



Swansea Town Hall / Council on Aging & Highway Garage



Concept Design Review



August 30, 2023

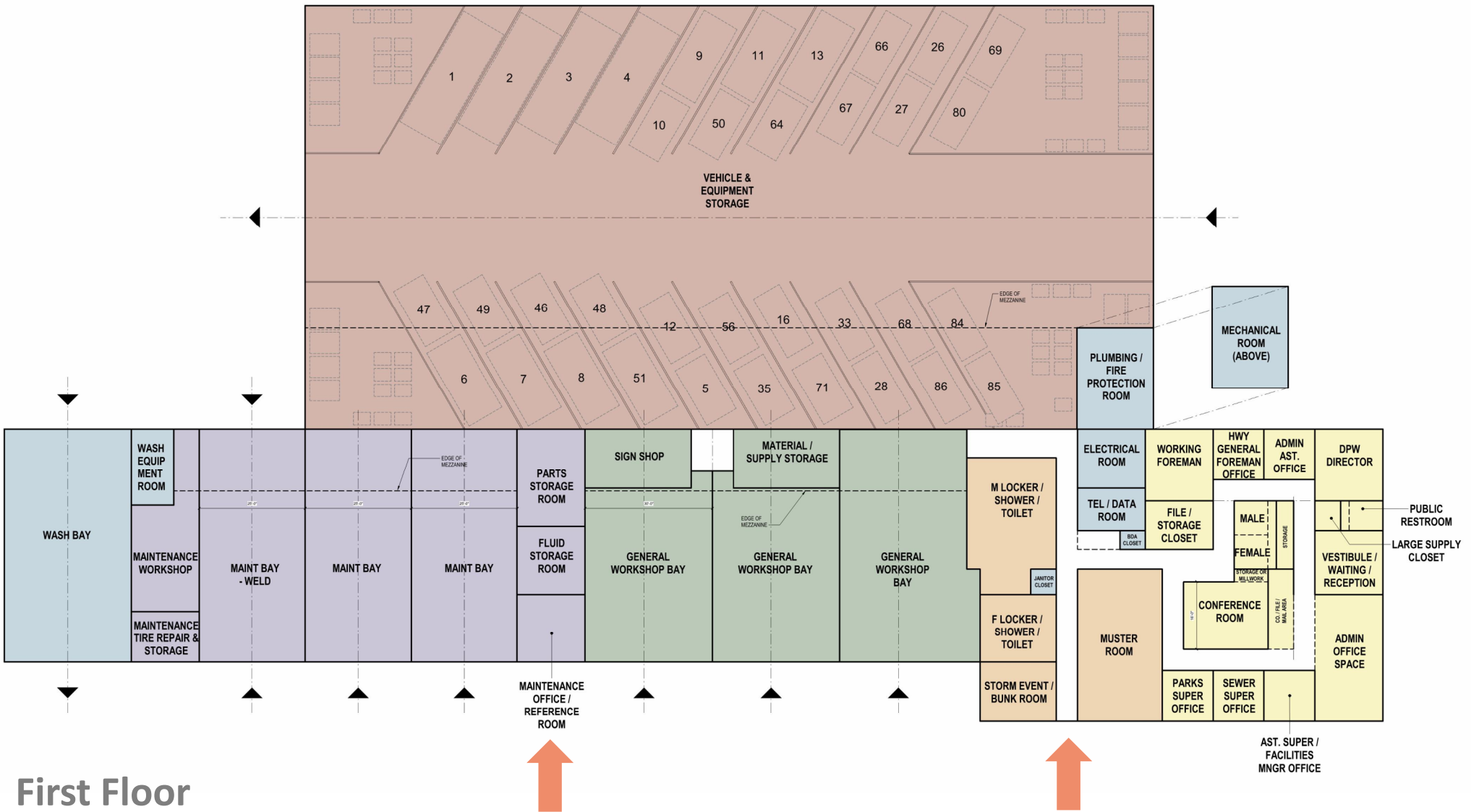
Agenda

- **Building Options**
 - DPW
 - Town Hall / COA
- **Site Options**
- **Program Summary and Reduction**
- **Budget Summary**
- **Next Steps and Schedule**



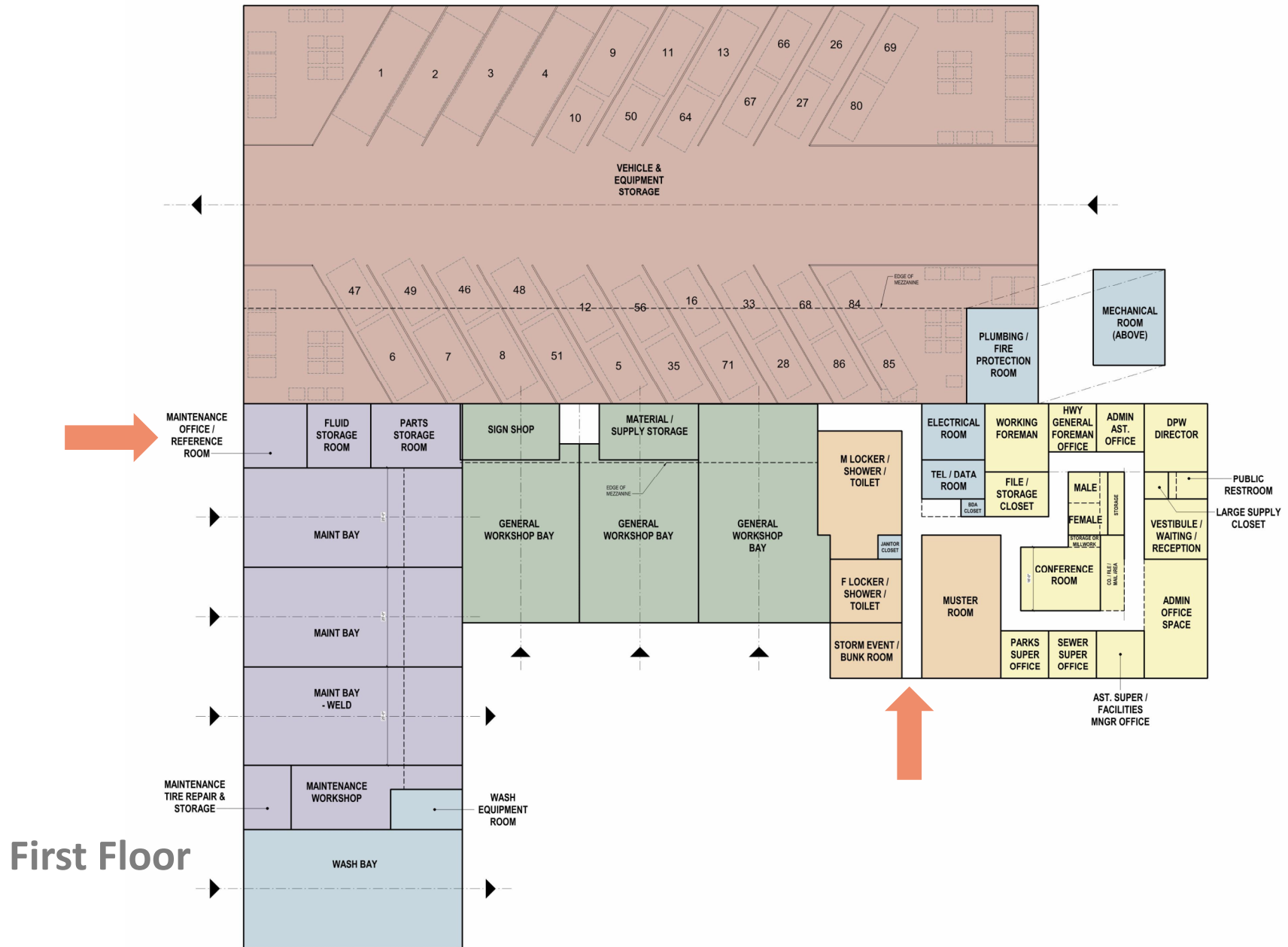
Building Options

DPW Floor Plan – Option 1

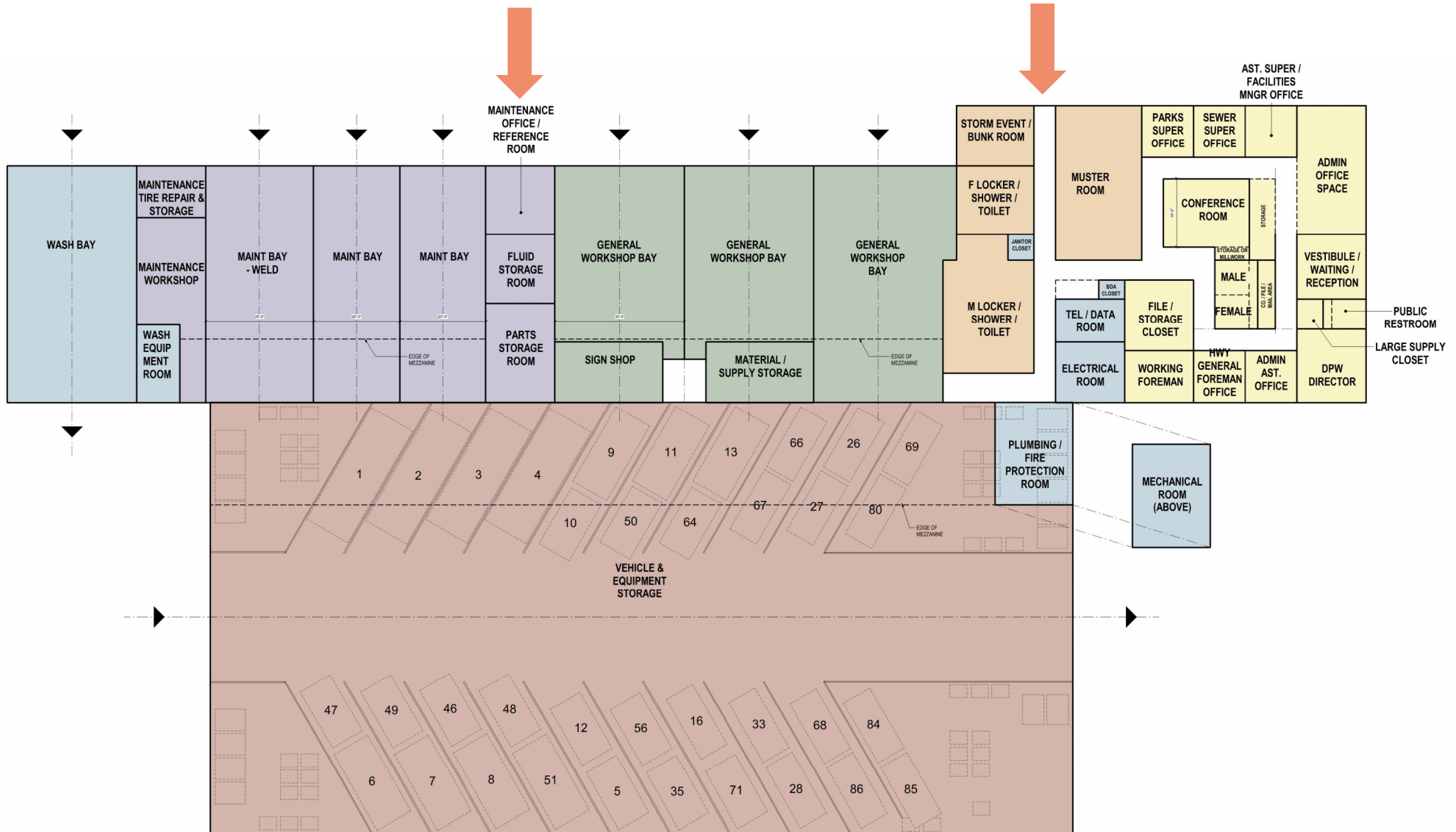


First Floor

DPW Floor Plan – Option 2

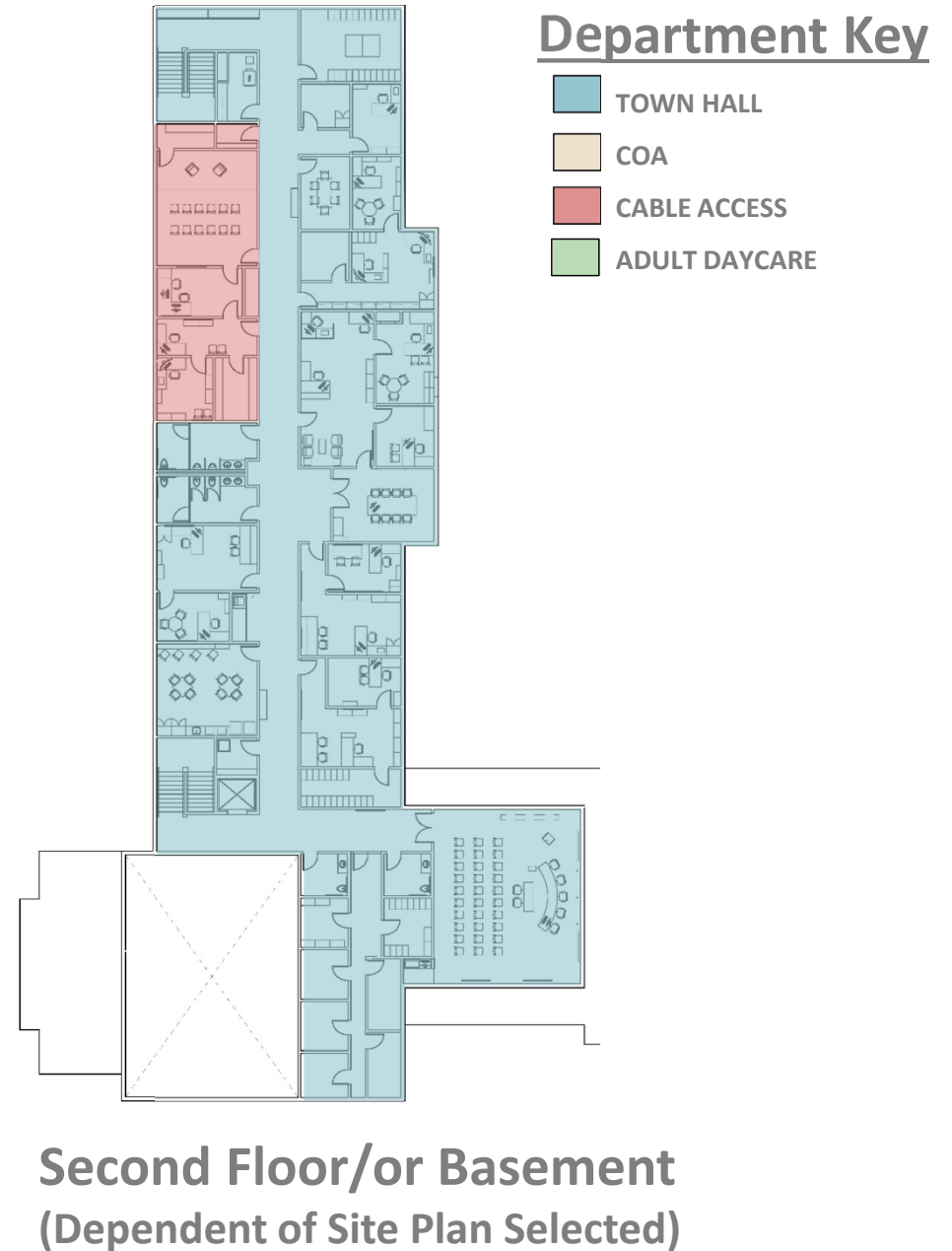
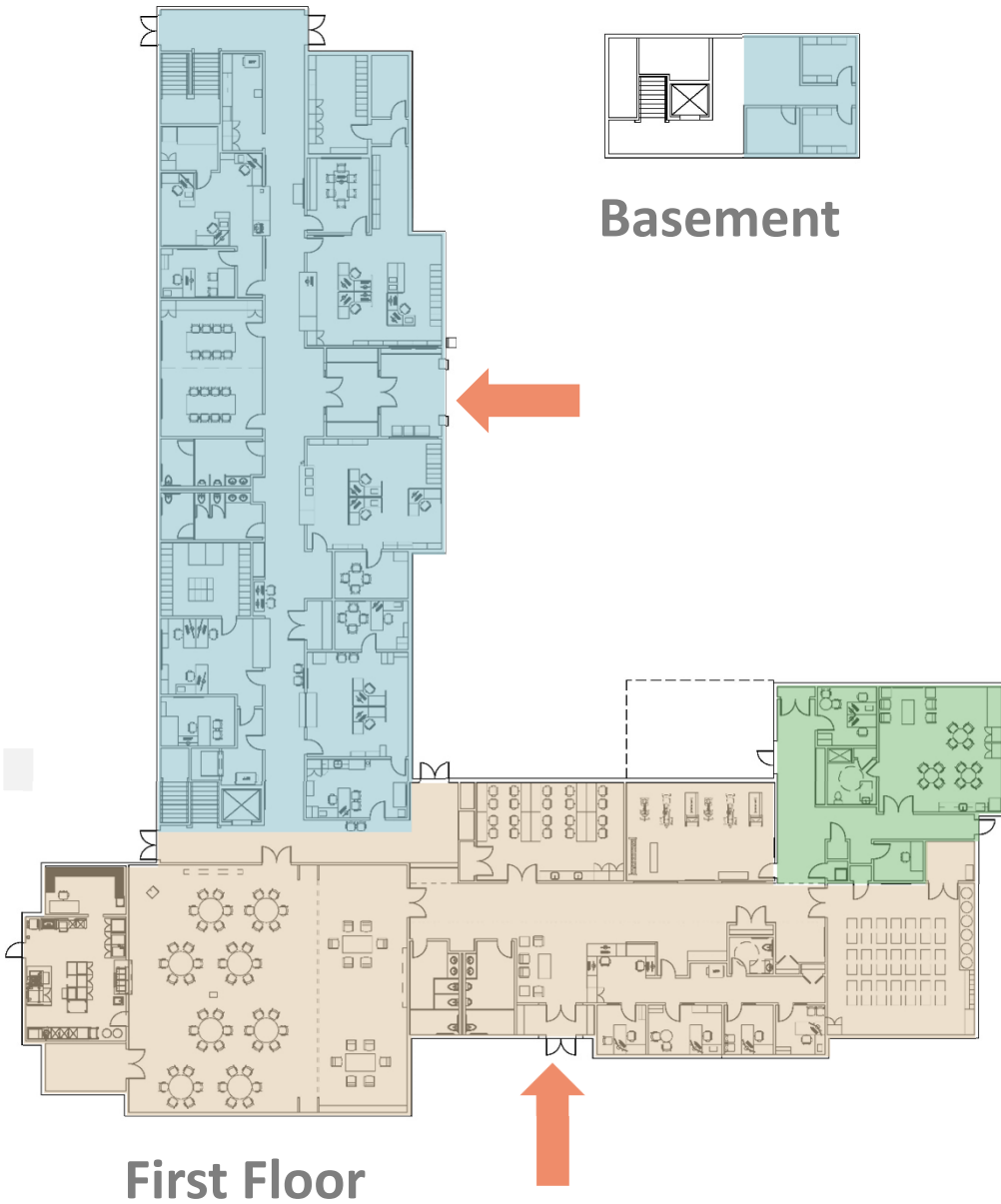


DPW Floor Plan – Option 3



First Floor

Town Hall and COA Floor Plan – Option 1



Department Key

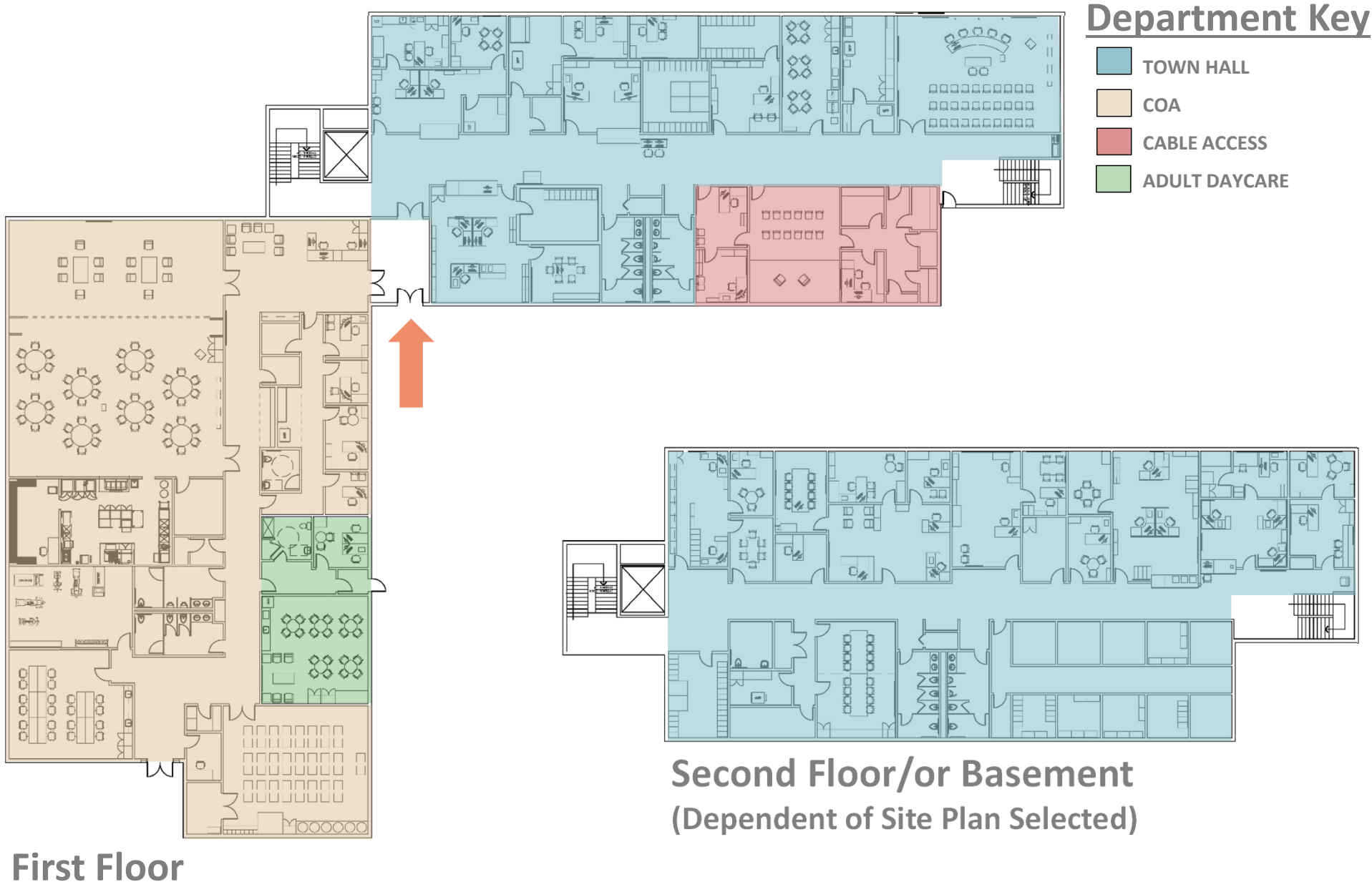
- TOWN HALL
- COA
- CABLE ACCESS
- ADULT DAYCARE

Town Hall and COA Elevation – Option 1



Front Elevation

Town Hall and COA Floor Plan – Option 2



Town Hall and COA Elevation – Option 2



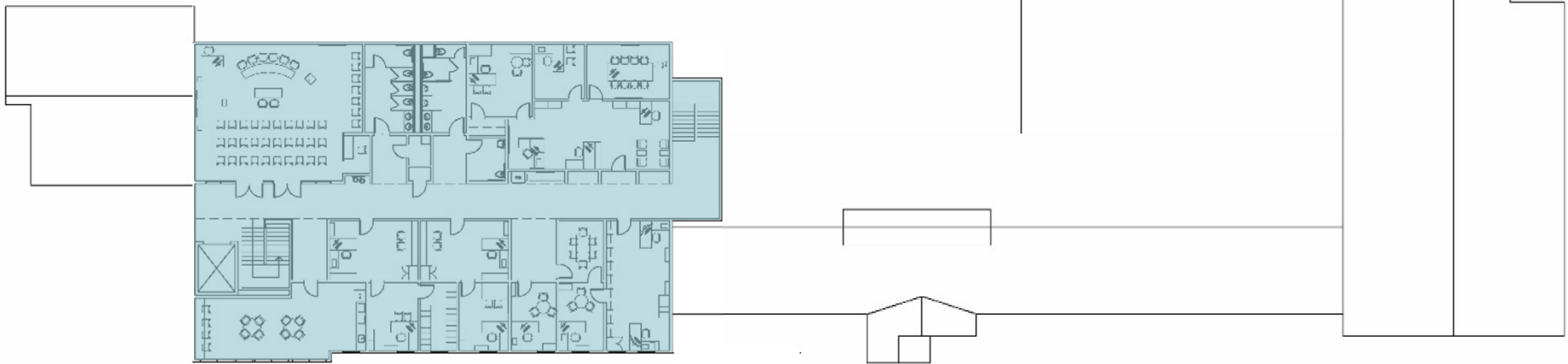
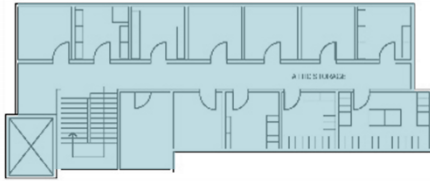
Front Elevation

Town Hall and COA Floor Plan – Option 3

Department Key

- TOWN HALL
- COA
- CABLE ACCESS
- ADULT DAYCARE

Attic



Second Floor



First Floor



Town Hall and COA Elevation – Option 3

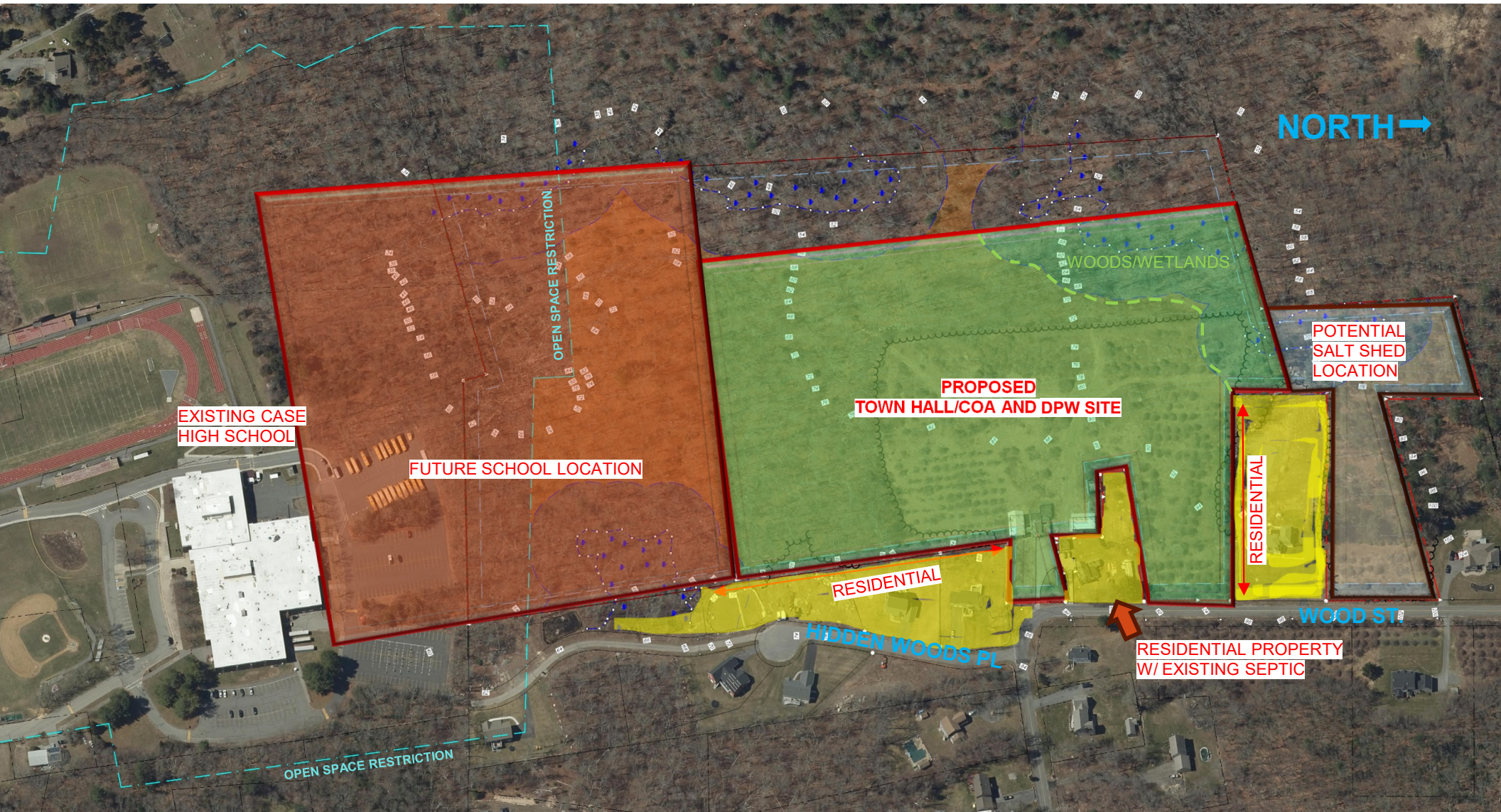


Front Elevation



Site Options

Site Context



Floor Plan – Site Option 1.1B



Site Plan



Floor Plan – Site Option 1.2C



Site Plan



Floor Plan – Site Option 2.1A



Site Plan



Floor Plan – Site Option 3.1B



Site Plan



Floor Plan – Site Option 3.2A



Site Plan



Site Factor Consideration

- **Considered Adjacencies to Future School Site**
- **Building Approach/ Visibility to Street**
- **Maximize Land Area for Future School**
- **Takes Advantage of Site Grading**
- **Proximity/ Sensitivity to Neighbors**
- **Circulation**

Site Plan Options

1.1B



1.2C



2.1A



3.1B



3.2A





Building Program Overview

DPW Program Summary

Building Requirements

Area	Description	Proposed SF	Room Data #	Room / Area length	width	Dims. size
Office & Office Support Areas	Vestibule/Waiting/Reception	360	A1	18	20	360
	Admin Open Office (3 Admin Staff)	480	A2	16	30	480
	DPW Director Office	192	A3	12	16	192
	Administrative Assistant Office	144	A4	12	12	144
	Highway General Foreman Office	144	A4	12	12	144
	Sewer Superintendent Office	144	A4	12	12	144
	Parks Superintendent Office	144	A4	12	12	144
	Asst. Superintendent / Facilities Manager Office	144	A4	12	12	144
	Working Foreman - Shared Office (2)	224	A5	14	16	224
	Copy/File/Mail Area	180	A6	12	15	180
	File / Record Storage	224	A7	14	16	224
	Conference Room (8-10 people)	320	A8	16	20	320
	Small Supply Closet	32	A9	4	8	32
	Large Supply Closet	90	A10	9	10	90
	Public Restroom	56	A11	7	8	56
	Admin Restroom	128	A12	8	16	128
	Subtotal:	3,006				
	Area Grossing Factor (10%):	301				
	Circulation (30%):	992				
	TOTAL:	4,299				
Employee Facilities	Male Locker/Shower/Toilet	575	B1	23	25	575
	Female Locker/Shower/Toilet	288	B2	16	18	288
	Muster Room	720	B3	20	36	720
	Storm Event / Bunk Room (?)	224	B4	14	16	224
		Subtotal:	1,807			
	Area Grossing Factor (10%):	181				
	Circulation (30%):	596				
	TOTAL:	2,584				
Utility Rooms	Mechanical Room	168	U1	12	14	168
	Electrical Room	196	U2	14	14	196
	Plumbing / Fire Protection Room	216	U3	12	18	216
	Tel / Data Room	100	U4	10	10	100
	BDA Closet	24	U5	4	6	24
	Janitor's Closet	36	U6	6	6	36
	Subtotal:	740				
	Area Grossing Factor (5%):	37				
	Circulation (10%):	4				
	TOTAL:	740				

Building Requirements

Area	Description	Proposed SF	Room Data #	Room / Area length	width	Dims. size
Work Shops & Material Storage	Sign Shop	336	C1	14	24	336
	General Workshop Bay	1,350	C2	30	45	1,350
	General Workshop Bay	1,350	C2	30	45	1,350
	Small Equipment Repair Shop	625	C3	25	25	625
	Material / Supply Storage	256	C4	16	16	256
		Subtotal:	3,917			
	Area Grossing Factor (5%):	196				
	Circulation (10%):	411				
	TOTAL:	4,524				
Vehicle Maintenance	Maintenance Bay - Welding	1,375	D1	25	55	1,375
	Maintenance Bay	1,100	D1	20	55	1,100
	Maintenance Bay	1,100	D1	20	55	1,100
	Fluid Storage Room	256	D2	16	16	256
	Maintenance Office / Reference Room	192	D3	12	16	192
	Maintenance Workshop	400	D4	16	25	400
	Maintenance Tire Repair & Storage	396	D5	18	22	396
	Parts Storage Room	480	D6	16	30	480
		Subtotal:	5,299			
	Area Grossing Factor (5%):	265				
	Circulation (10%):	556				
	TOTAL:	6,120				
Wash Area	Wash Bay	1,650	E1	30	55	1,650
	Wash Equipment Room	180	E1	10	18	180
	Subtotal:	1,830				
	Circulation:	n/a				
	TOTAL:	1,830				
Vehicle & Equipment Storage	Vehicle / Equipment Storage	20,000	F1	100	200	20,000
		Subtotal:	20,000			
		Area Grossing Factor (5%):	1,000			
	Circulation:	n/a				
	TOTAL:	21,000				
PROPOSED FACILITY TOTAL:		41,098	excluding Wash Bay			
			39,268			

DPW FACILITY= 38,410 SF

Town Hall Program Summary

TOWN HALL PROGRAM					
Department	Space Name	2018 Previous Design (By Other)	Floor Area 7/18/2023 (NSF)	Floor Area 7/20/2023 (NSF)	Floor Area 8/16/2023 (NSF)
ACCOUNTING	Remote Storage		100	100	100
	Open Office		336	336	336
	Directors Office		150	150	150
	Shared Meeting Room (shared with HR)		-	150	150
	Subtotal	Subtotal	589	586	736
ASSESSOR	Storage		80	80	80
	Remote Storage		100	100	100
	Open Office		352	352	352
	Directors office		154	150	150
	Subtotal	Subtotal	802	686	682
BOARD OF HEALTH	Remote Storage		100	100	100
	Open Office		315	315	315
	Nurse		216	216	216
	Equipment (shared with COA)		60	80	80
	Director		150	150	150
	Archive		104	-	-
Subtotal	Subtotal	1,027	945	861	861
BUILDING DEPARTMENT	Open Office		288	288	324
	Director Office		150	150	150
	Archive Storage		630	360	270
	Remote Storage			378	180
	Subtotal	Subtotal	1,262	1,068	1,176
CONSERVATION	Remote Storage		100	100	100
	Open Office		256	256	256
	Directors Office		120	150	150
	Alcove		144	144	144
	Subtotal	Subtotal	908	620	650
HUMAN RESOURCES	Open Office (Now closet future office)		120	120	120
	Directors Office		150	150	150
	Subtotal	Subtotal	292	270	270

PLANNING DEPARTMENT	Open Office		288	384	256	
	Directors Office		192	150	160	
	Remote Storage		100	100	100	
	Subtotal	Subtotal	-	580	634	516
SHARED	Staff Break		390	416	322	
	Staff Break		390	-	-	
	Selectmans Meeting		800	1,088	1,120	
	Mail Room		240	240	168	
	Large Meeting (dividable into 2)		560	480	480	
	Large Meeting		560	-	-	
	Shared Office				120	
	Staff Copy Alcove 1		-	70	70	
	Staff Copy Alcove 2		-	70	70	
	Subtotal	Subtotal	3,049	2,940	2,364	2,350
TOWN ADMINISTRATOR	Spare Selectmans office		120	-	-	
	Restroom		54	-	-	
	Remote Storage		100	100	100	
	Private Office		168	192	192	
	Private Office Closet		8	8	8	
	Open Office		288	448	448	
	Conference Room		216	216	216	
	Assistant Administrator		108	120	120	
	Subtotal	Subtotal	652	1,062	1,084	1,084
	TOWN CLERK	Zoning Office (desk provided in Planning)		120	-	-
Vault			240	240	240	
Remote Storage			100	100	100	
Open Office			616	616	616	
Equip. Storage			160	160	160	
Conference/Train. Counting			274	274	274	
Subtotal	Subtotal	1,193	1,460	1,340	1,340	
TREASURER/COLLECTOR	Remote Storage		100	100	100	
	Open Office		480	480	520	
	Cash Room		100	140	140	
	Subtotal	Subtotal	734	680	720	760
VETERANS AFFAIRS	Remote Storage		100	100	100	
	Open Office		210	210	210	
	Directors Office		150	150	150	
Subtotal	Subtotal	670	1,140	1,180	1,220	
		NSF Total	11,178	12,037	11,697	11,393
		nsf delta			(340)	(304)

Town Hall = 11,393 NSF

COA and Cable Room Data Summary

COA PROGRAM			
Space Name	Floor Area 7/18/2023 (NSF)	Floor Area 7/20/2023 (NSF)	Floor Area 8/16/2023 (NSF)
ADMINISTRATION			
Director Office	150	150	150
Assistant and Program Director Office	100	100	100
Reception	450	450	450
Outreach Office	100	100	100
Shared Special Services Office		100	100
Shared Special Services Custodial Desk		80	80
Tax and Shared Office	100	-	-
Tax and Shared Office	100	-	-
Subtotal	1,000	980	980
ACTIVITY ROOMS			
Large Multipurpose Room	2,880	2,880	2,880
Dining Storage	120	144	144
Kitchen	520	520	520
Kitchen - Dry Food Storage	160	160	160
Laundry	64	64	64
Exercise Studio	600	600	600
Fitness Studio (Now Activity Room)	1,200	-	-
Game Room (Now Activity Room)	980	-	-
Multipurpose Activity Room	600	1,200	900
Multipurpose Activity Room Storage	-	80	80
Multipurpose Classroom		600	612
Subtotal	7,124	6,248	5,960
SHARED			
Dry Food Storage / Pantry	225	-	-
Medical Loan Equipment Storage (in BO-1)	100	-	-
Staff Breakroom (Share with TH)	390	-	-
Outdoor Patio	600	600	600
Subtotal	1,315	600	600
ADULT DAY CARE			
Supportive Adult Daycare Areas	625	625	625
Supportive Adult Daycare Office	144	144	144
Supportive Adult Daycare Toilet w/ Shower	100	100	100
Subtotal	869	869	869
nsf delta	10,308	8,697	8,409
nsf delta		(1,611)	(288)

CABLE ACCESS STUDIO PROGRAM			
Space Name	Floor Area 7/18/2023 (NSF)	Floor Area 7/20/2023 (NSF)	Floor Area 8/16/2023 (NSF)
OFFICE			
Reception	144	144	144
Director Office	150	150	150
Subtotal	294	294	294
STUDIO			
Studio	600	600	560
Storage	32	32	-
Editing Room	100	100	100
Control Room	120	120	144
Studio Kitchen (Use COA Kitchen)	140	-	-
Subtotal	992	852	804
IT AND STORAGE			
IT	8	8	8
Large Storage	60	60	60
Subtotal	68	68	68
nsf delta	1,354	1,214	1,166
nsf delta		(140)	(188)

COA = 7,540 NSF

Supportive Day = 869 NSF

Cable Access = 1,166 NSF

Program Adjustment Summary

	Original SF	Reduced SF	Delta SF
DPW	45,000	38,410	(6,590)
Town Hall	12,037	11,393	(644)
COA	9,439	7,540	(1,899)
Supportive Day	869	869	0
Cable Access	1,354	1,166	(188)
	68,699	59,378	(9,321) (13.5%)



Preliminary Budget

Preliminary Budget

	GSF	\$\$/sf	Total	
DPW - Administration	3,614	\$ 525.00	\$ 1,897,350.00	
DPW - Employee Facilities	2,400	\$ 550.00	\$ 1,320,000.00	
DPW - Shops	5,114	\$ 575.00	\$ 2,940,550.00	
DPW - Maintenance	5,335	\$ 575.00	\$ 3,067,625.00	
DPW - Vehicle & Equip Storage	21,000	\$ 375.00	\$ 7,875,000.00	
DPW - Mezzanines	7,000	\$ 200.00	\$ 1,400,000.00	
DPW Building - Subtotal			\$ 18,500,525.00	
DPW - Reduction			\$ 1,906,881.50	ALTERNATE
Salt Shed			\$ 1,000,000.00	ALTERNATE
Town Hall	18,229	\$ 580.00	\$ 10,572,704.00	
Council on Aging	12,064	\$ 525.00	\$ 6,333,600.00	
COA - Supportive Day Health	1,390	\$ 525.00	\$ 729,960.00	ALTERNATE
Cable TV	1,866	\$ 580.00	\$ 1,082,048.00	ALTERNATE
Town Hall / COA Subtotal			\$ 18,718,312.00	

Building Cost Subtotal	\$ 38,218,837.00
Sitework Allowance	\$ 3,821,883.70
Construction Cost Subtotal	\$ 42,040,720.70
Soft Costs	\$ 7,567,329.73
Owner's Contingency	\$ 3,500,000.00
Total Project Cost	\$ 53,108,050.43
Alternate Subtotal	\$ 4,718,889.50
Revised Project Total	\$ 48,389,160.93

DPW Alternate Reduction Detail

\$ 63,000.00	(1) Office
\$ 970,381.50	(1) Workshop
\$ 787,500.00	10% Vehicle Storage
\$ 86,000.00	430 sf Mezzanine above Workshop
\$ 1,906,881.50	



Next Steps and Schedule

Next Steps and Schedule

- **September**
 - **Advance the design of selected scheme**
- **October**
 - **Cost estimate**
- **November**
 - **Town Meeting**