

Revision 7 (Final)

Town of Rye, NH
Town Hall Committee
2016 Town Hall Recommended Architectural Charge

Alternatives are to be evaluated to provide adequate functional space consistent with the space planning concepts presented in the SMP 2014 design, or as alternately seen by the reviewing architect. The Great Hall meeting room and related spaces shall be used as part of the space needs for office layout. Recreation and Sewer Departments will not be located in the Town Hall building. Design considerations shall be consistent with efficient spatial and ergonomic layout for office workers, department inter-relationships, mechanical and electrical layout, IT needs, energy efficiency, and cost effectiveness. The ability to re-use the existing geo-thermal wells shall be taken into account for alternates 1 through 4.

Alternate 1: Renovate the existing Town Hall keeping the historical features in place, i.e. spiral staircases, tin ceiling, monumental windows while, however, utilizing the Great Hall for office space. Construct an addition as necessary to meet the Town's space needs. Provide a summary of what would remain of the original building after renovation, or conversely, what would have to be removed, e.g.: siding, exterior trim, doors and windows, foundation, basement slab, etc.

Alternate 2: Renovate the existing Town Hall without regard to the historical features, and utilize the Great Room for office space. Construct an addition as necessary to meet the Town's space needs. Provide a summary of what would remain of the original building after renovation, or conversely, what would have to be removed, e.g.: siding, exterior trim, doors and windows, foundation, basement slab, etc.

Alternate 3: Tear down the existing Town Hall, and build a new structure of 2 or 3 stories on the existing site keeping within the architectural context of the Historic District. The architect shall not confine his or her thinking to the existing footprint or size of the building if increasing the width, length, or height of the building (or relocating foundation) would provide a more economical project and/or better flow pattern.

Alternate 4: Leave existing Town Hall, for use by others, with no cost to the Town. Build a new structure of 2 or 3 stories, on the existing site keeping within the architectural context of the Historic District. The architect shall consider total building mass for the site, along with traffic flow, parking, septic, drainage, and any other considerations. Architect should consider possible modification of property

lines of town-owned property as needed, to provide access, individual septic systems, or other needs.

Alternate 5: Leave existing Town Hall, for use by others, with no cost to the Town. Build a new structure at the Washington Road site next to Public Safety Building, keeping within the architectural context of the Historic District, and installing landscaping to minimize visual impacts on the residential neighborhood.

Architectural Scope of Evaluation:

The reviewing architect(s) shall review the Alternatives to help the Town find the best path to meet the needs of the Town Offices, including the need for requirements of ADA, space requirements, siting and topographical layout considerations for traffic and pedestrian flow, drainage, septic, electrical, etc.

The reviewing architects shall take an unbiased approach, and have full access to all related committee work and documentation. The reviewing architects shall summarize the highest and best use of land and structure, with cost differentials for the different alternatives. Comparison should be made, for the benefit of voters, of renovation versus new construction and the pros and cons of each approach in terms of cost and final product.

- Prepare conceptual floor plan design for each of the 5 alternatives, accommodating the space needs as defined.
- Prepare front architectural elevation of each of the alternatives, and digital 3-D models of the 5 alternatives for public presentation and review.
- Prepare opinions of construction project cost for each of the 5 alternatives, to include construction costs and all related project costs.
- Attend and facilitate project meetings with the Town Hall Committee (4 to be budgeted), and with the public (2 to be budgeted).
- Based on specific input from the Town Hall Committee, make modifications to one or two of the conceptual floor plans, elevations and 3-D models.
- Provide a final report to consist of: data tables showing space needs accommodated by each of the alternatives; conceptual floor plans, elevations and models; and project cost estimates with back-up.