

Town Hall Proposal Review

October 17, 2018



Suffield Town Hall – Built 1962



230 Mountain Road

- o 22,254 square feet
- o 2.21 acres
- o Purchase Price- \$2.5 M
- o Est. Retrofit and Demolition costs- \$1.75 M
- o Current personal and real property taxes=
\$29,208 (real \$27,074 plus personal
\$2,143)

Projects to Retrofit 230 Mtn. Rd.

- o Hire architect/professionals to design retrofit
- o Enhance exterior to look municipal
- o Demo/move interior walls for more open offices similar to EDM conceptual plans
- o Pour concrete slab for new vault on ground floor or incorporate vault into existing lower level
- o Pave back parking lot
- o Purchase efficient furniture and fixtures

Build New Plan Comparison

	New Build front of Town Hall	New Build at Annex site
Total Project Cost (M)	\$11.2	\$10.74
Total Construction Cost (M)	\$8.4	\$8.03
Total (sq ft)	15,978	14,190
Circulation/Corridor (sq ft)	2,700	2,400
Construction cost per sq ft	\$526	\$566
Number employees housed	36	40
Sq ft per person	443	355
Vault (sq ft)	600	600
Lg Meeting Rm (people)	70	60
Other Meeting Rooms	2	3

Reno/ Retrofit Plan Comparisons

	Reno & Addition of Current Town Hall	Purchase and Retrofit 230 Mountain Road
Building Purchase Price (M)	\$0	\$2.5
Renovation Addition Costs (M)	\$8.76	\$1.75 budget
Total Construction Cost (M)	\$6.45	\$1.75 budget
Total Project Cost (M)	\$8.76	\$4.25
Total (sq ft)	17,579	22,254
Construction cost per sq ft	\$367	\$79 (\$190)
Number employees housed	36	At least 40
Sq ft per person	488	556
Vault (sq ft)	600	At least 600
Lg Meeting Rm (people)	70	At least 60
Other Meeting Rooms	3	At least 3