



Swansea Town Hall Annex

Building Committee Presentation



August 27, 2024

Agenda

- **Programming Comparison 2018 to 2024**
- **Site Analysis**
- **Existing Building Analysis**
- **Proposed Design**

Programming Comparison

2018 Study Net SF

2024 Study Net SF

11,449 NSF

8,993 NSF w/o Basement

10,140 NSF w/ Basement Storage

Programs Eliminated between 2018 and 2024

Human Resources

301 NSF

Nurse

300 NSF

WIC

376 NSF

Assessor Dedicated Conference

200 NSF

1,174 NSF Delta

11,449

-1,174

10,272 NSF without above program

10,272 NSF

(8,993) NSF

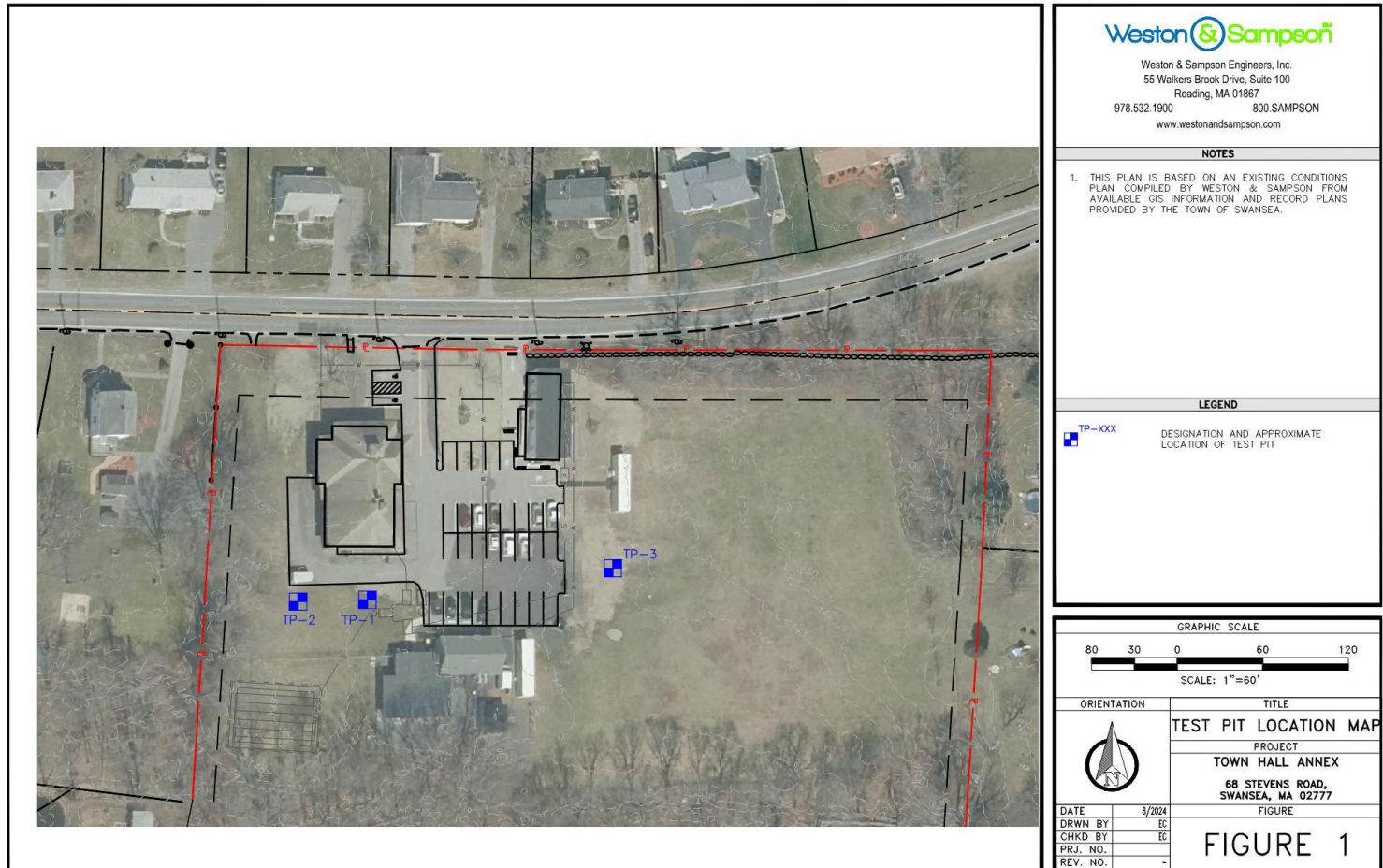
1,279 NSF delta 2018 to 2024

Site Analysis



Site Analysis - Soils

- Test Pits performed on 08/14/2024



Site Analysis - Soils

- Textural Class II
- Soil profile predominately various sandy loams with gravel and boulders at 92"-96"
- Groundwater not encountered during test-pits
- Percolation tests performed by Town 02/24
 - Rates of 15 min/inch and 14 min/inch
- At TP-3 (Away from proposed work) there was signs of seasonal high groundwater at 43" below ground surface

Site Analysis – Existing Septic

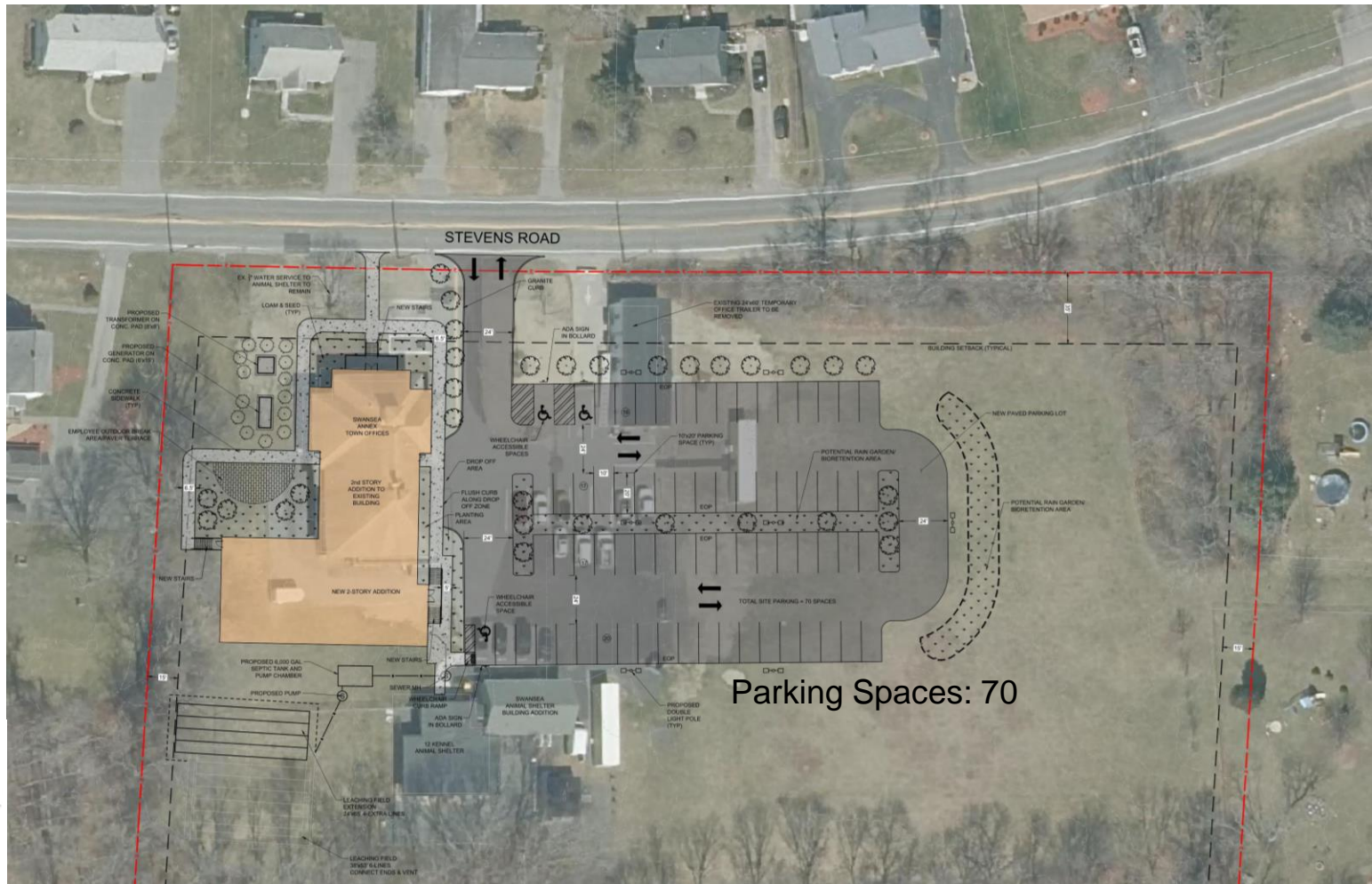
- Existing 38'x53' leaching field with 6 distribution lines
- Existing septic tanks
 - 1,500 gallon for Animal Shelter
 - 2,000 gallons for existing Annex
 - Connected to pump chamber
- Temp trailer served by separate 1,500 gallon tank and pump chamber connected to Animal Shelter

Existing Building Analysis

- **Rubble Foundation Repair**
 - Repoint exterior joints with mortar
 - Interior
 - voids packed with non-shrink concrete
 - joints filled with sand and cement grout mix
 - New full height, 6"-8" thick concrete wall built inside and pinned to existing wall
 - Alternate: Use of Gunitite
 - Dampproof and waterproof required at interior of wall
- Existing reinforced concrete foundation is able to support 2nd floor.
- Structure as a whole is deemed in fair condition



Proposed Design – Site Plan



Site Analysis – Proposed Septic

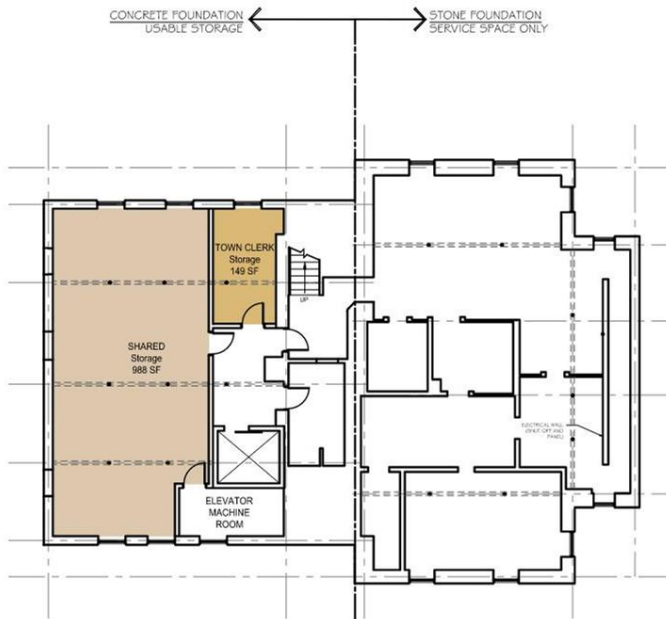
- **Leaching Field**
 - Addition of 4 trenches with appx. footprint of 24'x65'
 - Existing 38'x53' leaching field with 6 distribution lines
- **Septic Tanks**
 - Replace existing 3 tanks with one 6,000 gallon tank
 - New pump chamber
 - Serve both New Town Hall and Existing Animal Shelter

Proposed Design – Floor Plans

- Basement

ROOM LEGEND

- ACCOUNTING
- ASSESSOR
- BOARD OF HEALTH
- BUILDING DEPARTMENT
- CONSERVATION
- PLANNING DEPARTMENT
- SHARED
- TOWN ADMINISTRATOR
- TOWN CLERK
- TREASURER/COLLECTOR
- VETERANS AFFAIRS



1 PROPOSED BASEMENT PLAN
1/16" = 1'-0"
0 2 4 8 16 32

Proposed Design – Floor Plans

• First Floor

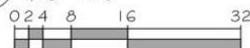


ROOM LEGEND

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1 PROPOSED FIRST FLOOR PLAN

1/16" = 1'-0"

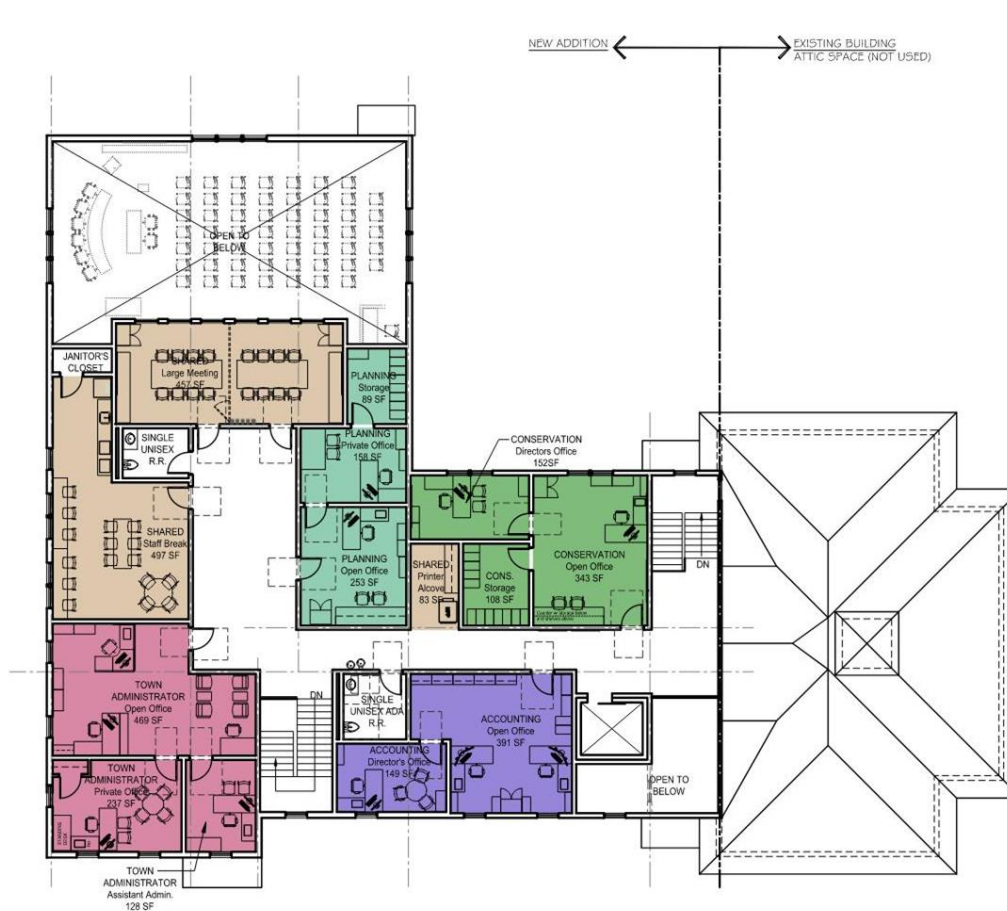


SQUARE FOOTAGE

BUILDING TOTAL GSP: 15,000-16,000

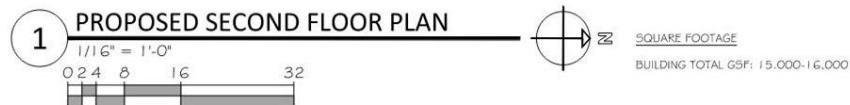
Proposed Design – Floor Plans

- Second Floor

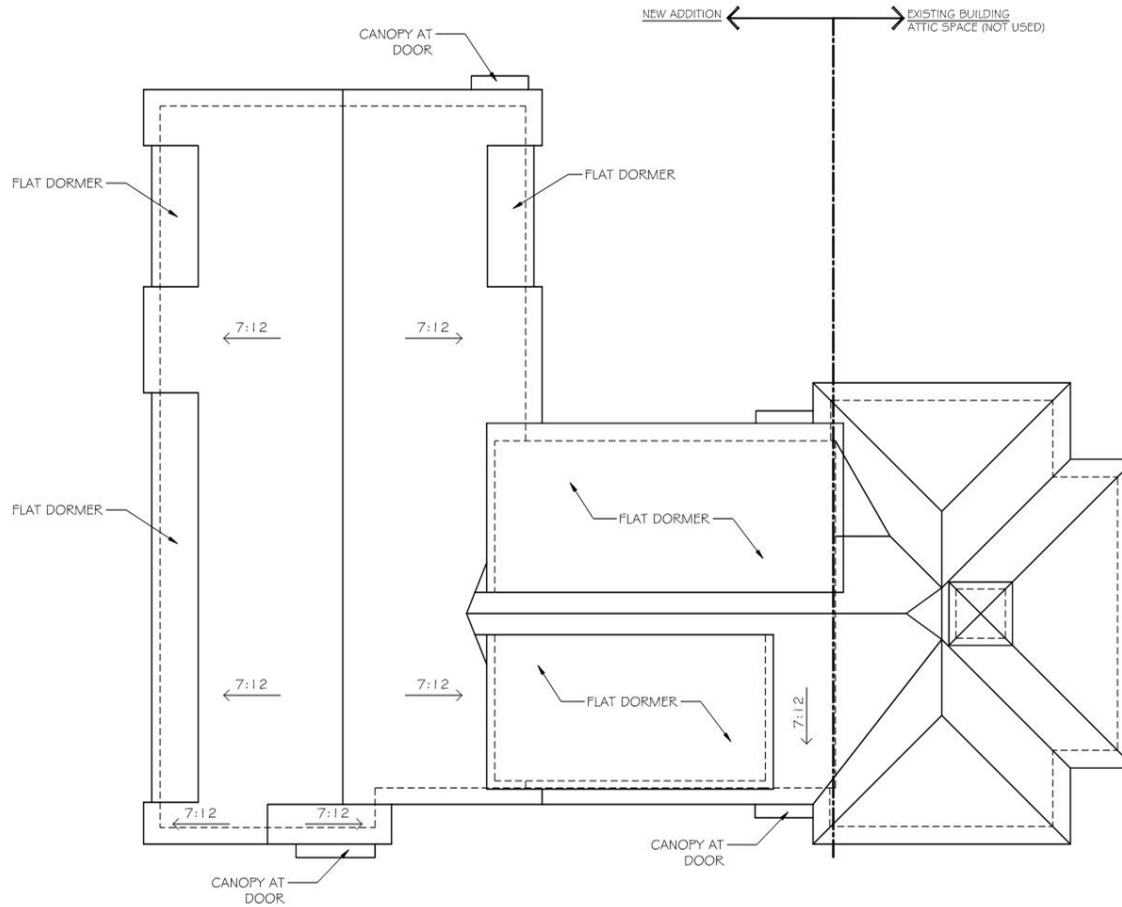


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Proposed Design – Roof Plan



1 PROPOSED ROOF PLAN

1/16" = 1'-0"



SQUARE FOOTAGE

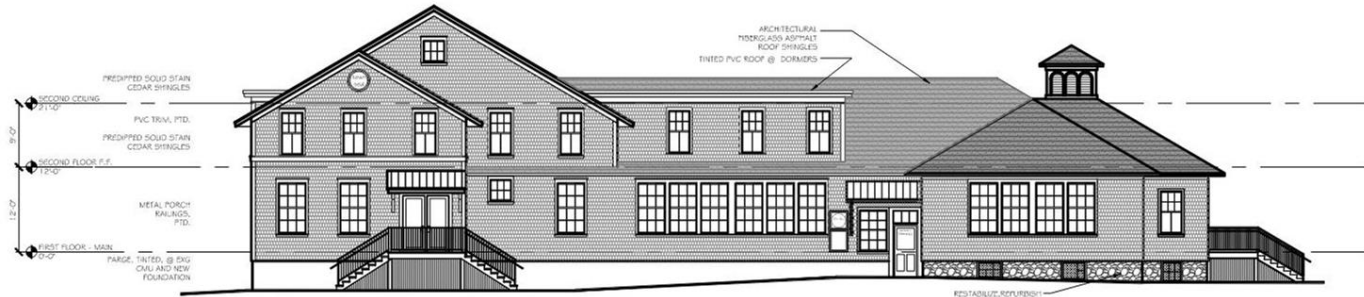
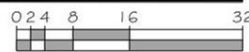
BUILDING TOTAL GSF: 15,000-16,000

Proposed Design – Exterior Elevations



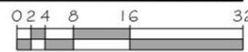
1 NORTH ELEVATION

1/16" = 1'-0"



2 EAST ELEVATION

1/16" = 1'-0"



Proposed Design – Exterior Elevations



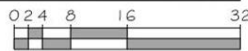
1 SOUTH ELEVATION

1/16" = 1'-0"



2 WEST ELEVATION

1/16" = 1'-0"



Proposed Design – Renderings

- **Street View**



Proposed Design – Renderings

- Main Entrance



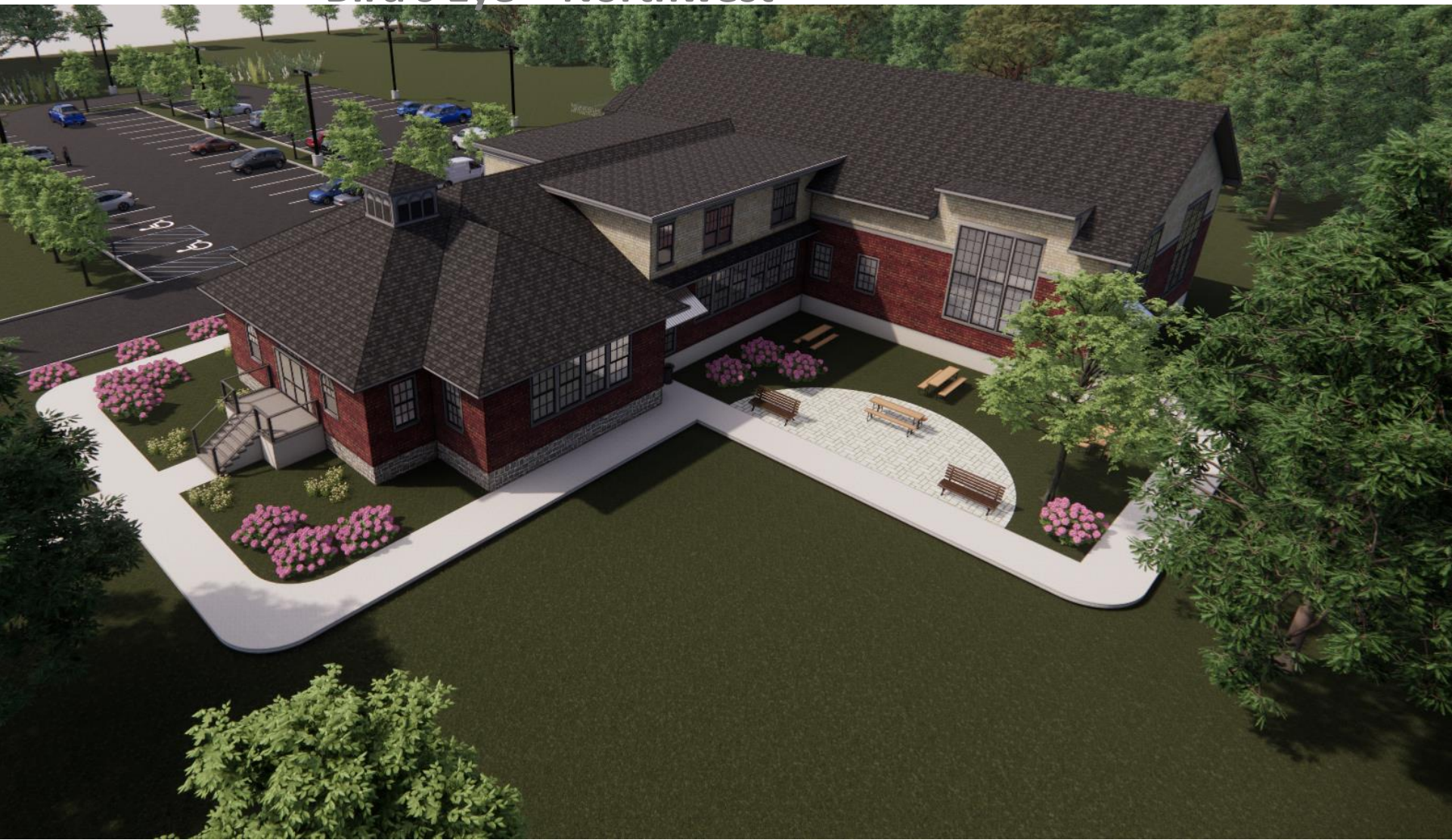
Proposed Design – Renderings

- Bird's Eye - East



Proposed Design – Renderings

- Bird's Eye – Northwest



Proposed Design – Floor Plans

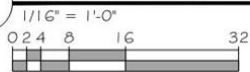
- **First Floor – Alternate w/ 2nd Floor above Selectman’s Meeting**



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1 PROPOSED FIRST FLOOR PLAN

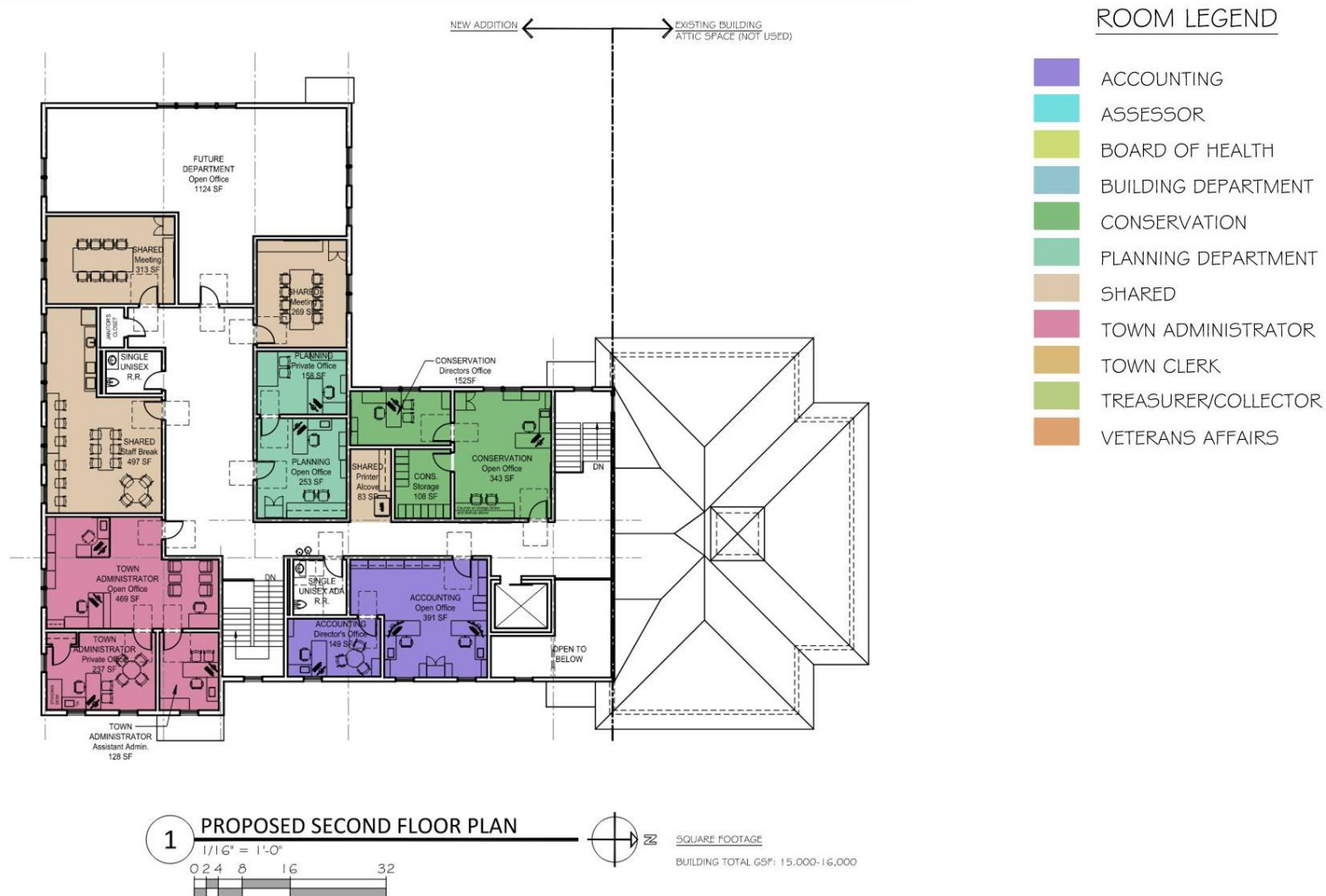


SQUARE FOOTAGE

BUILDING TOTAL GSF: 15,000-16,000

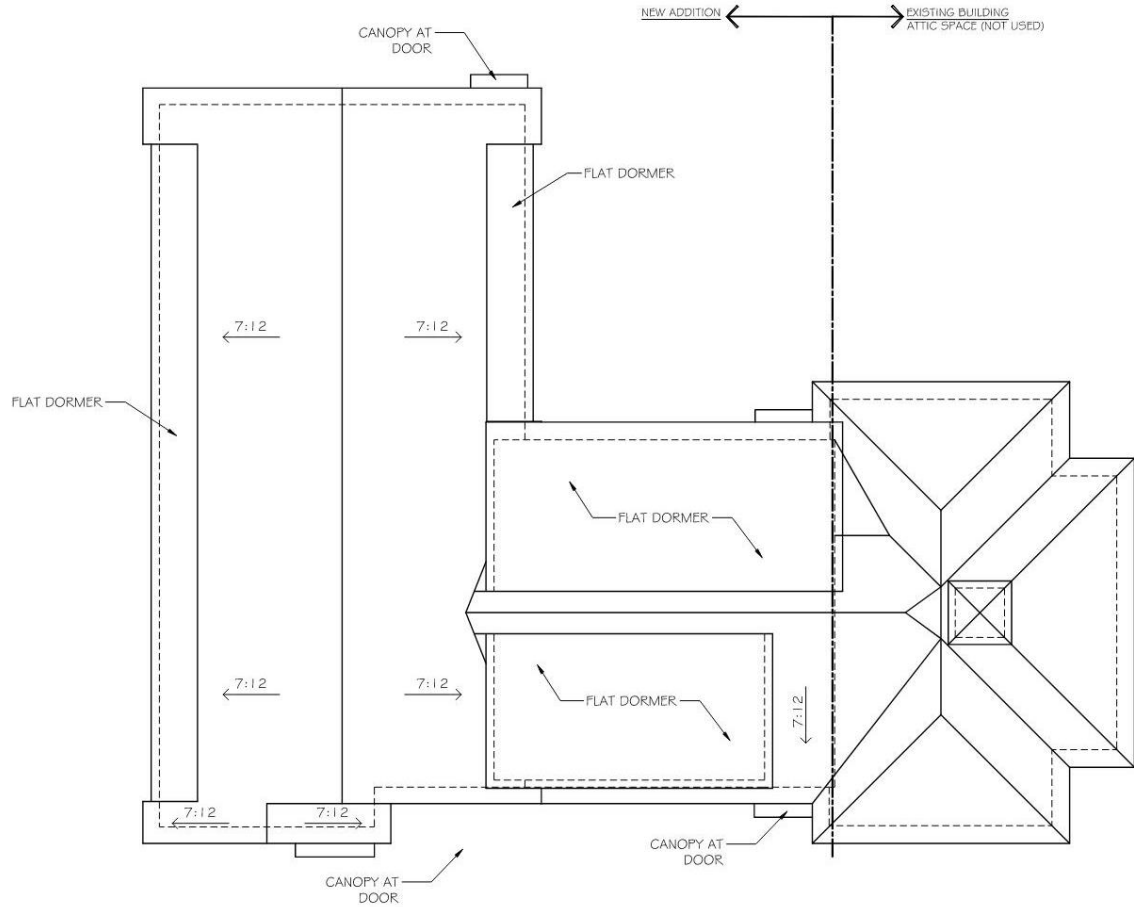
Proposed Design – Floor Plans

- Second Floor – Alternate w/ 2nd Floor above Selectman’s Meeting



Proposed Design – Roof Plan

- Alternate w/ 2nd Floor above Selectman's Meeting



1 PROPOSED ROOF PLAN

1/16" = 1'-0"

0 2 4 8 16 32

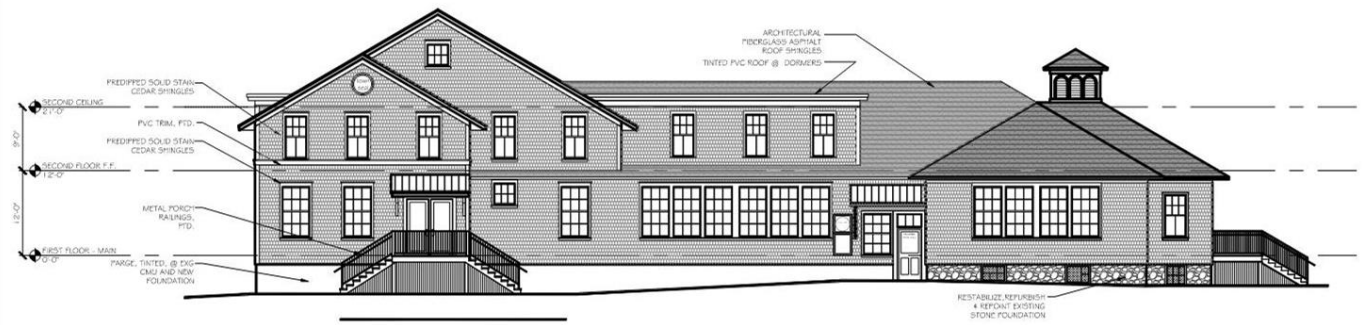
SQUARE FOOTAGE
BUILDING TOTAL GSF: 15,000-16,000

Proposed Design – Exterior Elevations

- Alternate w/ 2nd Floor above Selectman’s Meeting



1 NORTH ELEVATION
 1/16" = 1'-0"
 0 2 4 8 16 32



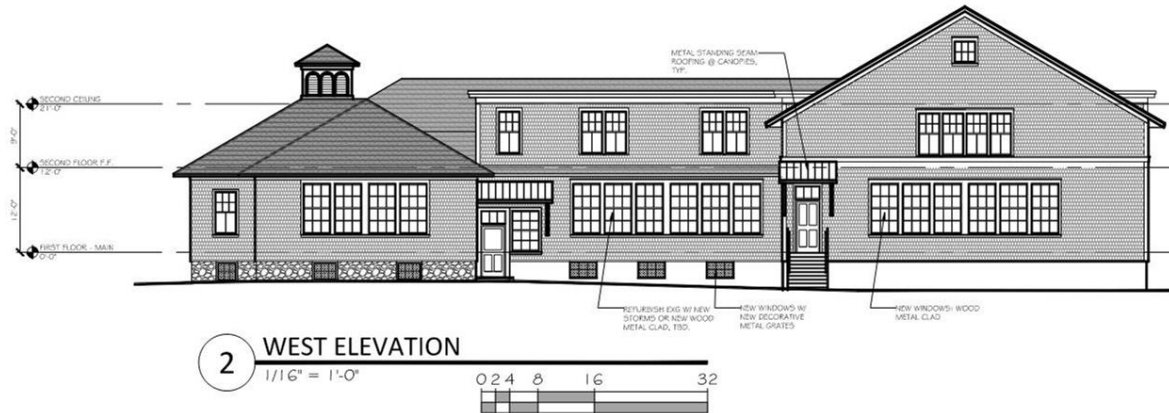
2 EAST ELEVATION
 1/16" = 1'-0"
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Proposed Design – Exterior Elevations

- Alternate w/ 2nd Floor above Selectman's Meeting



1 SOUTH ELEVATION
1/16" = 1'-0"
0 2 4 8 16 32



2 WEST ELEVATION
1/16" = 1'-0"
0 2 4 8 16 32

Next Steps

- Estimator submission to be 08/27/24
- Reconciliation to be 09/16/24
- Building Committee Meeting 09/24/24
- Town Meeting 10/28/2024