

BRIGHTON TOWN HALL STUDY

AUGUST 19, 2017



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THE TASK

This report provides a synopsis of a planning study undertaken to explore the possibility of bringing the third floor of the Brighton Town Hall back into use and provide elevator accessibility to all levels. The top floor space is an architectural gem which has remained relatively untouched and unoccupied for over thirty years. Bringing the building back to its full use involves an extensive process. Images capturing some of that process previously applied to the exterior show the building circa 1900, 2009 and today after façade renovations.

Moving to renovations of the interior unoccupied third floor is a logical next phase. Current State and Federal requirements do not allow occupancy of the third floor for any use public or private in its existing condition. Several years ago, insulation was added to the attic. This, along with the tighter exterior envelope provided by the new windows and façade renovations, allows the space to be heated economically. With the combination of location, interesting architectural character, and previous improvements it seems that at some point both the space and community deserve to have the third floor brought to full use.

This study explores the possibility. The Municipal Planning Grant Program funded the study, as administered by the Department of Housing and Community Development.



Circa 1900



2009



Today



Insulated attic

THE PROCESS

Following are the steps undertaken to investigate the possibility and a path toward top floor use:

1. Measurements and photos were taken of existing conditions. The third floor has many endearing elements.
2. Programming discussions were held with Joel Cope reviewing needs of the community, the Town and possible third-party users who might become tenants in portions of the third floor.
3. CAD drawings were developed from the measurements and photos. These drawings provided a base upon which to investigate possible solutions to the hurdles preventing use.
4. A review of State Building Code was undertaken. As a wood structure, the building is reviewed under a Construction Type 5 B and as a mixed-use building containing both assembly and office uses. The combination of condition and use trigger many code requirements. There are many provisions of the code that would apply. Several however, are of prime importance. First, the entire building would need to have the installation of a full sprinkler system. A new and larger municipal water line would need to be brought into the building.

Also, a second means of egress with rated corridor and stair would need to be developed. Currently, there is only one stair serving the top floor. One option would be to take the current exterior stair on the West side up another level. This proved not to be practical due to combinations of cost, windows, and maintenance. Instead a second interior stair would be taken down to the second floor and then connected to the existing corridor and exterior stair.



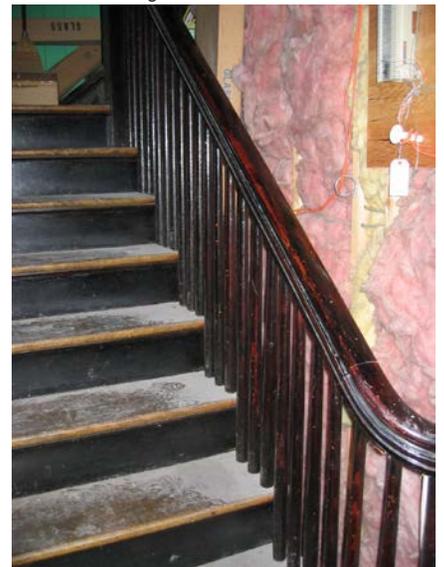
Sliding peep hole



Original flooring



Built in shelving with historic trim



Historic staircase



GYMNASIUM WEST END CONCEPT SKETCH

This sketch was part of a conceptual exploration which would have assumed a new stair/elevator tower built on the exterior with a bridge through the gym. An internal elevator option was chosen instead.

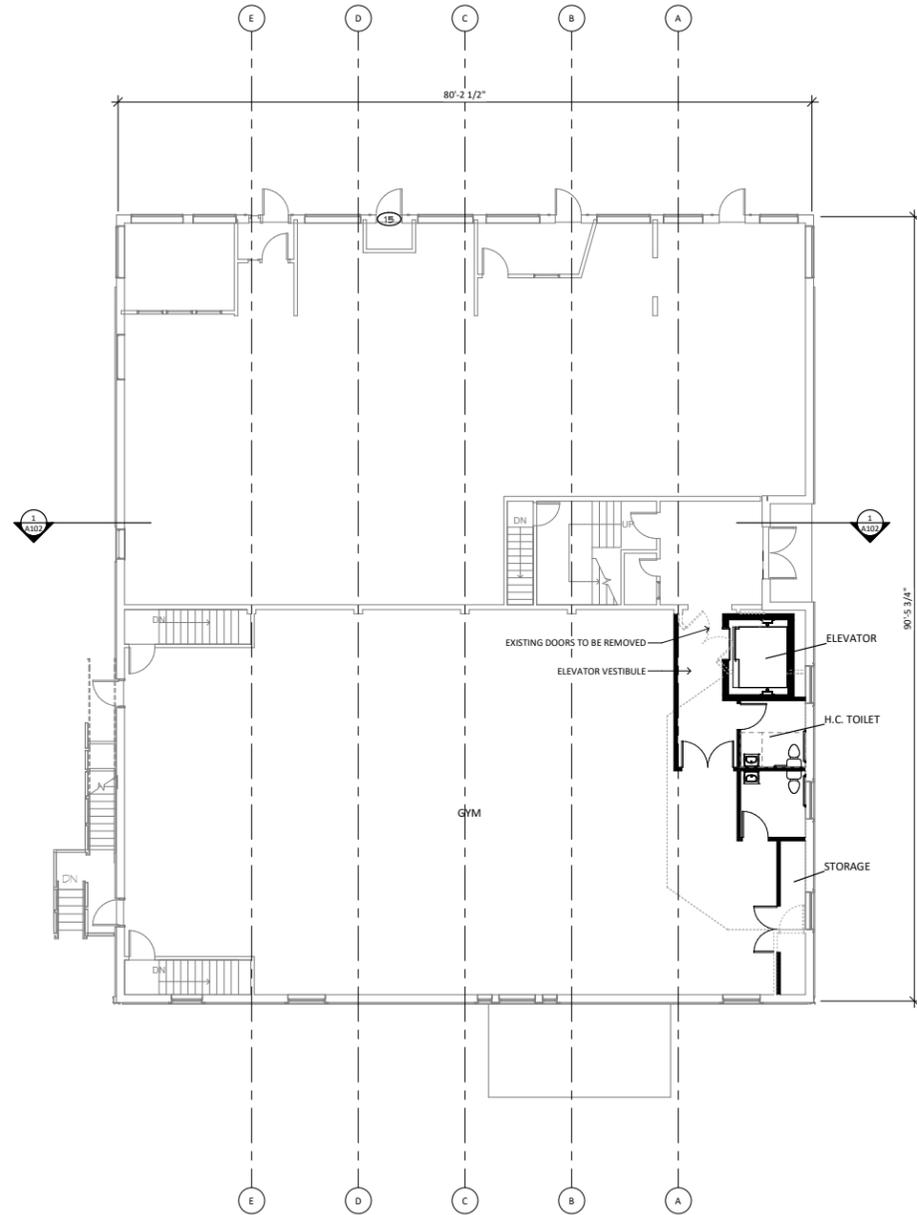


Existing West end

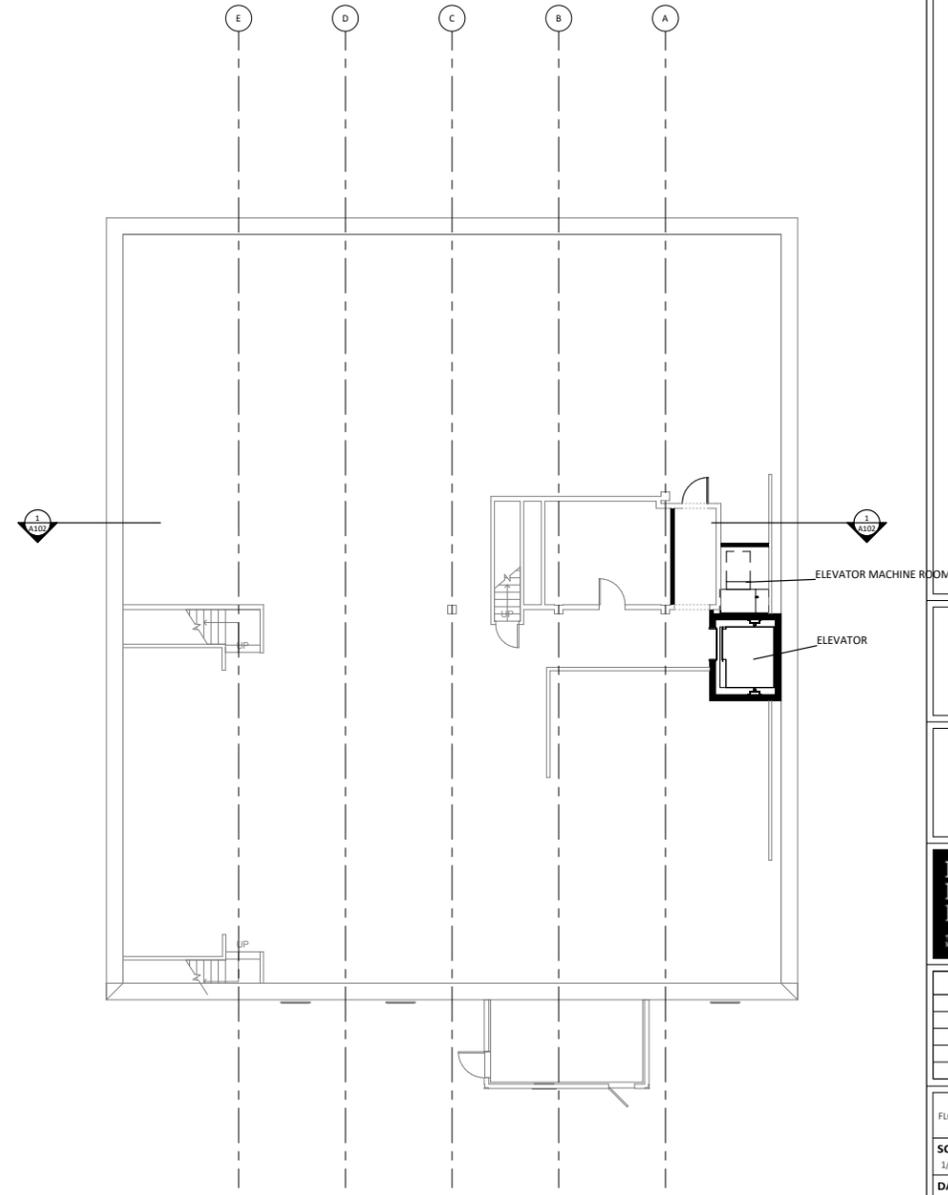


Platform and bleachers removed from East end

BASEMENT AND FIRST FLOOR ELEVATOR AND RESTROOM PLAN



2 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BASEMENT
SCALE: 1/8" = 1'-0"



BRIGHTON TOWN HALL
ELEVATOR ADDITION



NO.	DESCRIPTION	DATE

FLOOR PLANS
SCALE 1/8" = 1'-0"
DATE Issue Date
DRAWN BY AdM
CHECKED BY Checker

A100

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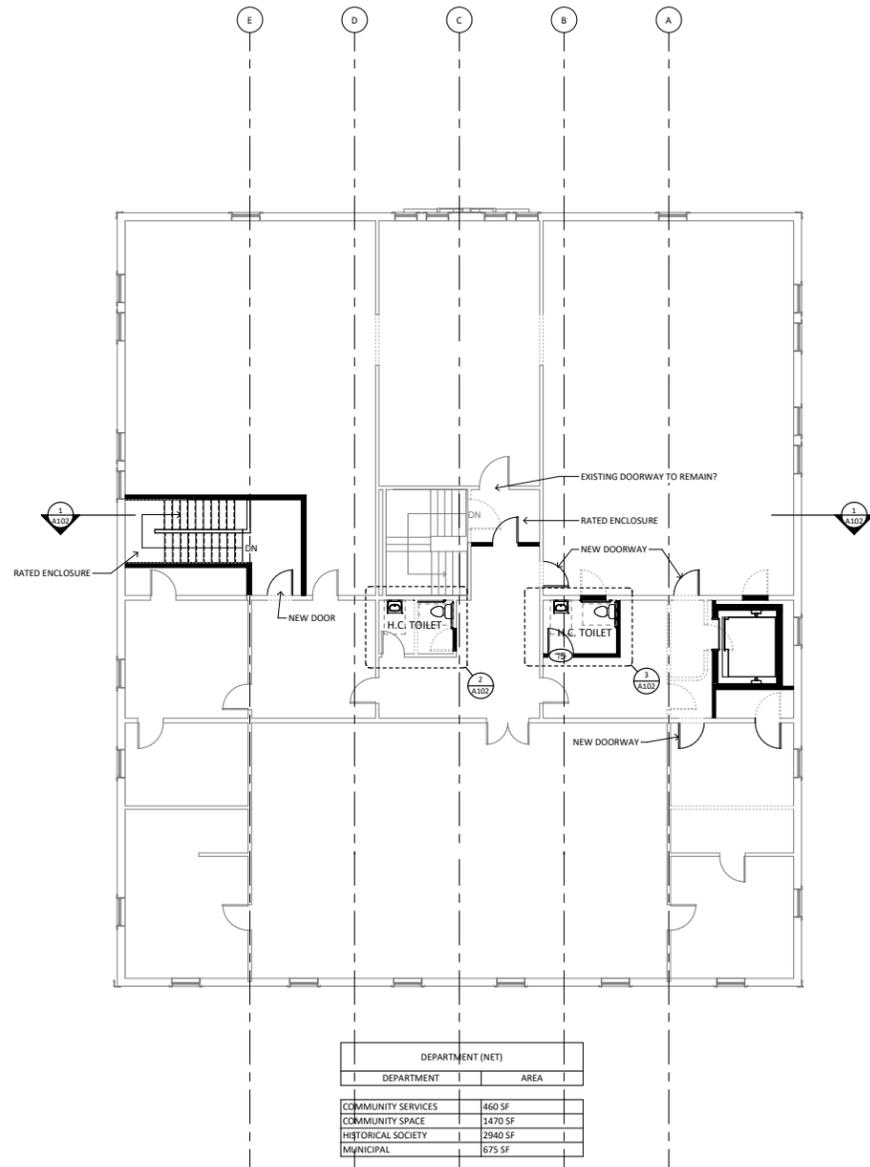
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SECOND AND THIRD FLOOR PLAN CHANGES SHOW ELEVATOR, CORRIDOR, STAIR, AND RESTROOM ALTERATIONS

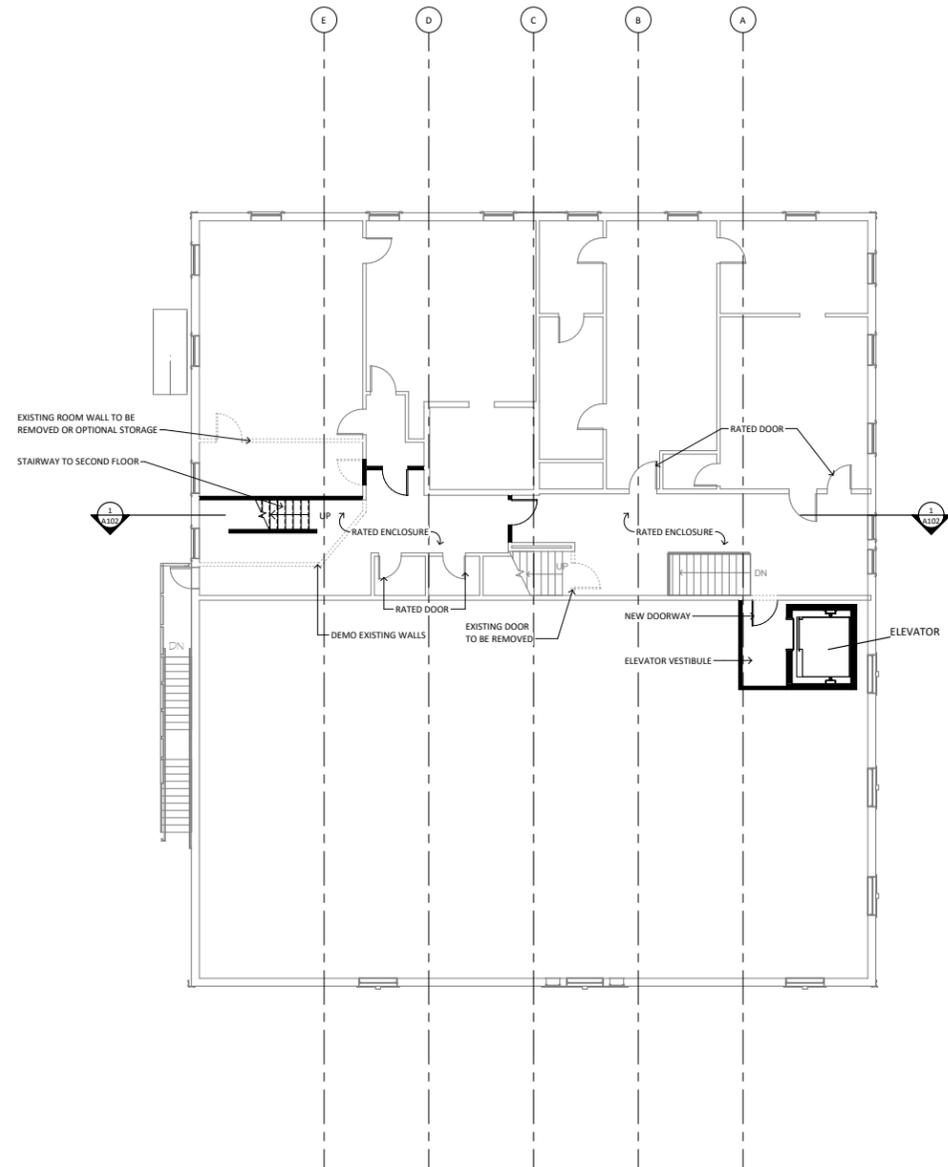


BRIGHTON TOWN HALL
ELEVATOR ADDITION



DEPARTMENT (NET)	
DEPARTMENT	AREA
COMMUNITY SERVICES	460 SF
COMMUNITY SPACE	1470 SF
HISTORICAL SOCIETY	2940 SF
MUNICIPAL	675 SF

2 3RD FLOOR
SCALE: 1/8" = 1'-0"



1 2ND FLOOR
SCALE: 1/8" = 1'-0"



REVISIONS	

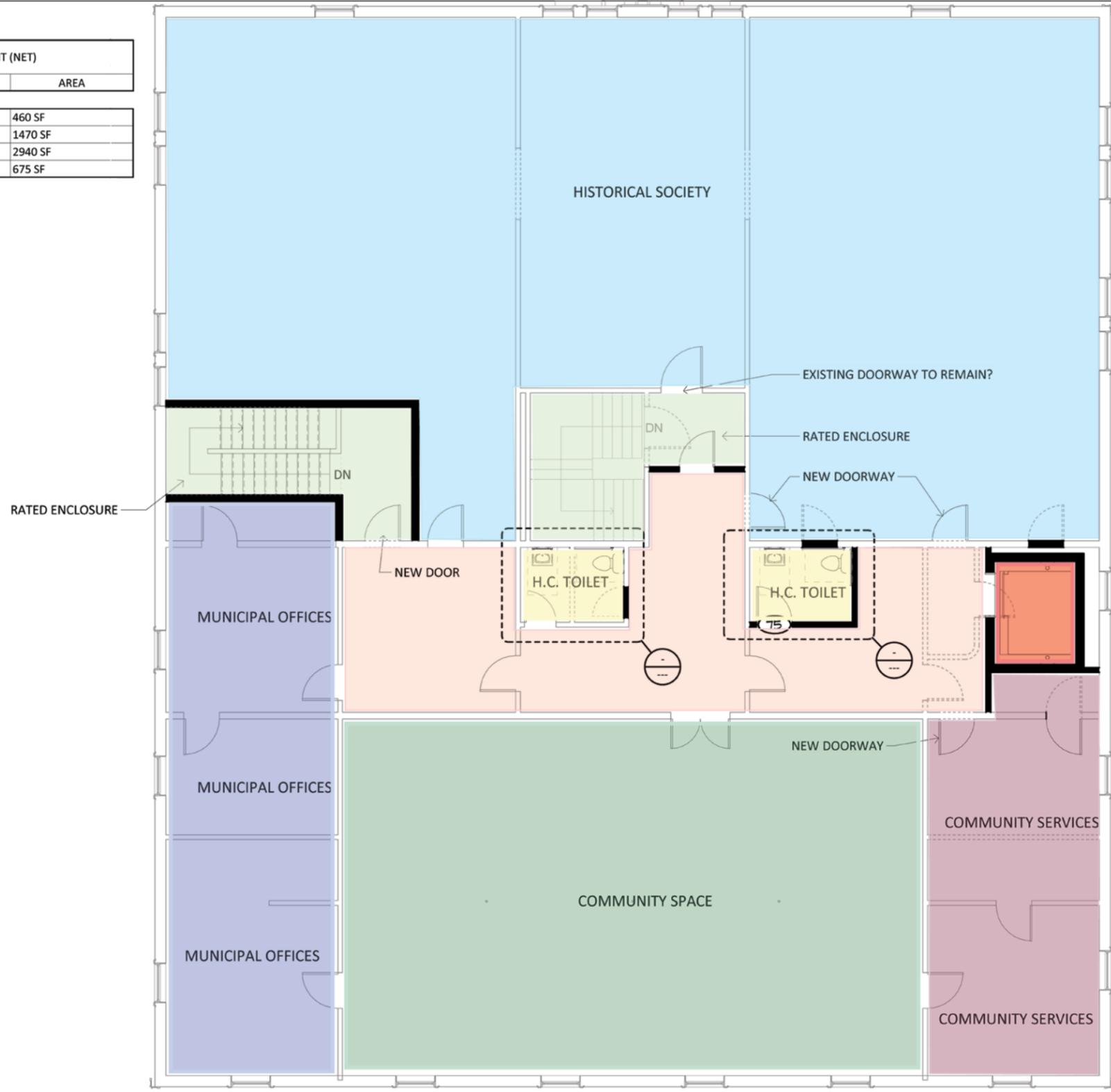
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5. Accessibility requirements of both Vermont and the Americans With Disability Act, ADA would need to be addressed. The accessibility requirement of major impact is the need for vertical accessibility. To meet this need for all levels from the basement and to the third floor, installation of an elevator would be required. By code an elevator serving three or more levels also needs to be of a size capable of accommodating a stretcher. The elevator would also require a machine room, rated hoist-way and preferably be served with three phase powers. The building currently is not served with three phase power. An estimate was developed to bring such service in. Currently there are two restrooms on the third floor, neither of which meet ADA requirements. As a result, the plans show combining the two existing restrooms into one meeting ADA requirements along with the incorporation of a second restroom also meeting the requirements. There are additional ADA requirements which would be addressed when plans are fully developed beyond conceptual for purposes of permitting, bidding and construction. Such items as door clearances, door hardware, signage and handrails would be addressed.
6. Another part of the investigation process was to develop a Program of possible users and areas their functions might need or that would be available. The thoughts shifted several times through the process as priorities and possibilities evolved. Following is list of the uses and possible tenant spaces that could occupy the third floor:
 - a. One potential tenant is the local Historical Society. Their current space in the Railroad Station was visited enabling a better understanding of their functions and space needs.
 - b. The functions of the municipality also could use additional space and the current office of the City Manager would be taken to provide an area for the second stair to descend from the third floor to the second.
 - c. It was felt that the large relatively open space on the center South side could provide an area for Community use for meetings or perhaps studio/yoga classes.
 - d. The remaining Southwest corner could be used as additional community space or perhaps rented to a state social service offices.
 - e. The upper level plan illustrates the above combination of uses. See attached floor plan.

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DEPARTMENT	AREA
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COMMUNITY SPACE	1470 SF
HISTORICAL SOCIETY	2940 SF
MUNICIPAL	675 SF



BRIGHTON TOWN HALL
ELEVATOR ADDITION



REVISIONS

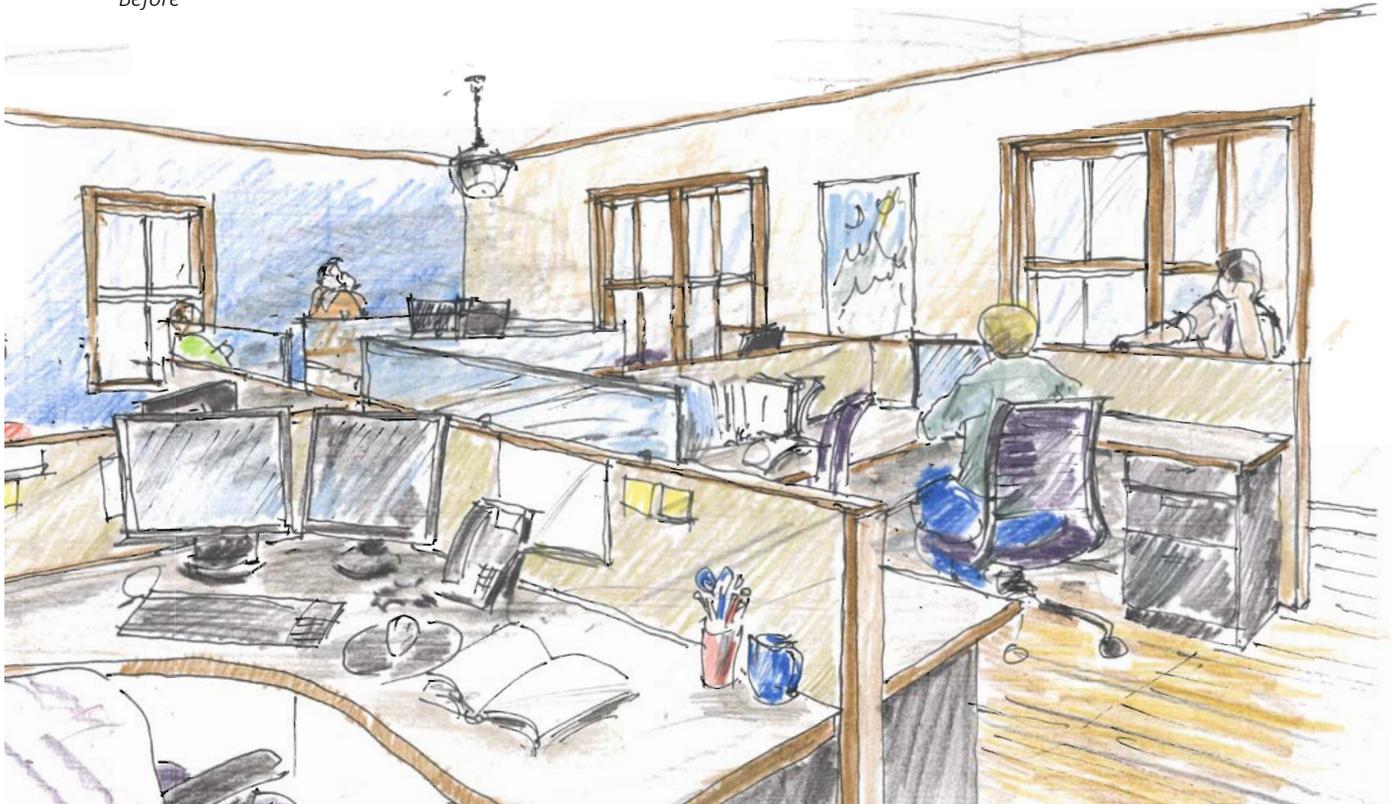
THIRD FLOOR PLAN
 SCALE 1/4" = 1'-0"
 DATE Issue Date
 DRAWN BY Author
 CHECKED BY Checker

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Before



After

THIRD FLOOR OFFICE CONCEPT SKETCH

7. A professional cost estimator was employed to develop an initial estimate of the costs of the major components of the project. See attached estimate sheet.
8. The Town felt that one possibility to help defray costs might be to use town staff to undertake some aspects of the work such as hanging of gypsum wall board, painting, applying trim, or building partitions.
9. Brighton through the Town Manager has been quite successful in pursuing options of funding. As an example, together we met with a representative of USDA to explore options that their department might be able to assist with.
10. A Public Informational Session was held in the Town Hall affording an opportunity to present the information to the public and for them to ask questions.

The Town indicates that it would like at some point to pursue the elevator and third floor development. However, at this time in response to available funding, it plans to replace the existing non-compliant lift with a new unit that would serve two levels. This would allow accessibility to the second level and until such time as the full elevator and related renovations for the third floor can obtain funding.



BRIGHTON TOWN HALL ELEVATOR FEASIBILITY STUDY

May 31, 2017

Initial Cost Estimates:

The study investigates the possibility of third floor use and accessibility to all four levels: Basement, First Floor, Second Floor, and Third Floor. Costs are broken into four main categories:

1. Elevator related tasks

a. Elevator components	
4 stop elevator	\$102,000
Shaft	\$37,000
Structural changes	\$15,000
Pit and slab work	\$12,500
Machine room	\$3,500
3 Phase power	\$14,000
Elevator lobby	\$12,000
Other misc.	<u>\$26,000</u>
subtotal	\$222,000
b. Basement revisions	\$19,000
(demo, partitions, ductwork, corridor, and related repairs)	
c. First Floor revisions	\$55,000
(demo, partitions, restrooms, lobby, partitions)	
d. Second Floor revisions	\$13,000
(structural, lobby, partitions, repairs, finishes, doors)	
e. Third Floor revisions	\$12,000
(partitions, door, demo, repair, window treatment)	
Subtotal for elevator related tasks	\$321,000

2. Work needed to enable use of Third Floor
 - a. Second floor corridor/stair \$33,000
(demo, new stair, improvements to existing, structural work, partitions and doors, floor, ceiling, and finishes)
 - b. Third Floor \$26,000
(demo, new stair, improvements to existing, new partitions, floor and finish repair, and electrical)
 - c. Sprinkler \$104,000
(new entrance system at 4 levels and attic)
 - d. Fire Alarm System \$15,000
 - e. Electrical Panels \$5,000

Subtotal for work needed to enable use of Third Floor \$183,000

3. Third Floor common area improvements \$34,000
(demo, partitions, new restroom, plumbing, doors, finishes, heating and ventilating, and electrical)

4. Third Floor tenant space improvements
These will depend on tenant needs, level of finish, what is provided by tenant and the city. Assumed below is a basic level of finishes, electrical, and heating needs at a square footage allowance of \$35-\$45 per square foot.
 - a. Historical Society \$103,000 - \$132,000
 - b. Community Services \$16,000 - \$21,000
 - c. Municipal use \$24,000 - \$30,000
 - d. Community or other use \$51,000 - \$66,000

To phases of work once determined add applicable costs for:

- Architectural and Engineering fees and permit costs 9-11%
- Contractor supervision and administration 10-15%
- Environmental costs if applicable

ESTIMATE TO BRING 3 PHASE POWER TO THE BUILDING FOR ELEVATOR AND MORE ECONOMICAL POWER USAGE.

Gate's Electric, Inc.

1176 Highland Avenue
Newport, VT. 05855-9702
802-334-6486

Estimate

Date	Estimate #
11/15/2016	643

Name / Address
Town of Brighton P.O. Box 377 49 Mill Street Ext. Island Pond, VT 05846

Job Details
Estimate for a 400A 3 phase service on town office building.

Project

Item	Description	Qty	Rate	Total
Estimate	<p>Estimate to supply and install a 400A 120/208V 3 phase service on the rear of the building with an Main Distribution panel in basement by water main as discussed. MDP to have a 400A main along with a 175A breaker for future elevator, 200A breaker to feed 3rd floor panelboard, Two 100A spare breakers and two provisions for future needs. Also included is a 2.5" conduit feeder to new 200A 3 phase panel board on 3rd floor.</p> <p>Note: Breaker is included in MDP for proposed future elevator, however estimate does not cover any electrical cost for the elevator project and can be estimated when plans have been decided on. This estimate is based on using an in line meter socket on exterior of building and not CT metering by VEC. If CT metering is desired it would be additional cost by VEC.</p> <p>Note included: Power company cost, any wiring out of the new service equipment other than to feed new sub-panel on third floor.</p>	1	19,300.00	19,300.00
Thank you for allowing us to estimate this project.			Total	\$19,300.00

NEXT STEPS

The above tasks have been completed. Should the Town decide to move forward with the elevator and finishing of the Third Floor, following would be likely next steps:

- Confirm potential uses and make any adjustments to options of tenant layout and program needs.
- Confirm basic code requirements and assumptions. Periodically new codes are adopted and staff changes can impact what is required along with interpretations often needed with application of requirements to a historic building.
- Obtain necessary funding for the project perhaps a combination of grants, loans, bonding, or tenant fit up contributions.
- Develop working drawings, specifications and contract documents related to the work for permitting, bidding and construction.

The Brighton Town Hall is obviously a cornerstone of the architecture and community vitality of Island Pond. Hopefully the vision of bringing the building back to full use can become a reality.