

Rec
9/26/16
@ Bos mtg

Rye Town Hall

Space Analysis

September 22, 2016

Gross Space Needs – SMP Programming, 2014

Total Gross Space, 2014 SMP Design

Existing Building	5700 sq ft	
New Building	5240	(excluding walkway between buildings)
Total	10,940 square feet	

Gross Space Needs, 2016 – Modified Concept (Use existing upstairs for office space, Rec and Sewer permanently relocated elsewhere, expand existing footprint with “bump-out” as needed to the rear of the existing building)

Total Previously, 2014 SMP Design	10,940 sq ft	
Less Upstairs of Existing Building	2850	(upstairs to be used for office space)
Net	8090	
Less Rec and Sewer	680	(Rec relocated elsewhere)
Net	7210	
Less Downstairs stairs/vestibule	330	(@\$200/sf, saving stairs costs ~\$135K)
Total Revised Space Needs	6880 square feet	

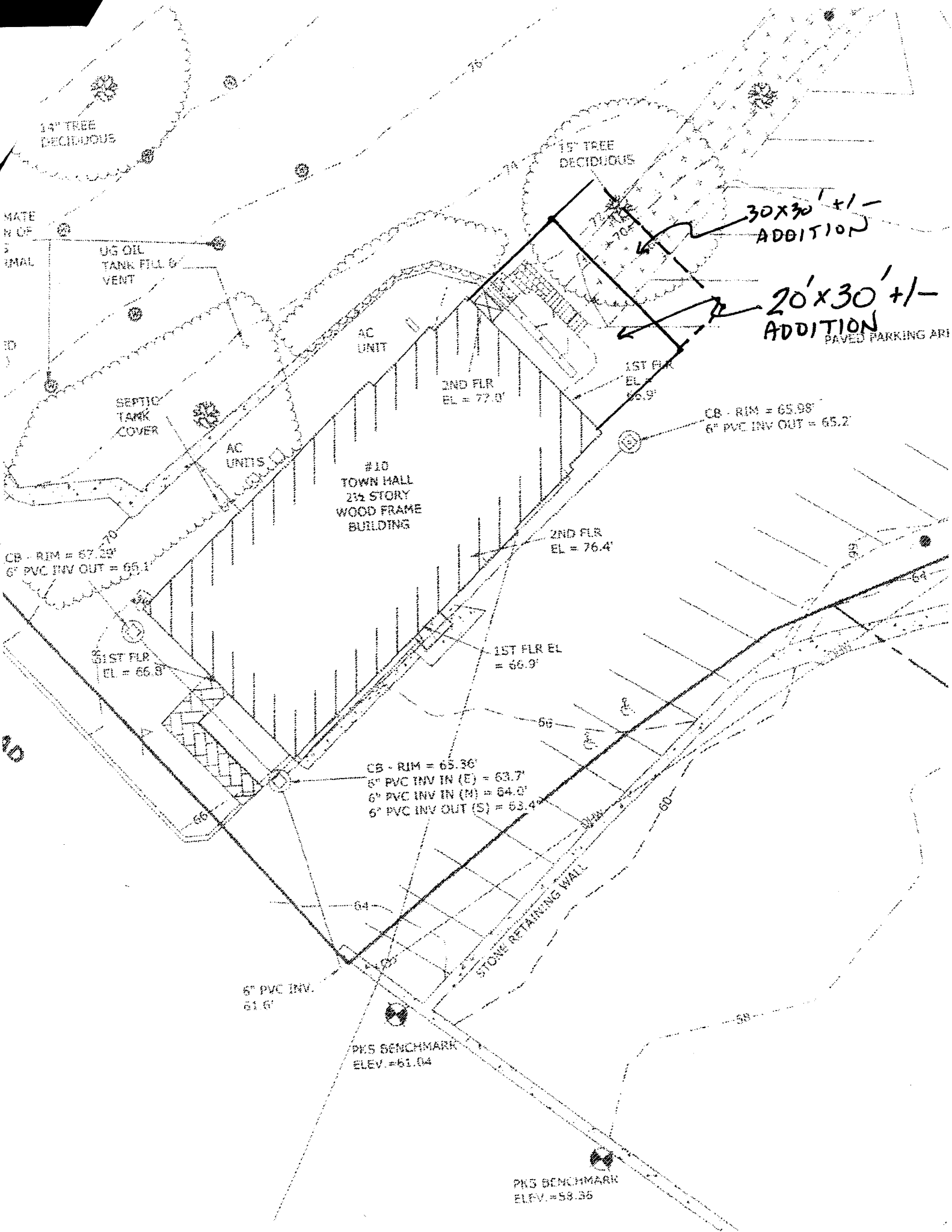
“Bump-out” Addition on Back of Existing Building, 30 foot effective width, without spiral stairs

Total Revised Space Needs	6880 sq ft	
Less Existing Building Space	5700	
Bump-out Area Required	1180 sq ft	
Approx. Length of Addition	20 feet	(two stories, 30 foot width)

Note – Bump out dimension needed if spiral stairways remain – 31 feet

Note – These are approximations. Net to gross ratios and specific space layouts will change with a revised design.

Prepared by Craig Musselman, Rye Selectman



14" TREE
DECIDUOUS

15" TREE
DECIDUOUS

MATE
N OF
3
UMAL

UG OIL
TANK FILL &
VENT

30'x30' +/-
ADDITION

20'x30' +/-
ADDITION
PAVED PARKING AREA

SEPTIC
TANK
COVER

AC
UNIT

2ND FLR
EL = 72.0'

1ST FLR
EL = 76.9'

CB - RIM = 65.98'
6" PVC INV OUT = 65.2'

#10
TOWN HALL
2 1/2 STORY
WOOD FRAME
BUILDING

2ND FLR
EL = 76.4'

CB - RIM = 67.29'
6" PVC INV OUT = 65.1'

1ST FLR
EL = 66.8'

1ST FLR
EL = 66.9'

CB - RIM = 65.36'
6" PVC INV IN (E) = 63.7'
6" PVC INV IN (M) = 64.0'
6" PVC INV OUT (S) = 63.40'

6" PVC INV.
61.6'

PK&S BENCHMARK
ELEV. = 61.04

PK&S BENCHMARK
ELEV. = 59.55

STONE RETAINING WALL

Rye Town Hall

Recommended Procurement Process – Design Build Request for Proposals

Proposals required on two options (both fully ADA compliant):

1. Historic Renovation - existing footprint, w/ 30x30 foot +/- addition to rear of building

- retain tin ceiling on 2nd floor- building inspection/planning in 2nd floor space
- retain spiral staircase(s) in corner(s) of existing building
- exterior design per previous SMP historic renovation design
- new floor, new reinforced concrete foundation on south side.
- Firm price requested

2. New Rye Town Hall – Replica of Existing

- same footprint, expansion, space layout as option 1
- All new construction
- exterior – same dimensions of all components – replicate existing
- interior – all new construction – no replication

Both alternatives – new septic system, at grade pedestrian access from upper parking lot, limited landscaping improvements.

Previous SMP Design – sets standard of design and finish for both renovated and new construction, unless noted otherwise by proposer in design-build proposal. Contractors to be encouraged to propose “no frills” interior finish details, with such details clearly itemized. SMP to cooperate with reuse of previous documents, including CADD files, with multiple proposers.

Proposers – RFP to be issued to previous vetted bidders – Hutter, Meridian and Dew

Proposed Schedule: BOS Approval to initiate RFP Process, Notify Contractors – September 26

Draft Design Build RFP Available for BOS Review – October 10

Design Build Proposals Due – Thursday, December 8

BOS Decisions Required:

Proceed with Design Build Procurement Process

Authorize TA to enter into arrangement with SMP for reuse of documents