Building Evaluation

Historic Elements

- Exterior
 - ▣ Granite Foundation




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Building Evaluation

Historic Elements

- Interior
 - ▣ Great hall
 - ▣ Stage
 - ▣ Tin Ceiling




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Building Evaluation

Historic Elements

- Interior
 - ▣ Winder Stair




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Building Evaluation

Historic Elements

- Interior
 - ▣ Window and Wood Trim Mouldings




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Building Evaluation

Historic Elements

- Interior
 - ▣ Wood Wainscot




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Building Evaluation

Historic Elements

- Interior
 - ▣ Panel Doors
 - ▣ Trim




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Building Evaluation

Historic Elements

- Interior
 - ▣ Panel Doors
 - ▣ Door Hardware
 - ▣ Peep Hole
 - ▣ Winder Stair




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Building Evaluation

Historic Elements

- Interior
 - ▣ Structural Timber Frame




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Building Evaluation

Historic Elements

- Interior
 - ▣ Wood Benches?



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Building Evaluation

Historic Elements

- Interior
 - Great Hall
 - Light Fixtures?



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Building Evaluation

- Comply with Life Safety codes
- Provide accessibility per ADA
- Repair deterioration
- Improve building performance
- Upgrade building systems
- Preserve historic character



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DATA COLLECTION

Growth Projections

NH Office of Energy and Planning Population Projections

	New Hampshire		Rockingham County		Town of Rye	
	Population	Percent Change	Population	Percent Change	Population	Percent Change
1970	737,578		138,950		4,083	
1980	920,475	+24.8%	190,345	+37.0%	4,508	+10.4%
1990	1,109,117	+20.5%	245,845	+29.2%	4,612	+2.3%
2000	1,235,550	+11.4%	277,359	+12.8%	5,182	+12.4%
2010	1,385,560	+12.1%	308,220	+11.1%	5,440	+5.0%
2020	1,524,751	+10.0%	331,190	+7.5%	5,790	+6.4%
2030	1,646,471	+8.0%	351,660	+6.2%	6,080	+5.0%

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Growth Projections

- Master Plan
 - Land and Natural Resource Conservation to continue
 - Minor single family residential growth
 - Allow for Workforce Housing
 - Allow for Mixed Use zoning
- Build Out Analysis
 - Limited Growth Capacity
 - 1,195 potential single family residences
 - 109 potential general residences
 - 27 potential business units
 - 96 potential commercial units

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CONCLUSIONS

- Staff Projections
- Adjacency/Interaction Matrix
- Public Interaction/Relationship Diagram
- Program Summary
- Questions

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Staff Projections

	2012		2015		2030	
	Full Time	Part Time	Full Time	Part Time	Full Time	Part Time
Assessing	1	1	1	1	1	1
Building Inspection/Code Enforcement	1	1	2	1 Recpn	3**	1
Finance/Assistant Town Administrator	1	1 Secy	1	1	2	1
Planning	1	0	1	1 Asst.	1	1 Asst.
Recreation	3	10	4	10	4	10
Selectmen's Office	1	0	1	0	1	0
Sewer Department	0	2	0	2	0	2
Town Clerk/Tax Collector	2	1	3	1*	3	2*
Town Administrator	0	1	1	0	1	0
Treasurer	0	1	0	1	0	1
Trust Funds	0	1	0	1	0	1

* Certain times of year.

** Add inspector.

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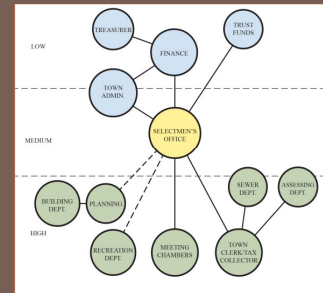
CONCLUSIONS

Adjacency/Interaction Matrix

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CONCLUSIONS

Public Interaction/Relationship Diagram



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CONCLUSIONS

Program Summary

- Existing Town Hall 6,168 SF
- Existing Storage
 - Belfry 250 SF
 - Public Safety 557 SF
 - Old Police Station 174 SF
- Total Existing 7,149 SF
- Total Proposed 15,090 SF

Program	Current	Proposed	Comments
Existing Town Hall	6,168	6,168	Existing Town Hall - 6,168 SF. Includes Belfry, Public Safety, and Old Police Station.
Proposed Storage	0	15,090	Proposed Storage - 15,090 SF. Includes Belfry, Public Safety, and Old Police Station.
Total	6,168	21,258	

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CONCLUSIONS

Program Summary



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CONCLUSIONS

DESIGN

- Goals
- Design Concepts
- Site Plan
- Floor Plans
- Perspective Views
 - Option 1
 - Option 2

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CONCLUSIONS

Goals

- Functional Plan
 - Efficient Layout
 - Adequate Space for the Future
 - Ease of Public Access
- Sustainable
 - Energy Efficiency
 - Sustainable and Local Materials
- Historic Character
 - Maintain Exterior Character
 - Restore Great Hall
 - Incorporate Historic Components
 - Renovation vs. Historic Restoration

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DESIGN

Design Concepts

- Design Concepts preliminary
 - ▣ Final designs require public input
- Design Options
 - ▣ Build new on another site
 - ▣ Renovate and expand existing Town Hall
 - ▣ Tear down existing Town Hall, build new
 - ▣ Use existing Town Hall and locate Departments in other facilities

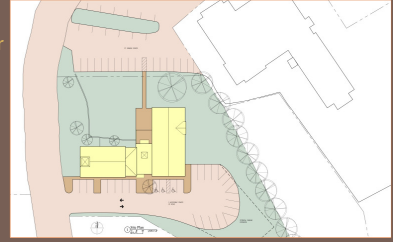
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DESIGN

Floor Plans

Site Plan

- First and Second Floor Entrance
- Access to Parking
- Reduce visual mass of addition

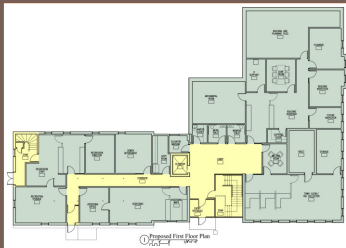
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DESIGN

Floor Plans

First Floor Plan

- 7,845 SF, 15,286 SF Total
- Minimal circulation
- Central Lobby between new and old
- Small meeting rooms
- Storage Space
- Department Adjacencies
- Efficiency/Lean Design

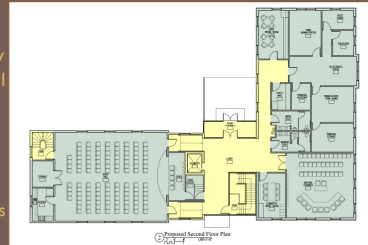
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DESIGN

Floor Plans

Second Floor Plan

- 7,441 SF, 15,286 SF total
- Second Floor entry
- Restore Great Hall for programs/meetings
- 125 occupants in Great Hall
- 40+ occupants in Meeting Chambers
- AV Technology

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DESIGN

Floor Plans

Perspective View

- Option 1

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DESIGN

Floor Plans

Perspective View

- Option 1

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DESIGN

Floor Plans

Entrance View

- Option 1



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DESIGN


Floor Plans

Perspective View

- Option 2



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DESIGN


Floor Plans

Perspective View

- Option 2



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DESIGN



Floor Plans


Entrance View

- Option 2




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DESIGN



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NEXT STEP

- Site Survey
 - Boundaries and Topography, including partial Cemetery and Town Lot to the North
- Geotechnical Analysis, Soil Borings
- Hazardous Materials Inspection: Asbestos, Lead
- Structural Modifications Existing Building
- Historic Consultant
- Civil Engineering, Preliminary Design and Layout
- Septic Test Pits, Percolation Test
- Landscape Design Concepts
- Schematic Design and Design Development
 - Tour other facilities
 - Public input
- Sustainable Design, Energy Modeling
- Estimate of Construction Cost

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