

Orangetown Town Hall Initial Design & Planned Funding

December 4th, 2018





Background



- The current Town Hall was constructed in 1961 and has not been updated since then
- Conditions in the Town Hall and the age of the structure led the Town Board to, under the previous Supervisor, contract for the presentation and analysis of various options to replace or renovate
- Those options, with prices ranging from \$13 million to over \$20 million, were presented to the Board last year, with the Board settling on Option 7 as the best combination of function and cost
- The contracted architect, The Musial Group, then completed the preliminary design work for that option, which is presented here today



Current Conditions





Current Conditions





Current Conditions



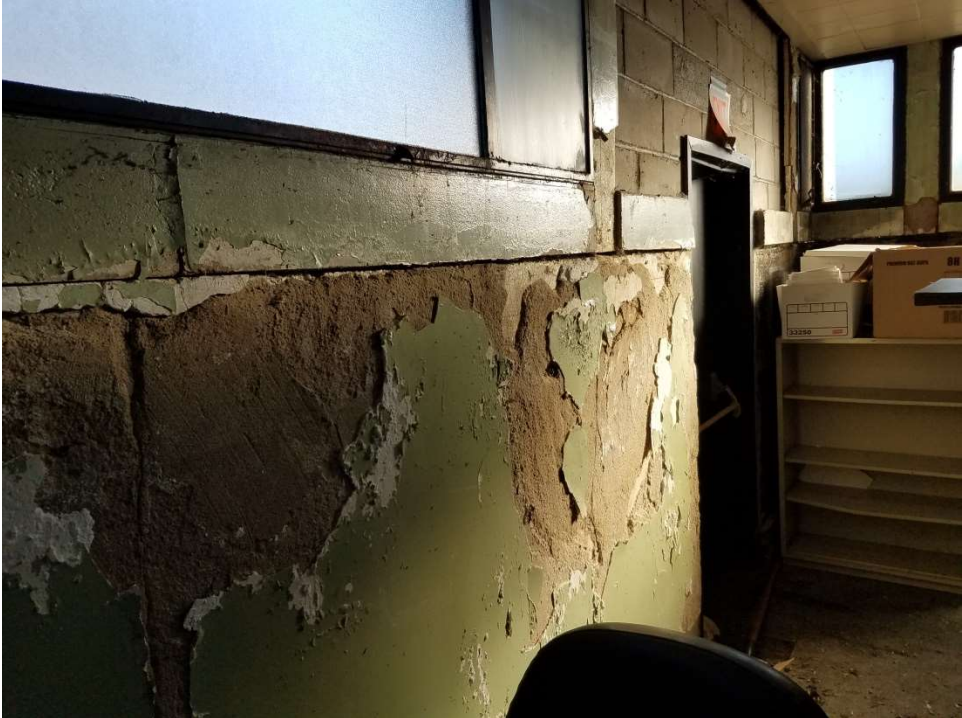


Current Conditions





Current Conditions





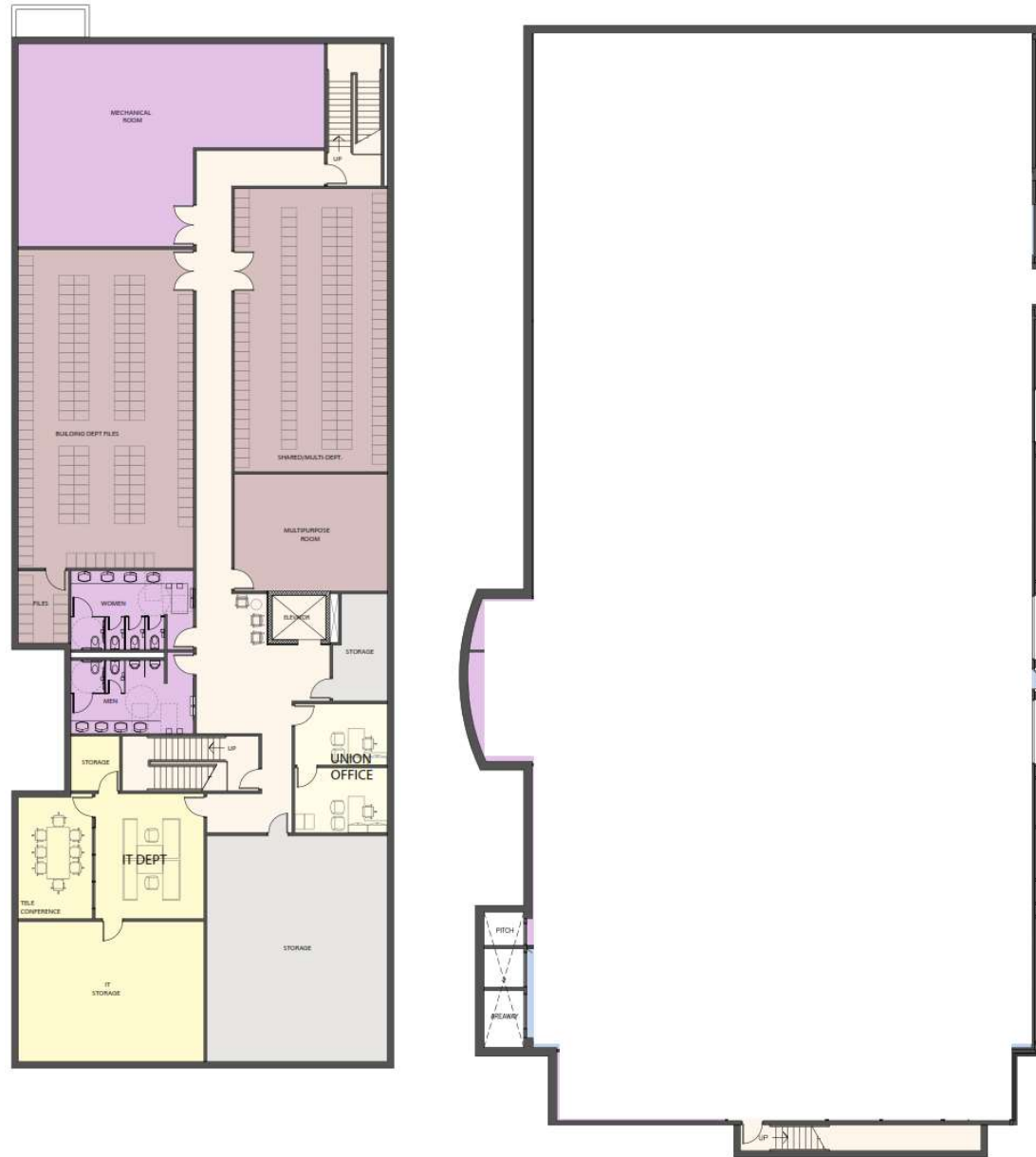
Plan Explanation



- The plan calls for building a new two-story structure (plus basement) across from the current Police Station entrance, and connecting the two with an atrium into one contiguous space
- Once complete, the occupants of the current Town Hall and the Building Department on Greenbush Road would move into the new structure
 - The current Town Hall structure, once vacant, will be destroyed and turned into a combination of pedestrian plaza and parking
 - The building on Greenbush Road, once vacant, will be sold for another use

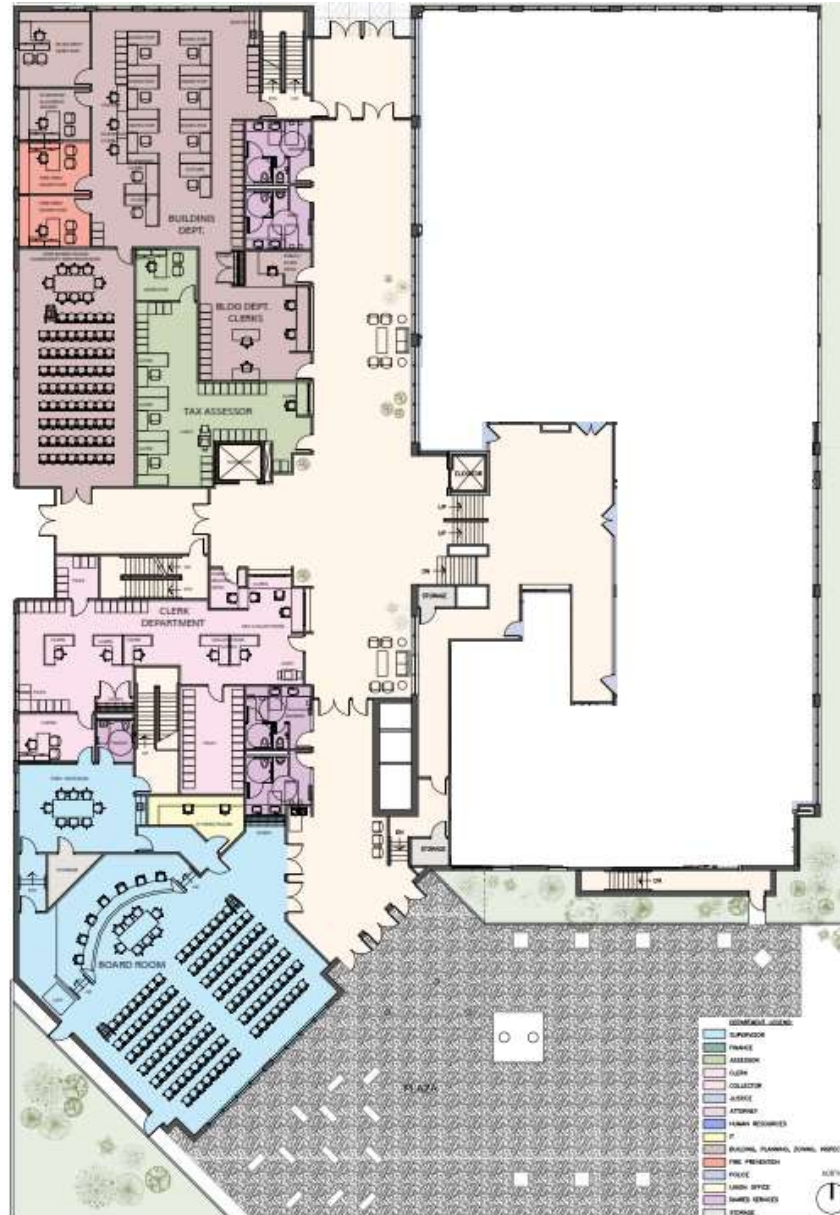


Floorplan – Basement



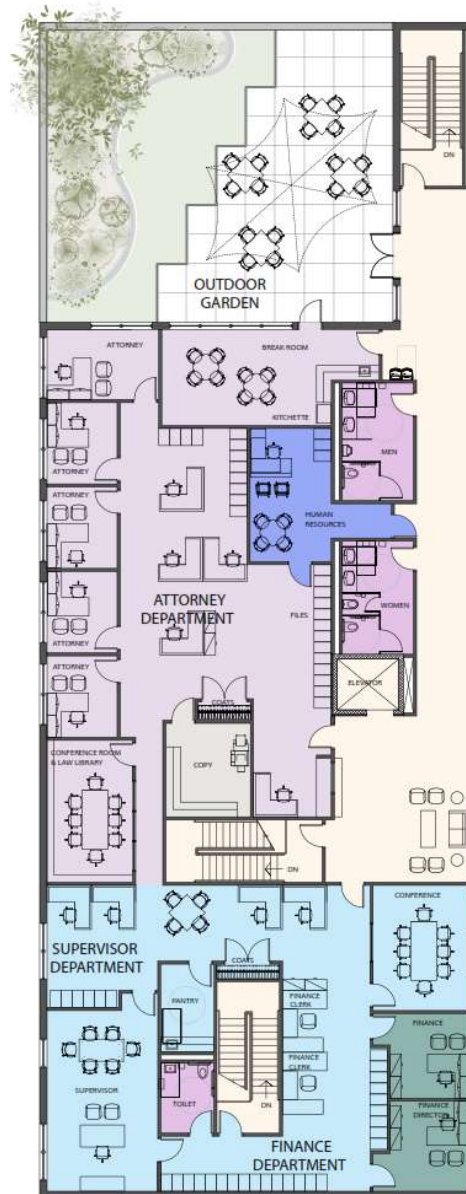


Floorplan – First Floor





Floorplan – Second Floor





Visual - Exterior





Visual - Interior





Costs



- The estimated cost of construction for this structure per The Musial Group's study is approximately \$13.5 million excluding demolition of the old structure
 - By comparison, the cost of a full upgrade of the existing footprint was just over \$13 million
- Because the Town will be able to continue to occupy the existing Town Hall and Greenbush Road facility during construction, there will be no cost for temporary offices, et cetera
- The current Town Hall is not in a condition to be used beyond the next few years without substantial repairs
- The cost of servicing the debt on bonding these repairs over 20 years would exceed the cost of servicing \$10 million worth of bonded debt on a new Town Hall, which would be a 40 year bond
- The remaining cost, under \$5 million all-in, would be paid for in cash



Cost Comparison



- This comparison is for the cost per year of bonding \$10 million worth of new construction over 40 years versus bonding the needed repairs for the current buildings over 20 years to make them usable for more than the next few years

	High	Low
Old Town Hall Repairs	\$5,371,000	\$3,206,000
Greenbush Repairs	\$1,313,000	\$851,500
Total Repairs	\$6,684,000	\$4,057,500
Annual Bonded Cost of Repairs	\$449,270	\$272,728
Annual Cost of New Town Hall Bond	\$375,120	\$375,120
Estimated Annual Utility Savings	(\$57,504)	(\$57,504)
Net Increase in cost for Town Hall, per year first 20 years	\$16,646	(\$159,896)

- Importantly, these numbers are simply for just needed repairs to address current conditions, not upgrades, which would approximately double the cost
- This does not account for other savings generated by new floorplans, shared spaces, et cetera



Next Steps



- In order to proceed, the Town Board would need to issue a full design and engineering RFP, which we are workshopping today and can vote to do at the next Town Board meeting
- This RFP would use the initial/preliminary design work performed by The Musial Group as the basis for complete architectural and engineering services
- Following completion of that RFP, selection of an architect, and completion of final plans, an RFP for construction would need to be issued
- Estimated time of construction: 2-3 years from selection of a contractor to build the structure
- Total time to completion if we move with due speed: 4 years from today