

## FACILITY PLAN FOR TOWN BUILDINGS

### Town of Hadley, Massachusetts

#### **Cost Summary with Recommended Approaches (underlined).**

##### **Town Hall Functions**

- Relocate to Russell School \$5,490,168  
This is the most expensive of the options explored due to the extensive work required in the school. All Town functions can reside within the building but parking is extremely limited. The current historic Town Hall would need to be sold.
- New Building on new site \$4,973,185 plus site purchase.  
As a new building the facility could meet the town's needs in an attractive energy efficient and handicapped accessible single story building. Parking can be designed to meet the building's needs. Program changes can be easily accommodated prior to the time of construction.
- Alterations to Town Hall \$1,443,571  
Although some spaces will need to be relocated to the Senior Center (cost not included) this is a cost effective solution to meet the town functions. It includes all the repairs listed below plus the re-working of spaces to better meet the program needs.
- No Change; repair existing Town Hall \$1,219,806  
Although the building generally appears to be in good condition there are many items that are necessary to bring it to an acceptable standard for long term continued use as the Town Hall. This approach does not address and program changes

##### **Library Functions**

- Add stair/Elevator Addition plus interior modifications. \$2,038,115  
This approach will preserve the building as the library bringing it up to code and accessibility standards and provide much needed space on the second floor. It does not include exterior repairs,
- No Change; repair existing Library. \$892,921  
This is corrective work for the building but will not address accessibility and exiting for the basement and second floor.

### **Senior Center Functions:**

- Re-organize Building. (Option #1) \$4,743,995  
This approach includes the renovation to repair the existing building plus the re-organization of space to develop a more cohesive Senior Center layout. In selecting this option we suggest that the repair work be prioritized to reduce the overall cost of the work.
- Re-organize Building and Add Park & Rec. Addition for Park & Rec. (Option#2) \$6,739,876  
This approach is similar to Option #1 but with the added benefit of introducing Park and Recreation to the building thereby making it a much more active building for all generations.
- No Change; repair existing Senior Center. \$2,717,225  
This work will provide the necessary repairs to the building but not address any of the program needs and challenges

### **Park & Recreation Functions:**

- No Change; repair existing North Hadley Village Hall. \$2,128,478  
This approach will resolve the deterioration of the building and bring the building up to accessibility codes. It provides no program changes. These repairs only cover the Park and Recreation portion of the building (pro rata).
- Relocate to Senior Center \$2,105,396  
Unlike those option listed for the Senior Center this approach would only address the addition required by Park and Recreation and the creation of spaces within the building for its use. This option would also include a new fire station and the sale of the North Hadley Village Hall (see below).
- Sell North Hadley Village Hall

### **North Hadley Fire House:**

- No Change; repair existing North Hadley Village Hall (also see above) \$933,849  
This approach will resolve the deterioration of the building and bring the building up to accessibility codes. It provides no program changes. These repairs only cover the Fire Station portion of the building (pro rata).
- New Building on new site. \$2,894,715 plus site purchase.  
This option would also require the relocation of Park and Recreation to the Senior Center and the sale of the North Hadley Village Hall (see above).

If Park and Recreation remained in the building the area occupied by the Fire Station would enable the storage at the school to be returned to this building.

**Summary of options for Senior Center and North Hadley Village Hall (Park and Rec/Fire Station)**

A. Vacate and sell N. Hadley Village Hall; Park and Rec to Senior Center; New Fire Station. Senior Center Renovations. \$9,634,591 less sale of building plus purchase of land for Fire Station.

Although higher in cost than option C below it reduces the Town's inventory of older buildings and provides upgraded facilities for these three functions.

B. Park and Rec to expand into entire N. Hadley Village Hall; New Fire Station; Senior Center Renovations. \$10,701,037.

C. Park and Rec, and Fire Station to remain at N. Hadley Village Hall. Senior Center Renovations. \$7,806,322

**Public Safety:** These are phased items that can be spread over a number of years.

- No Change; repair existing Public Safety Building. \$1,190,888
- Phase #1 Add storage area at Police Offices (2nd Floor) \$106,001
- Phase #2 Add new Fire Department Bay with second floor space. \$1,357,321
- Phase #3 Add Dorm Room Addition \$1,152,437

**Russell School:**

- No Change; repair existing Russell School. \$5,908,166  
Extensive repairs are required to bring this building to a reasonable standard.
- Town Hall (see Town Hall above)
- Sell Building

### DPW/Highway Garage;

- No Change; repair Highway Garage and Enclose Pole Barn. Add New Office Building. \$3,124,468
- Option #1: Demolish existing Highway Garage, and Fuel Pumps and construct New Building and Fuel Pumps. Enclose pole Barn. \$11,071,676  
The most expensive option but with the cleanest solution to meet the town's needs, yet it still relies on the use of the pole barn.
- Option #2: Demolish Pole Barn and construct New Highway Garage in its location. New Office Building. Modify existing Highway Garage to store vehicles only. \$8,076,779  
This appears to be the best approach as provides equivalent space as option #1 but with the pole barn eliminated and an equivalent area provided in the garage spaces.
- Option #3: Construct New Highway Garage on New Site (building similar to Option #2). Construct new office building on New Site. Repair existing Highway Garage. Enclose Pole Barn. \$9,914,778

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