

A STUDY OF  
MUNICIPAL FACILITIES

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PREPARED FOR THE  
TOWN OF NORTH YARMOUTH

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Architects

January 2015

# North Yarmouth Municipal Facilities Study

January 2015

## Facts, Figures, and Relative Merits of Options 1, 2a, and 2b

We are pleased to present this study and evaluation of three different design concepts for a Municipal Facility for North Yarmouth. Our study has benefitted from the guidance of the Selectmen and other interested citizens, resource assistance from the Town Manager, and availability of the North Yarmouth Village Development Study provided by Planning Decisions Inc. (November 2014).

We have become familiar with the two designated sites and three designated options presented in that study, and have had many fruitful discussions with citizens and employees of the Town. Our study presents a distilled set of data and graphics which represent our “vision” for what each option may generate. We did not analyze the programmatic information provided in PDI’s report, but rather accepted it as a sound basis for this conceptual design study. Should the Town decide to go forward with further development of one of these or another option, we would be most interested to continue our work with further refinement and development.

- 1) **Option 1** describes renovations and additions to the existing Town Hall facility, and provision of a new Community Center Facility on that site along with appropriate circulation and parking.

The existing facility would be reconfigured in order to co-ordinate its functional spaces with an addition of 1850 sf of administrative space on the south face of the existing facility, reaching out toward the current parking area. The current lower level (approx. 750 sf) would provide additional administrative space. The attic (approx. 750 sf) would continue to provide storage and archival space, although significantly enlarged by use of the upper level over the proposed administrative addition noted above.

A new 2,500 sf meeting space would also be provided on the north side of the existing facility, supplanting the current office of the Town Manager and the vault. The addition would provide a large meeting room (2,000 sf) which could be divided into two spaces (1,200 sf, 800 sf) by means of an operable partition, and ancillary space for a lobby and toilets.

The construction cost projections are as follows, and will require refinement if and as the project is pursued.

Town Office: Renovations	lower level	750 sf. @ \$40	\$30,000
	main level	1,350 sf. @ \$60	\$80,000
	attic	750 sf. @ \$40	\$30,000
Town Office: New Construction	admin.	1,750 sf. @ \$200	\$350,000
	meeting	2,500 sf. @ \$200	\$500,000
	attic	1,000 sf. @ \$ 80	\$80,000

New Community Center	5,500 sf. @ \$200	\$1,100,000
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Site Work	parking 40 sp. @ \$2,500	\$100,000
	roads/paths	\$40,000
	sanitary sewer	\$40,000

This option reinforces the current identity of the Town Hall site, and with the addition of a Community Center here, this site becomes clearly the societal center of the town. The current facility is not of particular merit, and some might feel that this scheme, which significantly enlarges the built footprint, lets “the tail wag the dog”. Furthermore, its storage/archival space is not H.C. accessible. However, there is available land here, the soils are reputedly of good buildable quality, and it is a handsome site.

- 2) **Option 2a** describes significant renovations to the North Yarmouth Memorial School, and includes demolition of approx. 15,000 sf. at the rear of the building. This facility has undergone significant evaluation over recent years as MSAD 51 investigated its condition for continued use as a school. While numerous deficiencies in the structure, envelope and systems have been identified, the facility is salvageable, especially for other less intense uses.

Our conceptual design provides for the town’s administrative spaces to be located in the front wing which runs parallel to Route 9/Memorial Highway. Additional parking would be provided along this front face, and the entrance would be architecturally enhanced to better announce its location. On the west end of the wing, a second entrance, with canopy, would be provided for direct entrance into 3,700 sf. of lobby, toilets, and a dividable meeting space which would occupy most of that wing of the building. The central and east wing would accommodate the town’s administrative and storage/archival space in approx. 8,700 sf. of at-grade, easy- to renovate space.

A major amenity at this site is the multi-use space in the middle of the building. Its 10,600 sf includes a very nice gymnasium, a small production kitchen with storage space, a raised stage with ancillary support/small meeting spaces, appropriate toilet facilities, and independent access from existing parking areas. This area far exceeds the recommended program space for a community center, but it exists as a definable entity and probably should not be reduced in size.

Construction cost projections follow:

The PDI report identified approx. \$400,000 of “general repairs to the building, of which we have selected \$280,000 worth of necessary work to be allocated on a proportional basis to the two distinct building functions (municipal offices @ \$160,000, community center @ \$120,000).

Renovations: Town Hall	12,400 sf. @ \$100	\$1,240,000 + \$160,000	\$1,400,000
Comm. Ctr.	10,600 sf. @ \$50	\$ 530,000 + \$120,000	\$650,000

Site Work:	parking 15 spaces @ \$1,250	\$18,000
	roads/paths	\$22,000

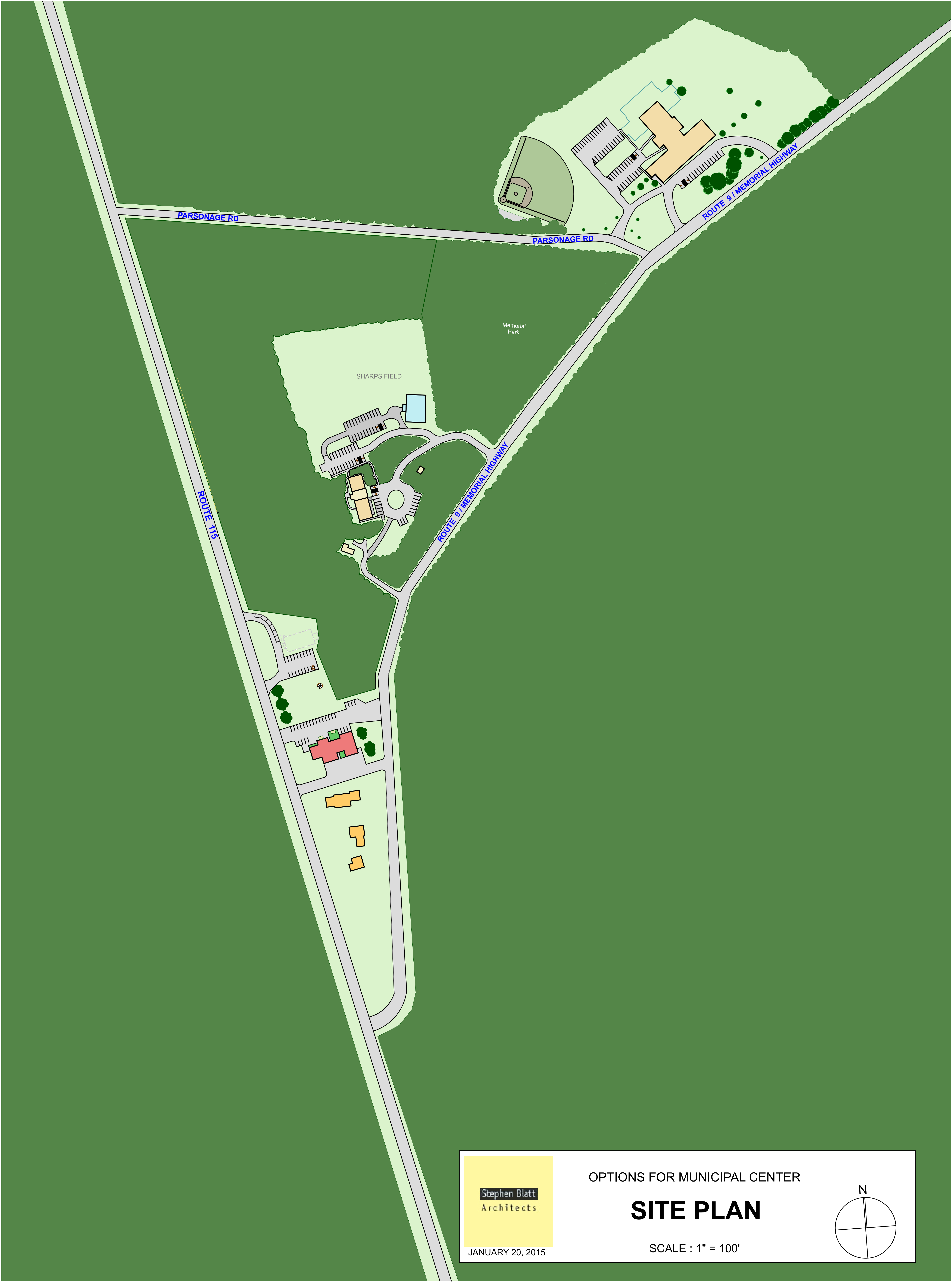
This option provides the largest amount of space for each primary function, exceeding program recommendations but providing space for additional functions/occupants and/or growth of existing functional needs. While its projected total cost is not considerably less than Option 1, its cost / sf. is significantly lower.(Opt. 1 @ \$196/sf ; Opt. 2a @ \$111/sf). Option 1 does provide significant new space, while Option 2a provides none. However, its renovation “recipe” is comprehensive, and would address virtually all assemblies and systems, to the degree that, if and when completed, it will be provide fairly similar performance to a new building. The caveat is that it will definitely cost more to operate and maintain the larger facility.

The site is a well-established address, and the condition of the site is very good, requiring minimal site cost for the amenities provided. The removal of the rear portion of the structure will provide further open space should the Town require future expansion of this facility, and/or the location of other functions on the site.

**Option 2b** addresses the establishment of new construction on the Memorial School site. This option acknowledges the quality of the site, its established address, and its capability for significant future expansion and development. Because the building complex would be entirely new construction, its proposed location on the site is open for discussion, but this site plan is based upon practical reuse of existing features such as curb cuts, roadways, parking and utilities. The existing structure would be entirely razed, its foundation removed, and the site filled and leveled. Demolition costs are significant, but the options for site design are virtually unlimited.

This option provides for the smallest building of the three options, but it could easily be enlarged either in the planning phase, or at some later, post-completion time. As presented, it provides a Town Hall facility of 7,200 sf. including administrative offices, meeting space, and storage/archival space; a Community Center of 5,500 sf which would accommodate those activities previously located at Wescustogo; and a common lobby with toilets (1,250 sf.) between the two, for a total footprint of 13,950 sf. At a projected total cost of \$3,527,000, it is the most expensive per sf of the three option (\$253/sf), even though its construction cost per sf. is the same as the new construction cost for Option 1 (\$200/sf.)

Its image on the site could be the most attractive of the three options, as the two major components could complement without mimicking each other, and create a very handsome, memorable composition. As noted above, expansion potential is greatest with this option, and operational / maintenance costs would clearly be lowest, as an entirely new facility would incorporate the most recent evolution of building science and sustainability.

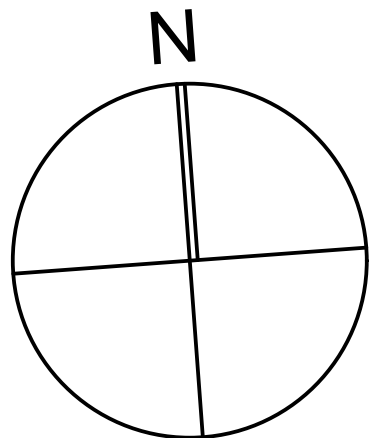


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OPTIONS FOR MUNICIPAL CENTER

# SITE PLAN

SCALE : 1" = 100'





PROPOSED ADDITIONS / RENOVATIONS



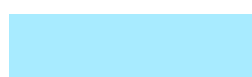
**SITE PLAN  
OPTION 1**

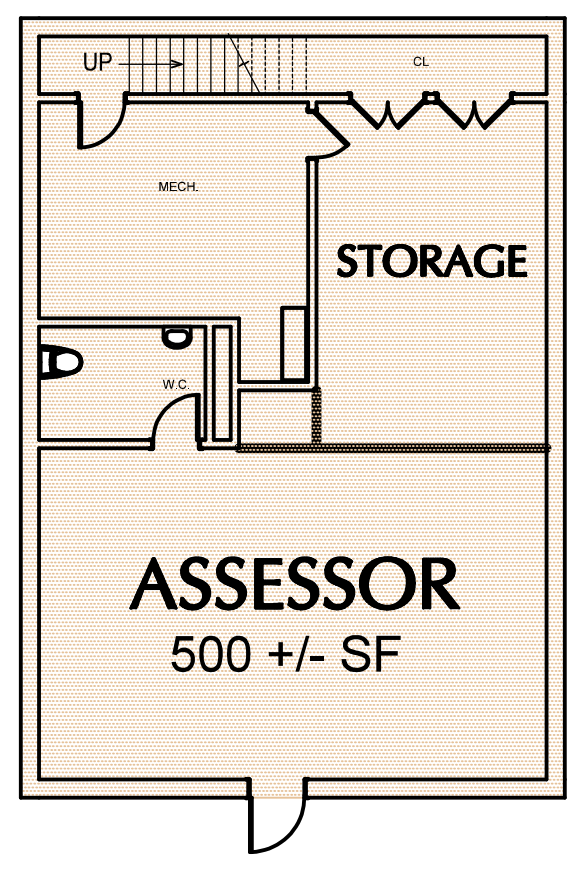
SCALE : 1" = 30'

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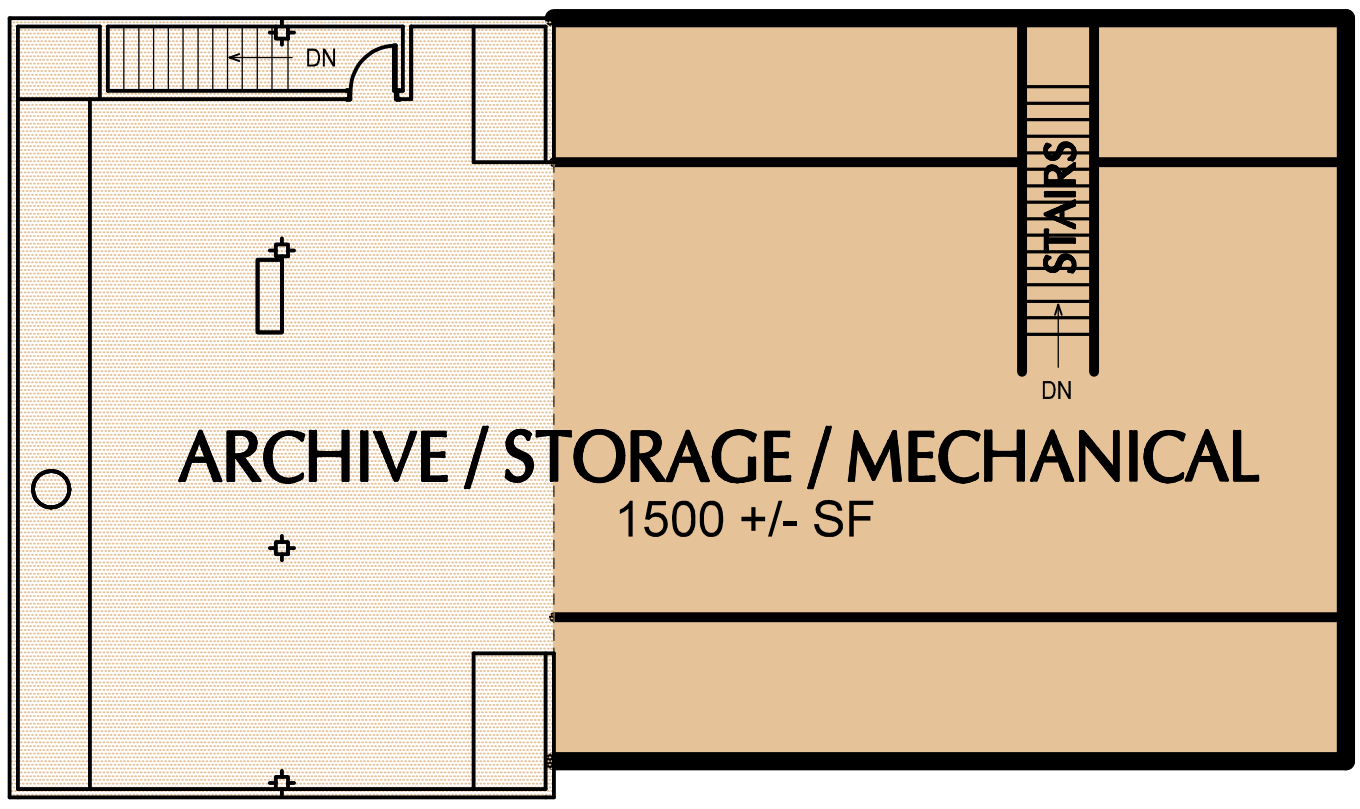
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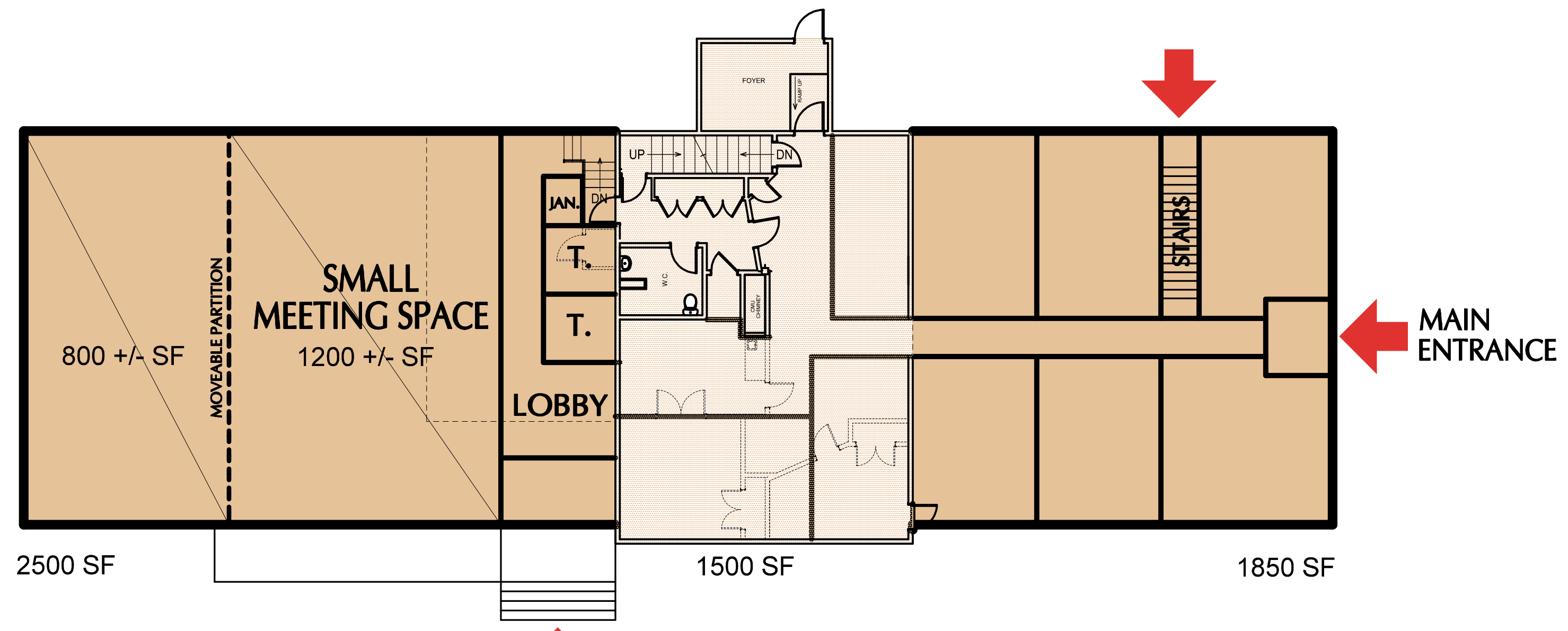
	RENOVATIONS	3,700 SF
	NEW TOWN OFFICES	5,500 SF
	NEW COMMUNITY CENTER	5,500 SF
TOTAL:		14,700 SF



LOWER LEVEL



ATTIC



MAIN LEVEL



PROPOSED EAST ELEVATION

**North Yarmouth Municipal Facility**  
**Option 1: Renovations / Additions at Existing Site**

**PRELIMINARY PROJECT BUDGET**  
**January 2015**

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**For Construction 2015**

**A CONSTRUCTION**

1	Renovations Town Hall	\$140,000	1
2	New Construction Town Hall	\$930,000	2
3	New Construction Community Center	\$1,100,000	3
4	Demolition	\$20,000	4
5	Site Work	\$180,000	5
6	Allowance: Generator	\$50,000	6
7	<b>Subtotal</b>	<b>\$2,420,000</b>	<b>7</b>

**B ADMINISTRATION COST & RESERVE**

8	Legal/Permits/Misc.	\$2,500	8
9	Contingency (10% of line 7)	\$242,000	9
10	<b>Subtotal</b>	<b>\$244,500</b>	<b>10</b>

**C FEES AND SERVICES**

11	Architect/Engineer	\$198,000	11
12	Environmental Permitting/Planning Board	\$10,000	12
13	Reimbursables	\$2,500	13
14	Construction Testing/Soils/Surveys	\$5,000	14
15	<b>Subtotal</b>	<b>\$215,500</b>	<b>15</b>

16	<b>TOTAL PROJECT COST</b>	<b>\$2,880,000</b>	<b>16</b>
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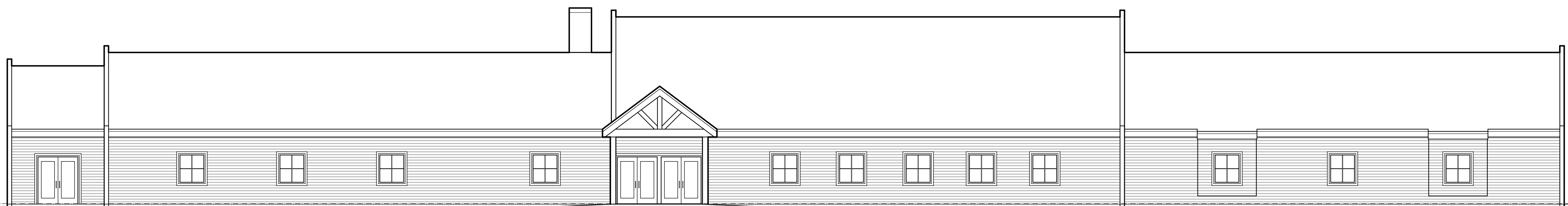
JANUARY 20, 2015

PROPOSED RENOVATIONS AT N.Y.M.S.

# SITE PLAN OPTION 2a

SCALE : 1" = 30'





PROPOSED SOUTH ELEVATION (FRONT)

**North Yarmouth Municipal Facility**  
**Option 2a: Renovations at NYMS Site**

**PRELIMINARY PROJECT BUDGET**  
**January 2015**

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**For Construction 2015**

**A CONSTRUCTION**

1	Renovations Town Hall	\$1,400,000	1
2	Renovations Community Center	\$650,000	2
3	Demolition	\$70,000	3
4	Site Work	\$40,000	4
5	Allowance: Generator	\$50,000	5
6	<b>Subtotal</b>	<b>\$2,210,000</b>	<b>6</b>

**B ADMINISTRATION COST & RESERVE**

7	Legal/Permits/Misc.	\$2,500	7
8	Contingency (10% of line 6)	\$221,000	8
9	<b>Subtotal</b>	<b>\$223,500</b>	<b>9</b>

**C FEES AND SERVICES**

10	Architect/Engineer	\$230,000	10
11	Environmental Permitting / Planning Board	\$2,500	11
12	Reimbursables	\$2,500	12
13	Construction Testing	\$1,500	13
14	<b>Subtotal</b>	<b>\$236,500</b>	<b>14</b>

15	<b>TOTAL PROJECT COST</b>	<b>\$2,670,000</b>	<b>15</b>
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NEW CONSTRUCTION AT N.Y.M.S.

# SITE PLAN OPTION 2b

SCALE : 1" = 30'



**North Yarmouth Municipal Facility**  
**Option 2b: New Construction at NYMS Site**

**PRELIMINARY PROJECT BUDGET**  
**January 2015**

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**For Construction 2015**

**A CONSTRUCTION**

1	New Construction Town Hall	\$1,650,000	1
2	New Construction Community Center	\$1,100,000	2
3	Demolition	\$120,000	3
4	Site Work	\$50,000	4
5	Allowance: Generator	\$50,000	5
6	<b>Subtotal</b>	<b>\$2,970,000</b>	<b>6</b>

**B ADMINISTRATION COST & RESERVE**

7	Legal/Permits/Misc.	\$2,500	7
8	Contingency (10% of line 6)	\$297,000	8
9	<b>Subtotal</b>	<b>\$299,500</b>	<b>9</b>

**C FEES AND SERVICES**

10	Architect/Engineer	\$235,000	10
11	Environmental Permitting / Planning Board	\$10,000	11
12	Reimbursables	\$2,500	12
13	Construction Testing/Soils/Surveys	\$10,000	13
14	<b>Subtotal</b>	<b>\$257,500</b>	<b>14</b>

15	<b>TOTAL PROJECT COST</b>	<b>\$3,527,000</b>	<b>15</b>
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