

Springvale Town Hall Committee
Option A
Improve existing town hall without adding on to the building
October 8, 2024

SUMMARY

This study addresses Option A, improving the existing Springvale town hall building without adding on.

Installing indoor restrooms and secure election equipment storage for this alternative will reduce the already small meeting room space.

Option A1 provides for meeting the major reasons for undertaking the study -- making the building rodent resistant, adding restrooms and adding secure election equipment storage space. This includes a new rodent-resistant foundation, well and sanitary system, and heating, air conditioning and ventilation system.

In addition, in order to be serviceable for the longer term, **Option A1 adds insulation, new windows and doors, siding, replacement of electric and ADA access and ADA parking.** The estimated cost of Option A1 is \$200,675 plus a 25 percent contingency of \$43,625 for a total of \$244,300.

Option A2, without indoor restrooms, doesn't meet the needs of the town that were the reason for the study.

BACKGROUND

On July 16, 2024, the town board approved a study contract with Jewell Associates to look at renovating/adding-on to the existing hall and for building a new town hall, but not to include a more basic no-addition approach to the needs of the existing building.

The board, however, asked the town hall building committee to obtain cost estimates for improving the existing town hall, without adding on.

The committee understood this as being directed to study how to address the serious needs of the existing building and how to make it useable for a number of years.

The needs that led to the study include:

- Need to have secure storage for election equipment
- Indoor restroom

- Rodent free environment
- During the course of the study safe and adequate parking also arose as an issue.

OPTION A

Option A has two sub-options, with and without indoor restrooms.

Restroom requirements

State building code requires restrooms for public buildings – buildings entered by the public or by employees. An ADA compliant restroom must be available for all.

If the building is designed with occupiable space for more than 15 people, two restrooms are required. Where there are multiple restrooms, if the ADA-compliant restroom is available to all, then only one restroom needs to be ADA compliant.

Prior to 2002 the threshold for two restrooms was 25 people. Although for buildings with one restroom built under the 2002 rules, the 25 person limit continues for certain uses. This exception does not include public assembly buildings like the town hall.

A variance to allow one restroom in existing building might be approved by the state because of the small meeting room space.

But a single restroom would almost certainly not be approved for new construction. Many building code requirements are based not only on the current use of a building but also on possible future uses of a space.

If the restroom requirement is met by a portable toilet, an ADA-compliant toilet must be provided.

Option A1. Improve the building with indoor restrooms. This would include the building features and restroom features below:

Building features:

1. Insulate. Remove ceiling and interior walls to the studs and ceiling joists:
 - a. Insulate ceiling
 - b. Insulate walls
 - c. Insulate floor
 - d. Spray foam is an option. While it's a more costly material, total installed cost may make spray foam a good choice, especially for application under the floor.
2. Vermin -- remove vermin waste and residue to remediate rodent waste, mold and air quality issues, in conjunction with removing interior walls and ceiling to insulate.

3. Vermin -- improve resistance to rodent intrusion. Replace foundation with concrete footing, concrete four-foot (frost) foundation wall, and perhaps with crawl space including concrete floor.
4. Design for windows, door, trim and interior finish. While not designated as an historic building on any registry, aesthetic concerns would suggest considering using similar styles, materials and trims as existing and consistent with the existing design and 9:12 pitch gable roof.
5. New windows, double pane, probably double hung or with double hung look, for design consistency. With or without pane dividers.
6. New exterior doors, multi-panel design, for design consistency
7. New interior walls and ceiling. Could be wood narrow car siding similar to existing, or drywall.
8. Electric replacement with 200 amp service, possibly just 100 amp
9. New lighting, interior and exterior. Increase lighting to say 75 lumens per square foot, possibly with variable lighting.
10. Ventilation system, for fresh air
11. ADA ramp access, east entry. Replace deteriorated ADA ramp
12. ADA ramp access, south entry. Replace south entry door with 36" door, and install ramp to provide access for handicapped especially for entry and exit circulation of voters during elections, in one door and out the other.
13. New more quiet heating equipment.
14. Air conditioning.
15. Reliable mobile phone data access for reporting of election results to the county at the end of each election day. This is also necessary for emergencies, as mobile phone service is highly unreliable at present.
16. Parking. ADA parking requires paved area connecting to the building.

Restroom features:

1. Install two restrooms as required. See Restrooms above.
2. Install holding tank. See Restrooms above.
3. Install well.
4. Ensure heating of restrooms prevents freezing.

Consult with detailed design and bid document contractor or with commercial inspector, to confirm extent of work required to meet code requirements and to confirm the practicality of making those improvements.

Option A2. Improve the building without an indoor restroom. Improve the building to provide secure storage for election equipment and provide a rodent-free environment. Portable outdoor toilet use would continue.

This alternative includes the building features above, but not the restroom features. The committee has not calculated a cost for option A2.

Town of Springvale Town Hall Option A

