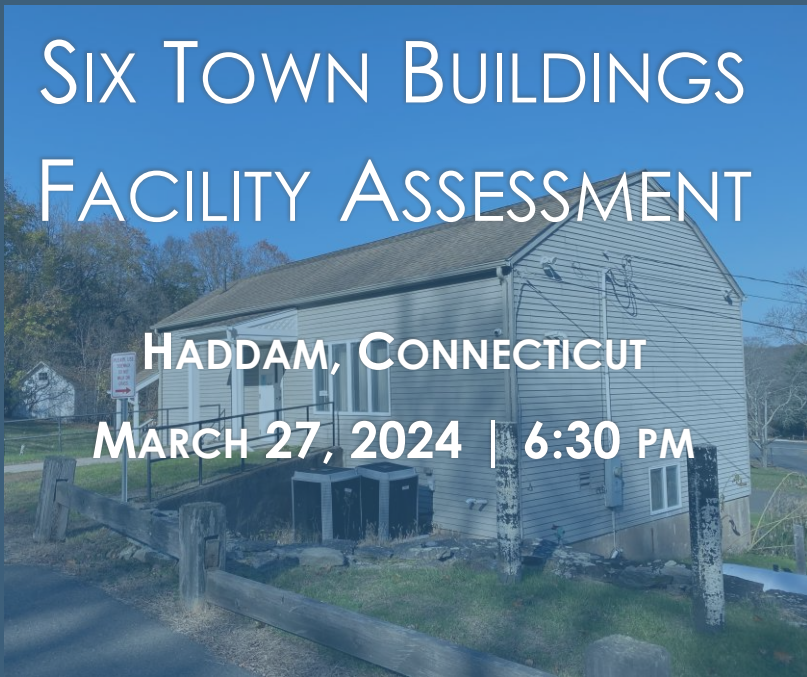


ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

Town of Haddam Space Utilization Study



SIX TOWN BUILDINGS FACILITY ASSESSMENT

HADDAM, CONNECTICUT
MARCH 27, 2024 | 6:30 PM





AGENDA

- PROCESS
- FINDINGS
- RECOMMENDATIONS
- QUESTIONS & COMMENTS



ANTINOZZI ASSOCIATES

Project Team

ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

Paul Lisi
AIA, BCEO
Principal/Project Manager



Stephen Hennebry
RA, NCARB
Senior Project Architect



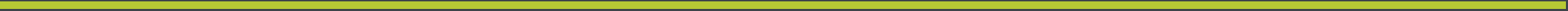
Patti McKeon
NCIDQ, WELL AP
Designer



Eric Gebrian, PE
CES
MEP/FP



Paul Sheehan, PE
Michael Horton Associates, Inc.
Structure





TOWN OF HADDAM

Project Team

ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

Robert McGarry
1st Selectman

William Warner
Town Planner

Leon Mularski
Zoning Enforcement Officer

Others
Town Facility Staff



TOWN OF HADDAM

SPACE UTILIZATION STUDY

ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

PROCESS

- BUILDING ASSESSMENTS
- SPACE NEEDS
- DESIGNS
- COST ESTIMATE
- OPTIONS
- RECOMMENDATIONS



TOWN OF HADDAM

SPACE UTILIZATION STUDY

BUILDING ASSESSMENTS

- TOWN OFFICE BUILDING
- OLD TOWN HALL
- COMMUNITY CENTER
- SENIOR CENTER
- MUNICIPAL ANNEX
- HADDAM ELEMENTARY SCHOOL



TOWN OF HADDAM

SPACE UTILIZATION STUDY

ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

TOWN OFFICE BUILDING

- Clean & repoint stone retaining wall
- Provide signage indicating upper lot allows for ADA access
- Clean vinyl clapboard siding in gable ends
- Repair, re-point, replace damaged masonry, clean and re-seal brick veneer
- 30-year architectural asphalt shingles
- New windows
- Update door hardware to ADA standards
- Update kitchen cabinets and appliances
- Low-flow water saving plumbing fixtures
- LED Lighting
- Insulate piping
- Efficient water heater
- Energy Recovery Unit





TOWN OF HADDAM

SPACE UTILIZATION STUDY

OLD TOWN HALL

- Clean and re-seal exterior stone veneer, repoint stone steps
- Paint columns and trim
- 30 year architectural asphalt shingles
- New windows
- Update door hardware to ADA standards
- Update finishes
- Update kitchen cabinets and appliances
- Low-flow water saving plumbing fixtures
- Insulate all piping
- Replace existing domestic water heater
- Split system heat pump units
- LED Lighting





TOWN OF HADDAM

SPACE UTILIZATION STUDY

COMMUNITY CENTER

- Re-pave parking lot
- New signage
- 30-year architectural asphalt shingles
- Repair, re-point, replace damaged masonry
- Scrape, clean, and re-paint exterior
- Update door hardware to ADA standards
- Update finishes
- Update kitchen cabinets and appliances
- Update toilet rooms
- Low-flow water saving plumbing fixtures
- Insulate piping
- Split system air conditioning units/heat pumps
- LED Lighting





TOWN OF HADDAM

SPACE UTILIZATION STUDY

SENIOR CENTER

- Additional parking
- Clean masonry and concrete foundation
- Update door hardware to ADA standards
- Update kitchen cabinets and appliances
- Update finishes
- Provide areas for smaller group spaces
- Provide additional storage space
- Provide additional Office/administrative space
- Provide additional Mechanical space
- Low-flow water saving plumbing fixtures
- Insulate all piping
- LED Lighting





TOWN OF HADDAM

SPACE UTILIZATION STUDY

MUNICIPAL ANNEX

- Repair work to the retaining wall
- Repave parking lot
- New concrete sidewalks
- New 30-year architectural shingles
- New windows
- Replace vinyl clapboard
- Update door hardware to ADA standards
- Update kitchen cabinets and appliances
- Provide access between floors internally
- Low-flow water saving plumbing fixtures
- Insulate all piping
- LED Lighting





TOWN OF HADDAM

SPACE UTILIZATION STUDY

HADDAM ELEMENTARY SCHOOL

- Requires improvements to deferred maintenance items
- Full upgrades to all components and systems to comply with current codes due to change of use.





TOWN OF HADDAM
SPACE UTILIZATION STUDY

ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

SPACE NEEDS



TOWN OF HADDAM

SPACE UTILIZATION STUDY

SPACE NEEDS

Town Office Building

- Additional space to address service counters accessed directly from hallway
- Additional storage space
- Custodial office for two people
- Additional toilet rooms

Municipal Annex

- Conference / meeting room
- Additional storage space
- Additional toilet rooms
- New enclosed stair tower

Senior Center

- Additional multi-purpose room for multiple activities
- Larger office for director
- Conference room
- Additional toilet rooms
- Storage space
- Parking



TOWN OF HADDAM

SPACE UTILIZATION STUDY

ANTINOZZI
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DESIGNS

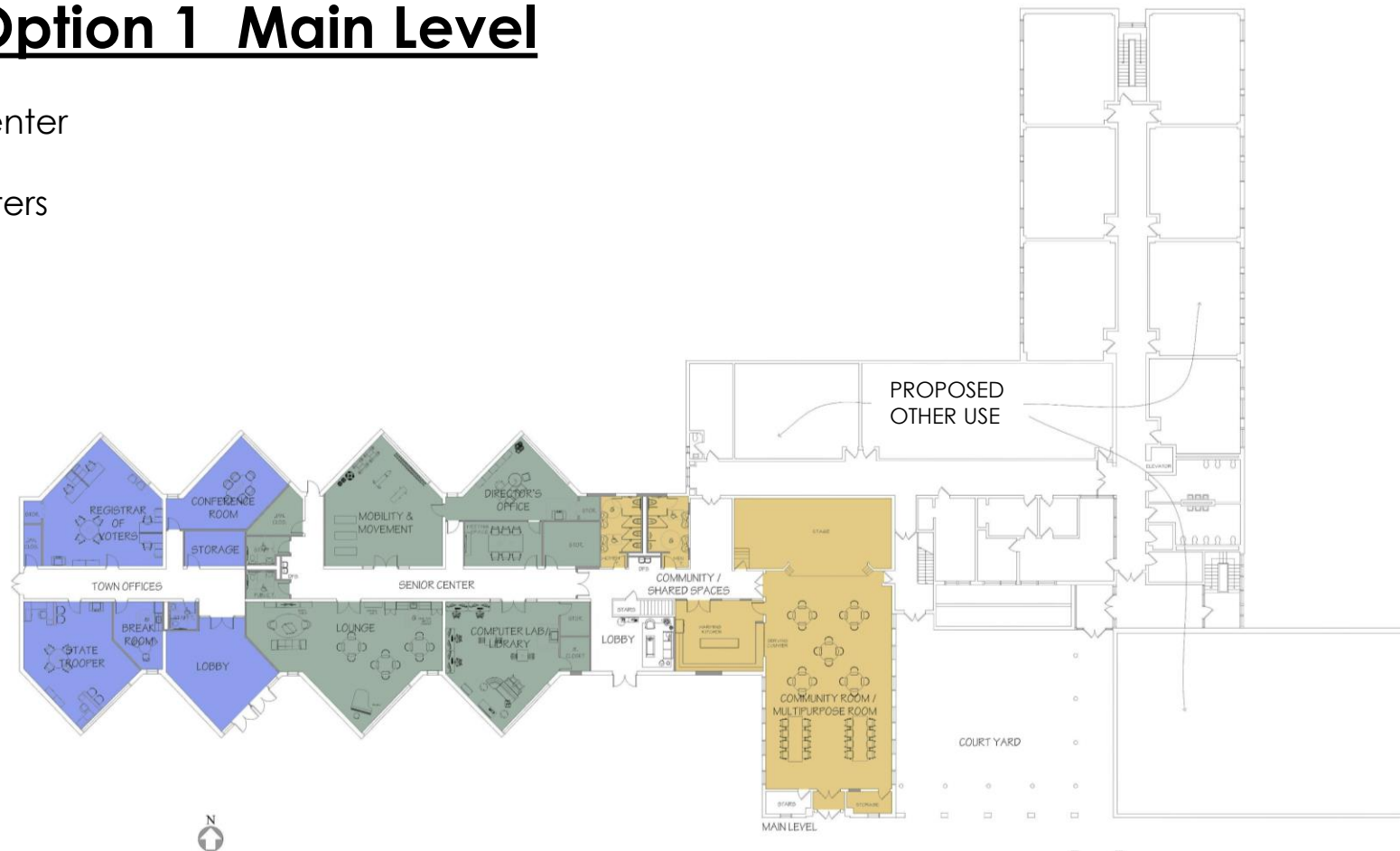


TOWN OF HADDAM

SPACE UTILIZATION STUDY

DESIGN - Option 1 Main Level

- Community Center
- Senior Center
- Registrar of Voters
- State Troopers
- + Other Use



Main level Floor Plan

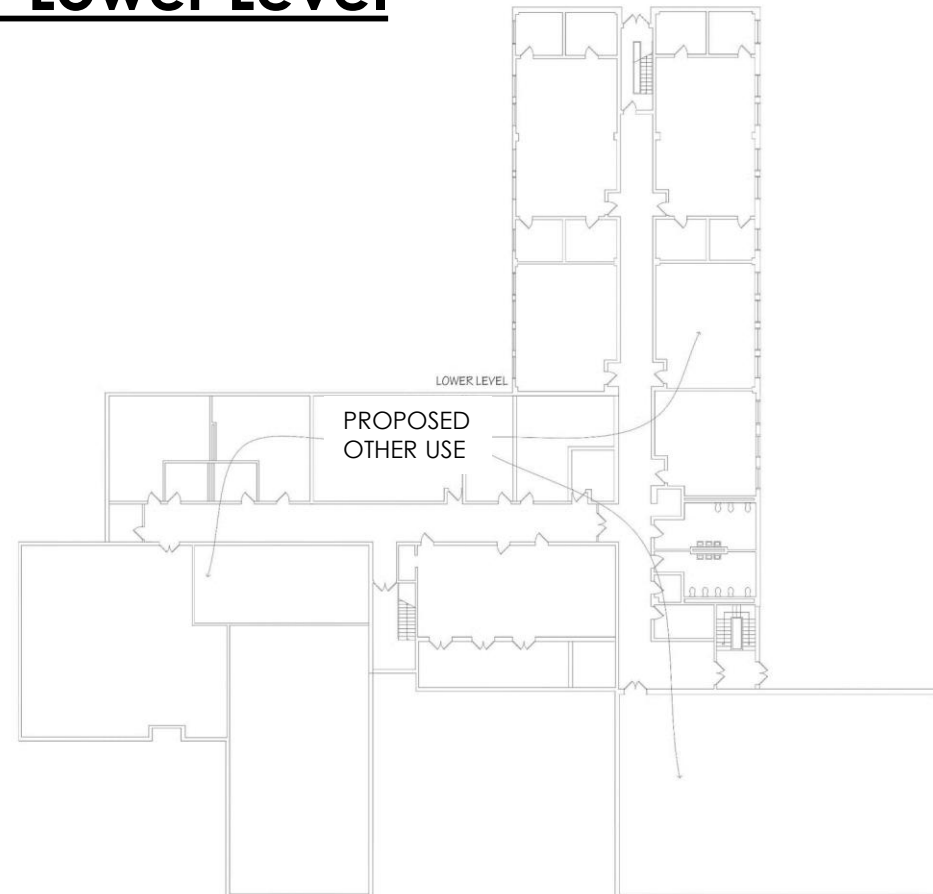


TOWN OF HADDAM

SPACE UTILIZATION STUDY

DESIGN - Option 1 Lower Level

- Community Center
- Senior Center
- Registrar of Voters
- State Troopers
- + Other Uses



Lower level Floor Plan



TOWN OF HADDAM

SPACE UTILIZATION STUDY

DESIGN - Option 2 Main Level

- Community Center
- Senior Center
- Registrar of Voters
- State Troopers
- + All Town Office & Municipal Annex



Main level Floor Plan



TOWN OF HADDAM

SPACE UTILIZATION STUDY

DESIGN - Option 2 Lower Level

- Community Center
- Senior Center
- Registrar of Voters
- State Troopers
- + All Town Office & Municipal Annex



Lower Level Floor Plan



TOWN OF HADDAM
SPACE UTILIZATION STUDY

ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

COST ESTIMATES



TOWN OF HADDAM

SPACE UTILIZATION STUDY

PROJECT COST ESTIMATE

IMPROVEMENTS

Town Office Building	= \$ 870,728
Old Town Hall	= \$ 1,009,228
Community Center	= \$ 867,502
Senior Center	= \$ 356,725
<u>Municipal Annex</u>	<u>= \$ 857,034</u>
TOTAL	= \$ 3,961,217

IMPROVEMENTS & ADDITIONS

Town Office Building	= \$ 4,326,790
Old Town Hall	= \$1,009,228*
Community Center	= \$ 867,502*
Senior Center	= \$ 1,876,725
<u>Municipal Annex</u>	<u>= \$ 1,726,130</u>
TOTAL	= \$ 9,806,375

*costs does not include any addition work



TOWN OF HADDAM

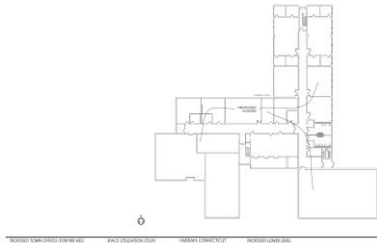
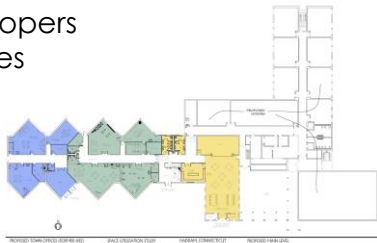
SPACE UTILIZATION STUDY

OPTIONS

1

SELECT TOWN OFFICES TO OCCUPY HES WITH OTHER USES

- Community Center
- Senior Center
- Registrar of Voters
- State Troopers
- Other uses



\$ 9,500,000

2

ALL TOWN OFFICES TO OCCUPY HES

- Town Office Building
- Old Town Hall
- Community Center
- Senior Center
- Municipal Annex
- Registrar of Voters
- State Troopers



\$ 31,970,000

3

RENOVATE EXSITING / EXPAND BUILDINGS

- Town Office Building
- Old Town Hall
- Community center
- Senior Center
- Municipal Annex

\$ 9,806,375



TOWN OF HADDAM
SPACE UTILIZATION STUDY

ANTINOZZI
ASSOCIATES
ARCHITECTURE
+ INTERIORS

RECOMMENDATIONS



TOWN OF HADDAM STUDY

SPACE UTILIZATION STUDY

RECOMMENDATIONS

- | | | | | |
|----------|--|---|-----------|--|
| 1 | Relocate to Haddam Elementary School <ul style="list-style-type: none">• Community Center• Senior Center• Registrar of Voters• State Trooper | + | 3A | Renovate <ul style="list-style-type: none">• Town Office Building• Municipal Annex• Old Town Hall |
| 1 | Relocate to Haddam Elementary School <ul style="list-style-type: none">• Community Center• Senior Center• Registrar of Voters• State Trooper | + | 3B | Renovate and Additions <ul style="list-style-type: none">• Town Office Building• Old Town Hall• Municipal Annex |
| 1 | Relocate to Haddam Elementary School <ul style="list-style-type: none">• Community Center• Senior Center• Registrar of Voters• State Trooper | + | 3C | No Work <ul style="list-style-type: none">• Town Office Building• Old Town Hall• Municipal Annex |



TOWN OF HADDAM STUDY
SPACE UTILIZATION STUDY

ANTINOZZI
ASSOCIATES
ARCHITECTURE
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QUESTIONS & COMMENTS