



# New Marlborough Town Hall

## Listening Session Straw Poll

July 2023



# Purpose

In 2022, this Committee was tasked to evaluate alternate Town Hall options and consider the options for the current building. The Committee would then make a recommendation to the Select Board on the best option.

The current Committee consists of Barbara Marchione (Chair), Rona Easton, Robert Hartt, Christopher Gregor, Mari Enoch and Richard Long (August-January).

To date the Committee has:

- Distributed an RFP/RFI
- Evaluated a number of options including current town hall
- Completed preliminary diligence for each option
- Established preliminary budgets for each option

This listening session was designed to:

- Update attendees on the progress of the Committee
- Detail the current findings
- Hear from the community at large about the path forward

# Issues with our current town hall

- Not in compliance with the Americans with Disabilities Act (ADA). The Town is legally and morally obliged to rectify this and is exposed to risk of civil lawsuits and fines.
  - The current building has structural challenges that require attention
  - Substandard working conditions and inefficient layout
  - Limited facility to accommodate expanding community needs
  - Building is not energy efficient/expensive operating costs
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## You told us

Top items from our October 2022 survey of the town:

- Best Value (largest benefit for dollars spent)
  - Lowest Project Cost
  - Location (On a main road)
  - Larger Meeting Space (Boards/Committees/Other)
  - Increased energy efficiency of buildings
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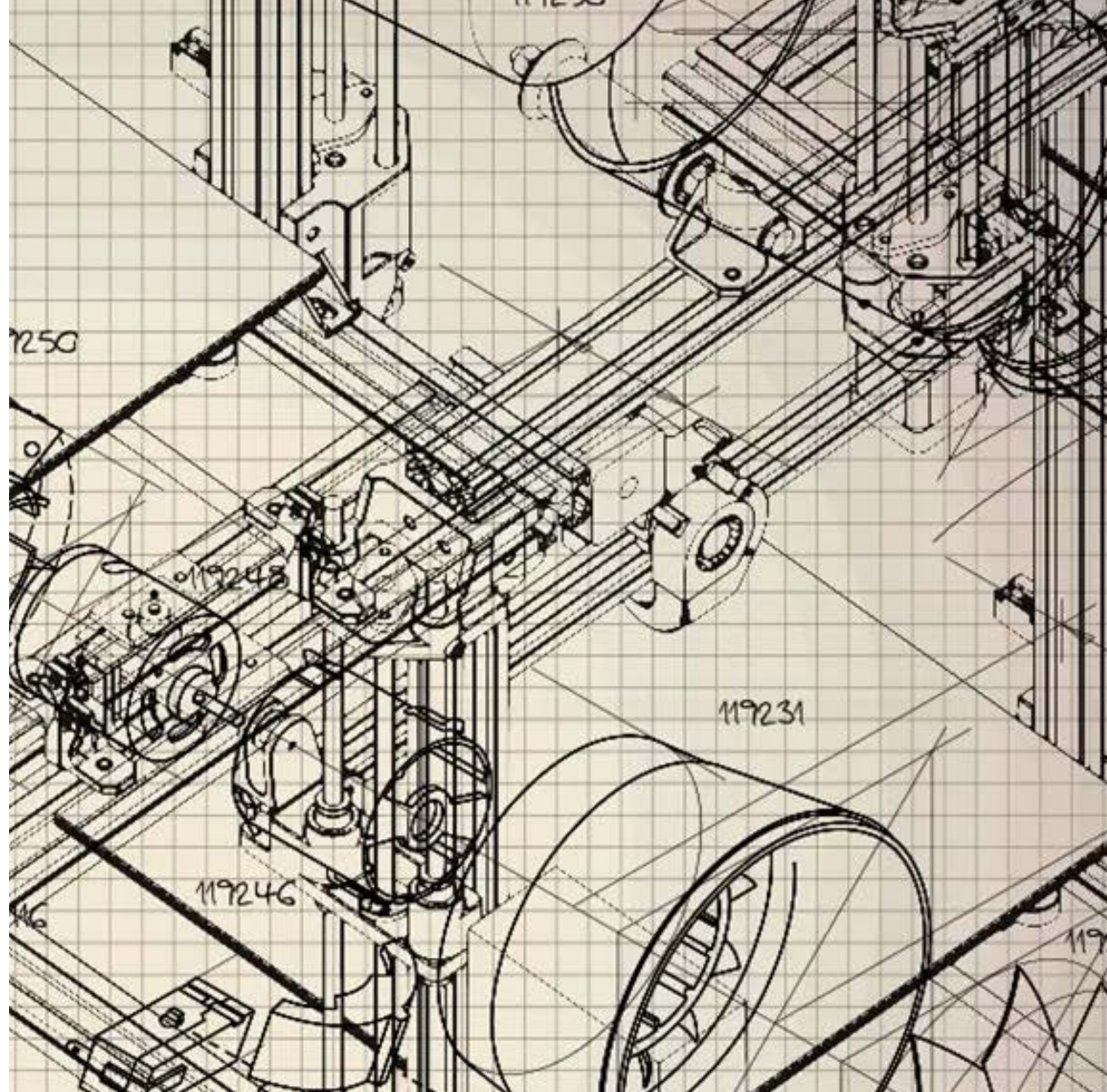




## Options Considered

Based on our work the following options were considered (preliminary costs are approximate):

- Renovate Town Hall \$3.2M
  - Acquire and renovate the Winery (Knight Rd) \$2.3M
  - Acquire and renovate Robin Hall (Kolburne School) \$1.9M
  - Acquire land and construct a new town hall \$3.1 Million
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## TOWN HALL PLANNING COMMITTEE LISTENING SESSION

# Renovate Town Hall

- Cost Estimate \$3.2 Million
- Keep the existing town hall in village center
- Renovate to support ADA access to the ground and upper floors including elevator
- Repair, replace, or restore elements of roof, windows, structure, mechanical systems and access
- Adapt and remodel current layout to support better offices and meeting space

### Considerations:

- Operational disruption & cost overruns are concerns
  - Grants available to offset costs
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TOWN HALL PLANNING COMMITTEE LISTENING SESSION

## Winery

- Cost Estimate \$2.3 Million
- 2 Metal buildings (4,650 sq ft in total) on 4 acres of land on Knight Road

### Considerations:

- Select Board decided not to pursue





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## TOWN HALL PLANNING COMMITTEE LISTENING SESSION

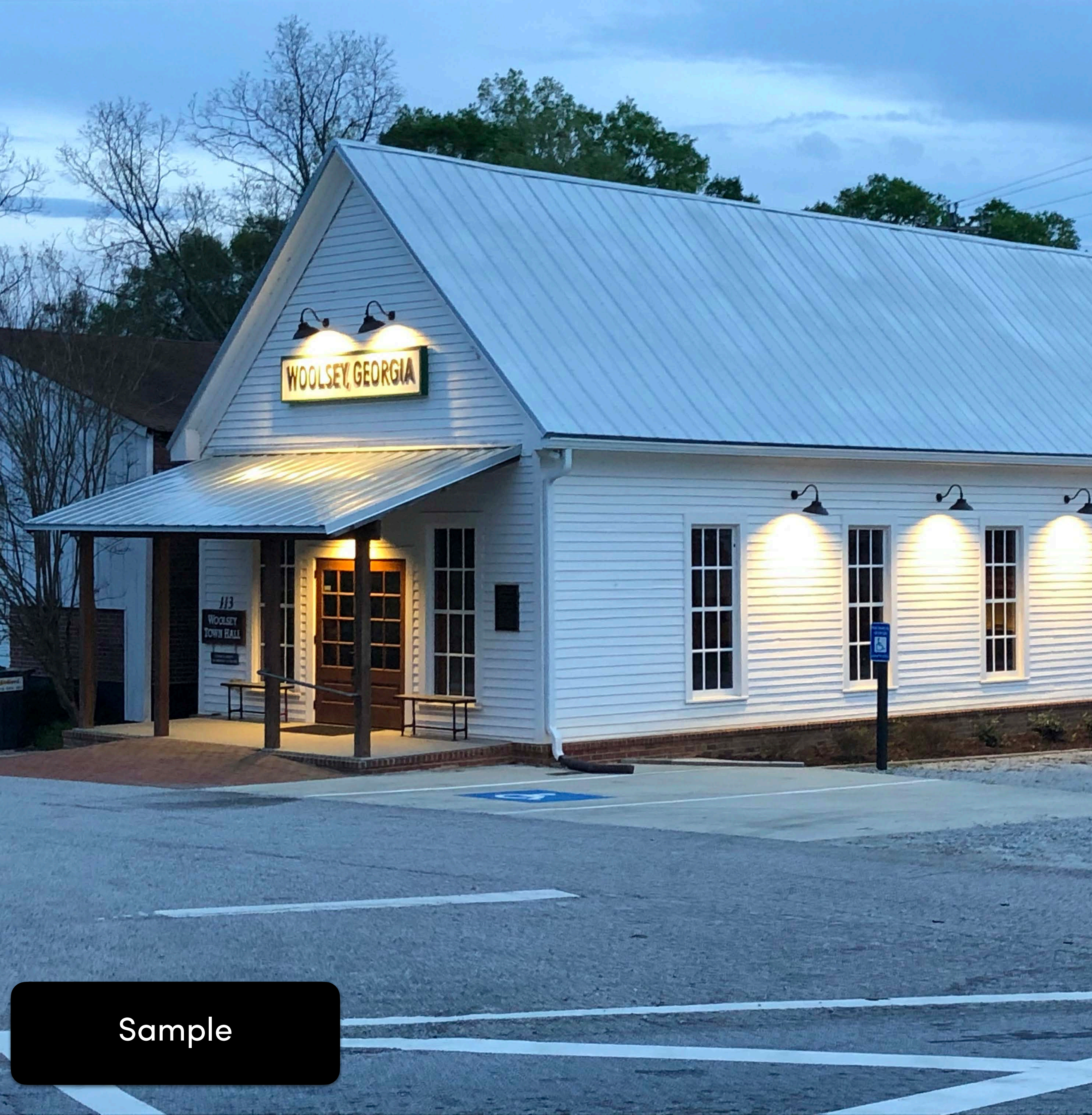
# Renovate Robin Hall

- Cost Estimate \$1.9 Million
- Acquire former Kolburne School Robin Hall building on 8 acres
- 10,000 sq ft, multi-story, masonry, administration, class room and recreational facility
- Renovate, replace, or restore elements of roof, windows, insulation, mechanical systems and access

## Considerations:

- Cost overruns are a concern
  - Expansion potential, community space and income opportunity
  - Grants available to offset costs
  - Future of existing town hall needs to be determined
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Sample

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## TOWN HALL PLANNING COMMITTEE LISTENING SESSION

### New Construction

- Cost Estimate \$3.1 Million
- Suitable parcel would be acquired and improved
- 4,500 sq ft, single story, wood framed, energy efficient, new building meeting current codes
- Built to suit the town requirements including offices, meetings rooms etc

### Considerations:

- Flexibility, budget control and lowest risk
  - Specific lot has yet to be determined
  - No significant grants to offset costs
  - Future of existing town hall needs to be determined
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# Straw Poll Questions

Click [HERE](#) to access the online straw poll.

Please complete by August 15th 2023

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Thank you for you time and support

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