

COHASSET TOWN HALL

Renovate and Rebuild



Town Hall Building Committee Team

THBC

Phil Lehr, Chair

Wayne Sawchuck, Vice Chair

Mark Cameron

Carolyn Coffey

Gerht Lubitz

Tucker Meehan

Josiah Stevenson

EXPERT ADVISORS

Owner's Project Manager:

The Vertex Companies

Architects:

Johnson Roberts Associates, Inc.

History – Analysis Undertaken

- Fourth time Town Hall has been studied
 - 2007, 2014, 2018, now
 - Significant taxpayer investments in studies and plans
- Location studies 2016-2017
 - All town-owned parcels and commercially available space
 - Only viable option behind the library; survey favored Common
- Extensive analysis of issues by engineers 2018
 - Cost to renovate as-is now estimated at \$18-19M

History – Needs of Town Hall

- All new systems including HVAC, electrical, plumbing, and fire suppression
- New roof
- Accessibility
- Rot and water damage repair, chimney repair, paint
- Additional office and meeting room space, flexibility to adapt to changing needs of town
- Restored auditorium for civic and artistic use
- Bathrooms

History - Charge from the Selectboard Jan. 2019

- The town hall should be a safe, functional, flexible and accessible space which will meet the needs of Cohasset's committee structure and administrative staff for the next several decades.
- Town hall should remain on the town common at 41 Highland Avenue.
- The town values the 1857 historic structure and its auditorium space and seeks to restore and preserve it for future generations as a center of civic, cultural and community activities.
- The Town seeks community partners in the restoration of the 1857 historic structure and utilization of the historic auditorium, including financial assistance from private foundations and citizens.
- The budget for town hall be reasonable, prudent and consistent within the 10-year capital plan and be governed by the town's ability to fund such construction with a net neutral tax impact on the residents of the town.

Process

- Re-evaluated space needs
 - Office space
 - Meeting rooms
- Set priorities
 - Flexibility to adapt to future needs
 - Restoration of Old Town Hall
 - Public-facing offices easiest to reach
 - Contractual obligations for 143TV and Safe Harbor
 - Public bathrooms for Common events

Exterior – New Annex to be Complimentary and Subservient



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Main entrance facing east, walk straight through to auditorium

RECOMMENDATION

RENOVATE historic town hall, REBUILD annex

- More attractive exterior in keeping with the historic Common.
- Restored auditorium for civic, recreation and artistic use.
- Public restrooms for events on the Common.
- Catering kitchen for future revenue-production.
- Updated HVAC, electrical, plumbing, and fire/safety systems – and roof – all of which are beyond their useful lives.
- ADA compliance, including functional elevator.
- Adequate office space for town employees with flexibility in the floor plans should future needs change.
- Meeting room space for the dozens of committees that meet hundreds of times annually as part of town governance.

RECOMMENDATION

RENOVATE historic town hall, REBUILD annex

This is not a choice between a renovation/rebuild project and doing nothing. If we do not go forward with this project, the town will still face annual repair costs associated with an aging building. A full renovation of the building is estimated upwards of \$18 million and would result in a building that does not meet the needs of the town today or in the future.

Either we will pay now, or pay to study this again to plan for major repairs (which likely won't cost less by the time they are made) or worse, subject our operating budget to significant repair expenses year after year.

CCHDC Discussion

- Overall design impressions
- Exterior choices
 - Window replacements
 - Siding – HardiePlank®
 - Roof – architectural tiles

