

Project to Date:**COMMITTEE MEETINGS**

Weekly Updates (as needed)

EXISTING CONDITIONS ASSESSMENT (Town Hall – Arch, MEP/FP, Site/Civil, Structural – Aug 26)

August 2021

PROGRAMMING (Town Hall – all departments – Aug 4, 26, Sept 23)

August-Sept 2021

CONCEPT DESIGNS + COST ESTIMATES (Town Hall + Circle)

Oct - Dec 2021

CONCEPT DESIGN + COST ESTIMATE (Town Hall + Circle)

Oct - Dec 2021

PUBLIC PRESENTATION (Zoom)

March 23, 2022

PUBLIC PRESENTATION (in person)

April 4, 2022

TOWN MEETING/VOTE

May 10, 2022

ORIGINAL SCHEMATIC DESIGN + COST ESTIMATES

Mid-May - August 2022, actual completion date TBD

TOWN MEETING

Fall 2022 - TBD

Future Dates:

Design Development Phase (2 months)

Dec - Jan 2023

DD Cost Estimate (allow 1 month)

Feb 2023

Construction Document Phase (4 months)

March - June 2023

Bid Phase (allow 2 months)

July - August 2023

Construction Administration Phase (9 months, est.)

October 2023 - June 2024



Aquinnah Town Hall Complex
Existing Conditions Observations and
Recommendations

October 21, 2021

On August 23, 2021, ICON Architecture and our subconsultants assessed the existing building conditions and offer the following observations and recommendations. ICON also field measured the existing buildings and constructed a base Revit (BIM) model illustrated herein. The site survey has been completed and is attached at the end of this report.

In consultation with the Town, this information will be used to determine the basic scope of work for the project.

MECHANICAL, ELECTRICAL, AND PLUMBING SUMMARY

The following is a summarized list of recommended improvements and alterations to the existing mechanical, electrical and plumbing systems at the Aquinnah Town Hall. The existing building is located at 65 State Rd, Aquinnah, MA, and consists of an original meeting house, small police station and town office addition.

PLUMBING SYSTEMS:

1. High Priority – The existing cast iron sanitary piping installed within the crawl space of the Town Hall has various dips and inconsistencies within the pitch of the piping which has led to numerous back-ups and clogs. This piping should be considered for replacement.
2. Low Priority – The existing facility is served by multiple domestic water wells. The well pump, well tank, and associated piping & controls serving the Meeting House is approximately 15-20 years old and is approaching the end of its useful life.
3. Low Priority – The Meeting House and Police Station are each served by dedicated electric water heaters which appear to be new. Capacity will need to be reviewed should an expansion of the facility be proposed. Town Hall is served by an older electric hot water heater. This unit should be considered for replacement.

MECHANICAL SYSTEMS:

1. High Priority – There is currently no mechanical ventilation provided in the Meeting House, Police Station, or Town Hall. A new, mechanical ventilation system should be considered to provide code required ventilation levels and improve indoor air quality. Ventilation shall be provided through the use of Energy Recovery Ventilators (ERV's) installed in basements, attics, or mechanical spaces with ductwork distribution to each space.
2. High Priority – At the time of this report, air

conditioning was being installed within several spaces including the Meeting Hall and various offices within the Town Hall. The equipment being installed is Mitsubishi M-Series heat pumps capable of providing both cooling and heating to these spaces. This should be considered to be expanded upon and added to other remaining spaces that require air conditioning as well as any new spaces that may be constructed.

3. High Priority – As mentioned above, new heat pumps have been installed through the Meeting House. As such, the existing oil-fired furnace shall be removed. This system is beyond its useful life. Supplemental heat may be required in certain high-load spaces where the heat pump could struggle to keep up. Supplemental heat could be provided through the use of the hot water boiler installed within the Police Station adjacent to the Meeting House. The boiler appears to have adequate capacity to handle some additional heat load. This would also allow for the heating system for the Meeting House to be backed-up via generator for freeze protection during a power outage.
4. Low Priority – The Police Station is served by a dedicated propane fired condensing boiler manufactured by Buderus. This unit is in good condition. Should an expansion be planned, capacity will need to be reviewed. As noted above, this boiler does appear to have an extra capacity and could potentially be used to serve the Meeting House or other expansion if necessary.
5. Low Priority – The Town Hall is served by a dedicated propane-fired boiler manufactured by Buderus. This boiler is in fair condition and should be considered for replacement should there be a major renovation.

ELECTRICAL SYSTEMS:

1. Critical – The Meeting House and Police Station contain wireless smoke detectors which are not monitored by an NFPA compliant fire alarm system. As required by IBC, both of these spaces are required to have a manual fire alarm system with pull stations, horn/ strobes and automatic smoke detection. Recommend expanding the existing conventional Fire Lite MS-10UD system in the Town Hall office to include zones of coverage in the meeting house and police station. In general, this will require running wiring from the existing panel to a new transponder panel in the Police Station, and installing new conventional-style (non-addressable) fire alarm devices throughout.
 - a. If a major renovation is to occur, we would recommend upgrading the fire alarm system throughout the entire facility to a modern addressable system.

2. Critical – Building egress doors in all areas of the project do not have exterior mounted emergency light fixtures. Per IBC Section 1008.3, all exterior exits must be illuminated upon loss of building power. Recommend adding interior battery units with remote emergency lighting heads at each egress door.
3. High Priority – The existing electrical service equipment and feeders outside the Meeting House and in the basement is nearing end of life. Recommend upgrading as follows:
 - Replace the lineup of exterior disconnect switches with a single 400A, 120/240V service entrance panelboard. Re-wire to utility meter.
 - Remove the 200A panelboard and fused disconnect switches in the Meeting House basement and replace with a 100A, 120/240V panelboard. Provide new feeder to 400A service entrance panel.
 - Remove the 100A panelboard in the Police Station, as the backbox for this panel does not appear to be properly UL listed. Replace with new panel in same location. Intercept the 100A feeder in the Meeting House basement and extend to the new 400A service entrance panel.
 - Replace the 100A feeder to the kitchen with new, as this wiring is very old and some damage is present. Panel can remain as-is. Re-feed from the 400A service entrance panel.
 - Intercept the 225A feeder to the Town Hall in the hand hole outside the electrical service area, and extend to the 400A service entrance panel. The panel in the Town Hall can remain as-is.
4. Low Priority – Recommend replacing all lighting throughout the project with newer, energy efficient LED light fixtures. Upgrade existing lighting control devices throughout the project to be compliant with currently adopted version of the International Energy Conservation Code (IECC). This would include the addition of occupancy sensors for timed shutoff and manual dimming control.
5. Low Priority – The current 16kw Generac propane generator is providing backup power to select loads in the Police Station and Meeting House. Recommend replacing this generator (and associated transfer switch/power center) with a larger unit to provide complete backup to the Police Station electrical loads.

STRUCTURAL SUMMARY

Background and Reference Material

- Observations to visible structure in basement and roof made during site visit on 8/26/2021

- Original structural drawings available for reference from 1989 and 1992 expansion/renovation

Original building (1918 construction)

- 1-story wood-framed building with partial basement on concrete/CMU foundation
- Foundations:
 - No major signs of settlement (only minor vertical cracks in foundation walls)
 - No signs of water infiltration
- Roof and 1st floor:
 - 1st floor structural appears to be in good condition, including no signs of rotting beam/joist ends
 - Scissor trusses in Meeting Hall appear to have spread, causing the west wall to lean. Steel ties were installed to mitigate movement. Note that books were observed to be stored above ceiling, which may be overstressing the trusses and causing more spread.

1992 Renovated Police Barracks

- Original 1918 structure preserved with slight modifications. Exterior deck and southern expansion added.
- Added basement columns and footings, presumably to allow greater live load capacity at first floor.
- All structure appears to be in good condition.

1989 Town Hall Addition

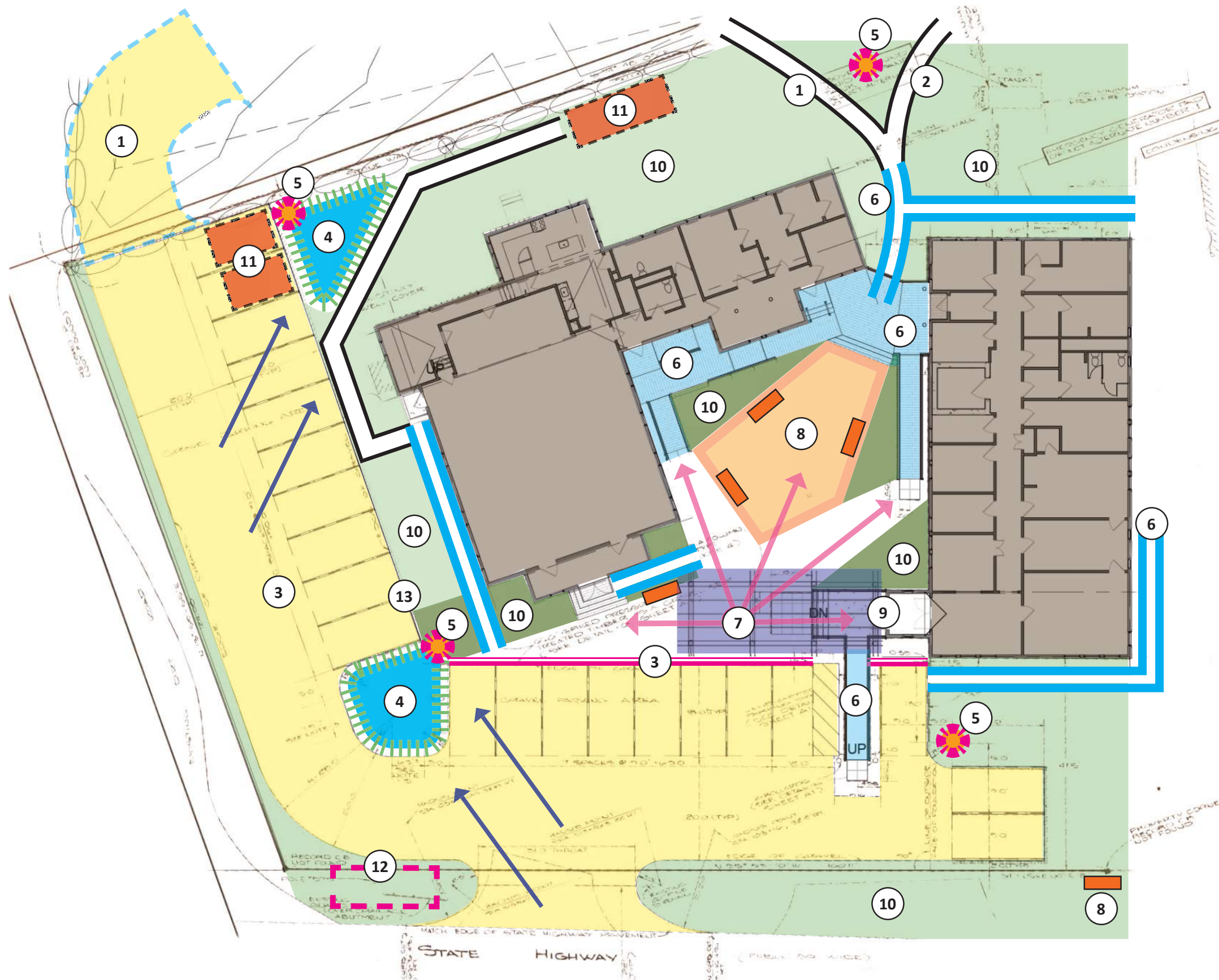
- 1-story wood-framed building on concrete foundation
- Design appears to consider resistance to wind loads, specifying added plywood at shear walls and hurricane clips at roof trusses.
- Reinforced concrete storage vault.

Structural Recommendations

- Depending on extent of proposed modifications, buildings may need to be evaluated (and reinforced) for current code loading. No evaluation is needed as long as increase to roof weight or area is <10% of current, or removal of exterior shear walls is <10% current shear wall area.
- For 1918 building, RSE suggests voluntarily installing hurricane clips at roof framing and additional anchor bolts to provide supplemental wind resistance.

LANDSCAPE SUMMARY

The Aquinnah Town Hall Complex landscape provides a unique opportunity to bridge civic functions and community gathering space utilizing the native coastal landscape as the inspirational catalyst. The design team



Project Initiatives and Recommendations

1. Create connections from future off-site parking to town hall buildings.
2. Create connections to future adjacent property elements (playground, bathrooms and changing areas).
3. Improve driving surfaces and designated parking areas/stripping.
4. Improved site drainage to capture runoff from State Road and the new paved surfaces through open infiltration methods.
5. Add site lighting for security and safe circulation.
6. Create ADA pathways and access to site structures.
7. Create a simplified pedestrian entry sequence.
8. Create shared outdoor spaces (eating, gathering, sitting).
9. Modify/repurpose existing pergola.
10. Create a native, low-maintenance and resilient plant palette.
11. Improve the organization of site accessory structures, storage units, and maintenance access for building operations.
12. Improve maintenance and operations for the building and landscape.
13. Retain EV charging stations and provide bicycle parking.

AQUINNAH TOWN HALL

955 STATE ROAD
AQUINNAH, MA 02535

LANDSCAPE ASSESSMENT PLAN - 20 SCALE

09/22/21



will strive to seamlessly integrate the beauty of the surrounding landscape into a ecologically functional public space to engage and enrich the lives of the people who live and work in Aquinnah.

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4. Improved site drainage to capture runoff from State Road and the new paved surfaces through using open infiltration methods.
5. Add site lighting for security and safe circulation.
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9. Modify/repurpose existing pergola.
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12. Improve maintenance and operations for the building and landscape.

Project Detailed Scope Outline

1. Create connection from future off-site parking to the town hall buildings
 - Vehicular Connection: New bituminous concrete and 12" depth compacted gravel base.
 - ADA Connection: New 4" T concrete sidewalk and 6" depth compacted gravel base.
 - Secondary Pathways: 3" T stonedust walkway with 4" depth compacted gravel base.
2. Create connections to future adjacent property elements
 - Secondary Pathways: 3" T stonedust walkway with 4" depth compacted gravel base.
3. Improve driving surfaces and designated parking areas/stripping
 - New bituminous concrete and 12" depth compacted gravel base.
 - Pavement markings and signage.



SECONDARY WALKWAYS: Create Connectivity Throughout the Site



SENSE OF ARRIVAL: Create a Community Gathering Space in lieu of Ramp



SHADE STRUCTURE: Augment Existing Structure for Additional Shade



STREET-SIDE PRESENCE: Reconfigure the "Front Yard" for Visual Clarity

- 6" granite curbing at entry only
4. Improve site drainage with open infiltration methods
 - Excavation to create low-points for water collection. Depth to be engineered.
 - Install 2-3" depth riverstone within the low-points.
 - Plant native 30" ht. shrubs and #1 perennials within the low-point.
 5. Add site lighting for safety and security
 - Install 4' depth x 18" diameter precast concrete footings.
 - Attach 12' height pole light.
 6. Create ADA compliant pathways and access to site structures
 - Deck: Demolish existing deck and rebuild new Azek deck with SS guardrails. Coordinate FFE of adjacent building to minimize slope and provide flush access into the buildings.
 - Stairways: Uniform risers and metal nosing. Handrail with code compliant extensions and grip
 - Elevated Ramps: Handrail with code compliant extensions and grip
 - ADA Connection: New 4" T concrete sidewalk and 6" depth compacted gravel base.
 - Secondary Pathways: 3" T stonedust walkway with 4" depth compacted gravel base.
 7. Create a simplified pedestrian entry sequence.
 - 3" T stonedust walkway with 4" depth compacted gravel base.
 - 6" granite curbing at front of Town Hall only, to help clarify ADA access and parking stalls.
 - Provide light for American flag and town hall sign.
 8. Create Improved shared outdoor spaces (eating, gathering, sitting).
 - 4" T integral color concrete terrace and 6" depth compacted gravel base.
 - Four (4) wood benches with arms, attached to the concrete terrace.
 - NOTE: One (1) wood bench to replace existing bus stop bench.
 9. Modify/repurpose existing pergola.
 - Add 1x4 wood members to infill the existing pergola shade structure – paint white.
 10. Create a native, low-maintenance and resilient plant palette.
 - Clear and grub all lawn areas
 - Six (6) 3" caliper canopy trees



ADA COMPLIANCE | Renovate Exterior Stair, Handrail, and Guardrails



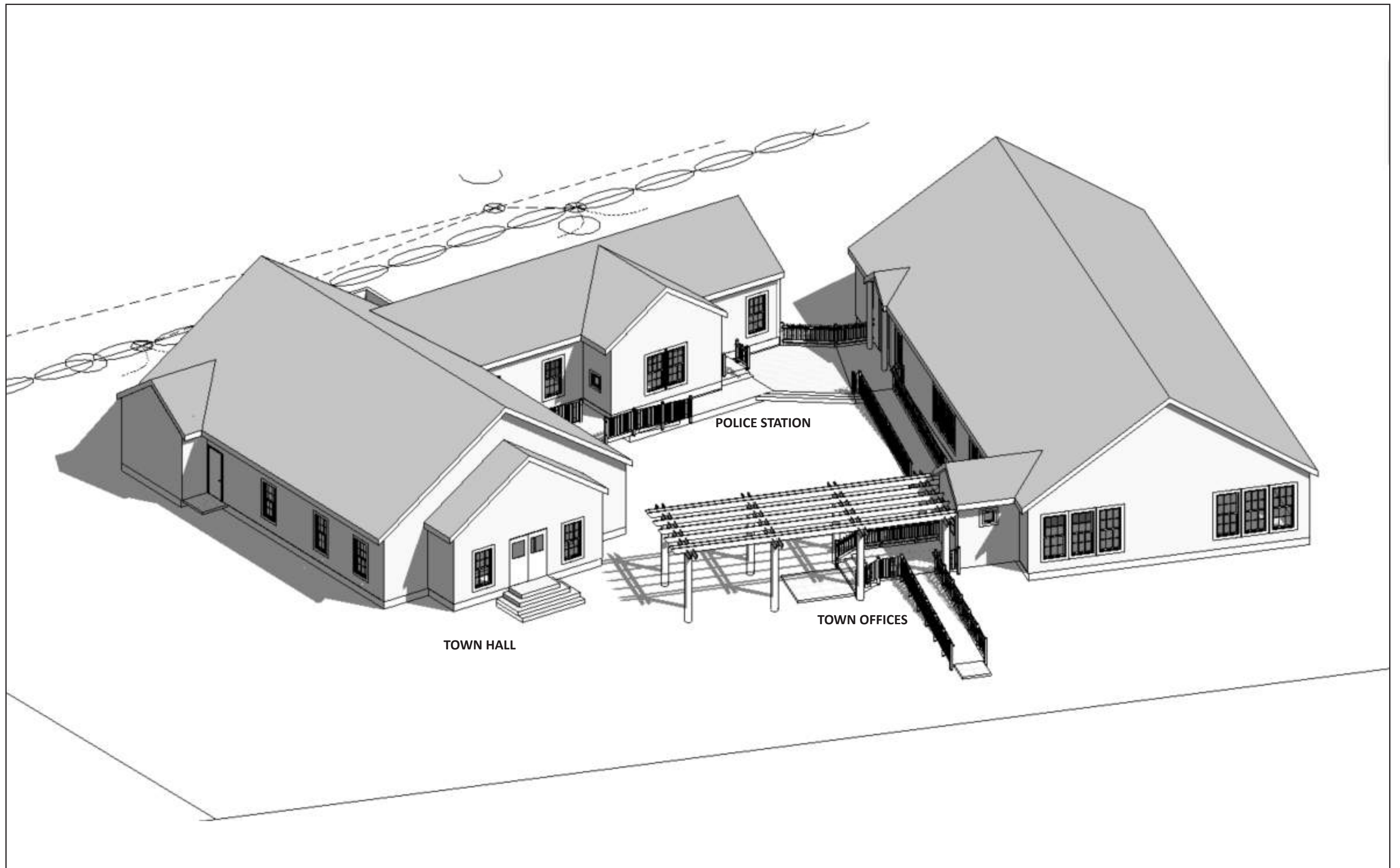
ADA CONNECTIVITY: Renovate Decking to be Flush with Door Thresholds

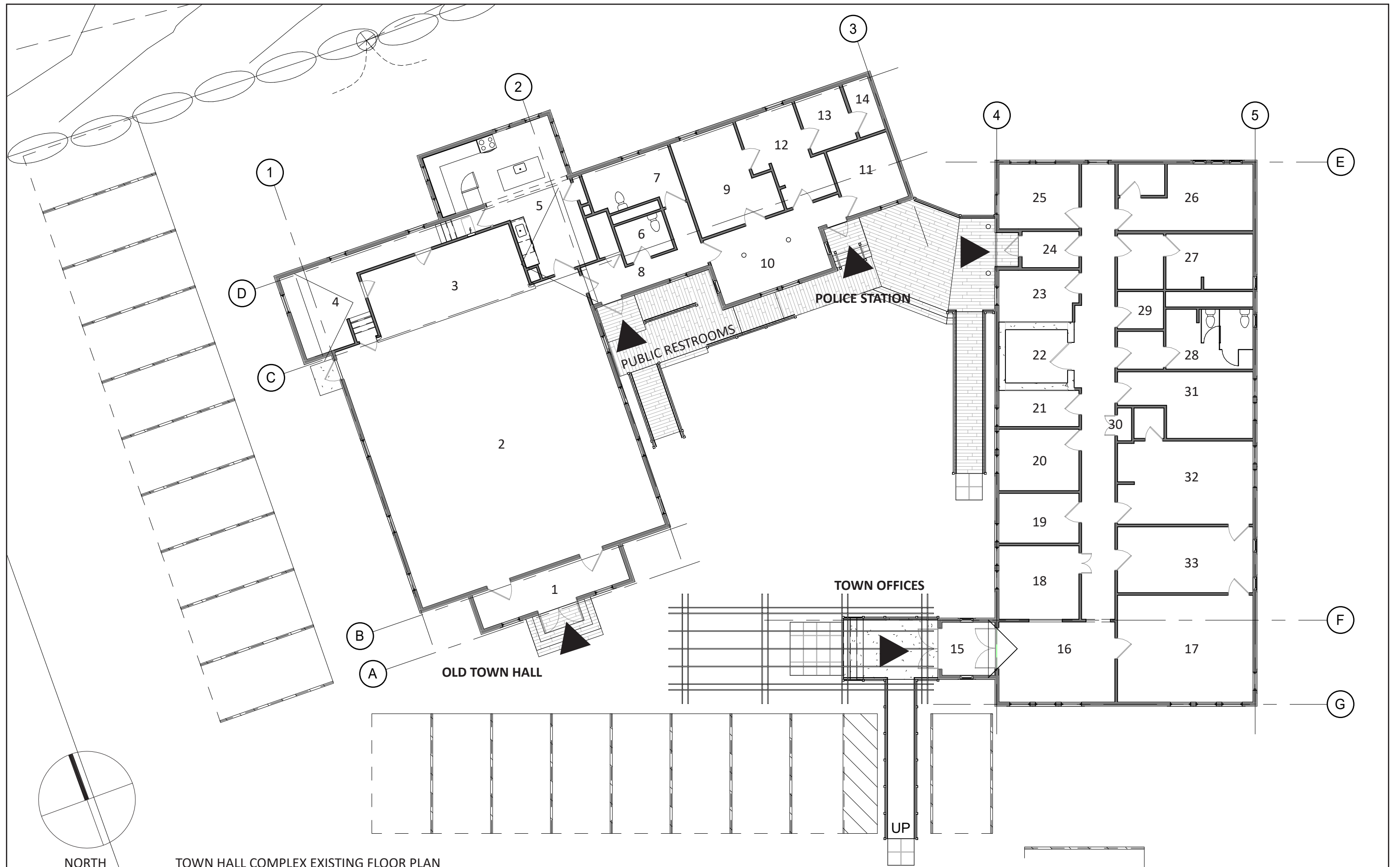


FRONT DOOR: Renovate Exterior Stair, Handrail, and Guardrails



PARKING: Upgrade Pavement for Vehicular Clarity and Durability





EXISTING PLAN KEY

OLD TOWN HALL

1. Vestibule
2. Auditorium
3. Stage
4. Storage
5. Kitchen
6. Public Restroom
7. Public Restroom
8. Corridor

POLICE STATION

9. Office 1
10. Open Office
11. Office 2
12. Kitchenette/Storage
13. Secure Storage
14. Mechanical Room

TOWN OFFICES

15. Vestibule
16. Lobby
17. Meeting Room
18. Office - Town Administrator/Assist.
19. Office - Treasurer
20. Office - Collector
21. Office - Board of Health
22. Vault
23. Office - Town Clerk
24. Vestibule
25. Office - Assessor
26. Mechanical Room
27. Restroom
28. Restroom
29. Custodial Closet
30. Storage
31. Office - Accountant
32. Meeting Room/Kitchenette
33. Office - Building Inspector



Building Entrance

- Thirty 30" ht. deciduous shrubs
- Forty #1 perennial grasses
- No-mow seed mix
- Drip irrigation for trees and shrubs.

11. Improve the organization of site accessory structures, storage units, and maintenance access for building operations.
 - Relocate site structures. Provide 6" depth compacted gravel base for each accessory structure.
 - 3" T stonedust walkway with 4" depth compacted gravel base to provide walkways to the structures.
12. Improve the maintenance and operations for the building and landscape.
 - Mailbox Corral: Consolidate abutters mailbox create a uniform structure or relocate.
 - Existing Wells: Demolish and backfill two (2) existing abandoned wells.
 - Trash and Recycling: Consolidate trash/recycling receptacles and create a uniform structure or relocate.
13. Retain EV charging stations and provide bicycle parking.

ARCHITECTURAL SUMMARY

Accessibility

The site and buildings entrances have a variety of accessibility issues noted in the Landscape Summary.

Clearances, hardware, and toilets all need to be evaluated during the Schematic Design Phase for conformance with ADA requirements.

The stage in the Old Town Hall is not accessible.

Building Envelope

Thermal imaging photos of the exteriors will help determine whether the buildings require additional insulation and/or better windows.

- This can be done with iPhone with Flir 1 app or professional thermal imaging.

Air Leakage

Consider conducting a blower door test to locate areas of air infiltration/exfiltration.

- A blower door test is a diagnostic tool to determine how much air is entering or escaping from buildings. Establishing proper building tightness will help the design team:
 - Reduce energy consumption from excess air

leakage.

- Avoid moisture condensation problems.
- Avoid uncomfortable drafts caused by cold or warm air leaking in from outside.
- Control outdoor contaminants, pests, and odors from entering the buildings.
- Determine proper sizing and airflow requirements of heating and cooling equipment.
- Determine whether mechanical ventilation is needed to provide acceptable fresh air and maintain indoor air quality.

Roof

Asphalt shingle roofing is beyond its useful life and should be replaced.

Building Facade

Shingles, and trim are in poor condition and require replacement.

Window and Door Openings

Double-hung windows vary in age and condition. Consideration should be given to replacing them with high-performance windows.

Interior Elements and Finishes

The state of interior finishes varies from building to building.

Town Offices:

Finishes are in generally fair condition.

Police Station:

Interior finishes are in fair to poor condition.

Old Town Hall:

Interior finishes are in fair to poor condition. Auditorium acoustics and lighting are poor.



CEDAR SHINGLES BEYOND USEFUL LIFE: Cupping, rot, loose shingles



REPAIR, REPLACE, REPAINT TRIM: Peeling paint and exposed wood



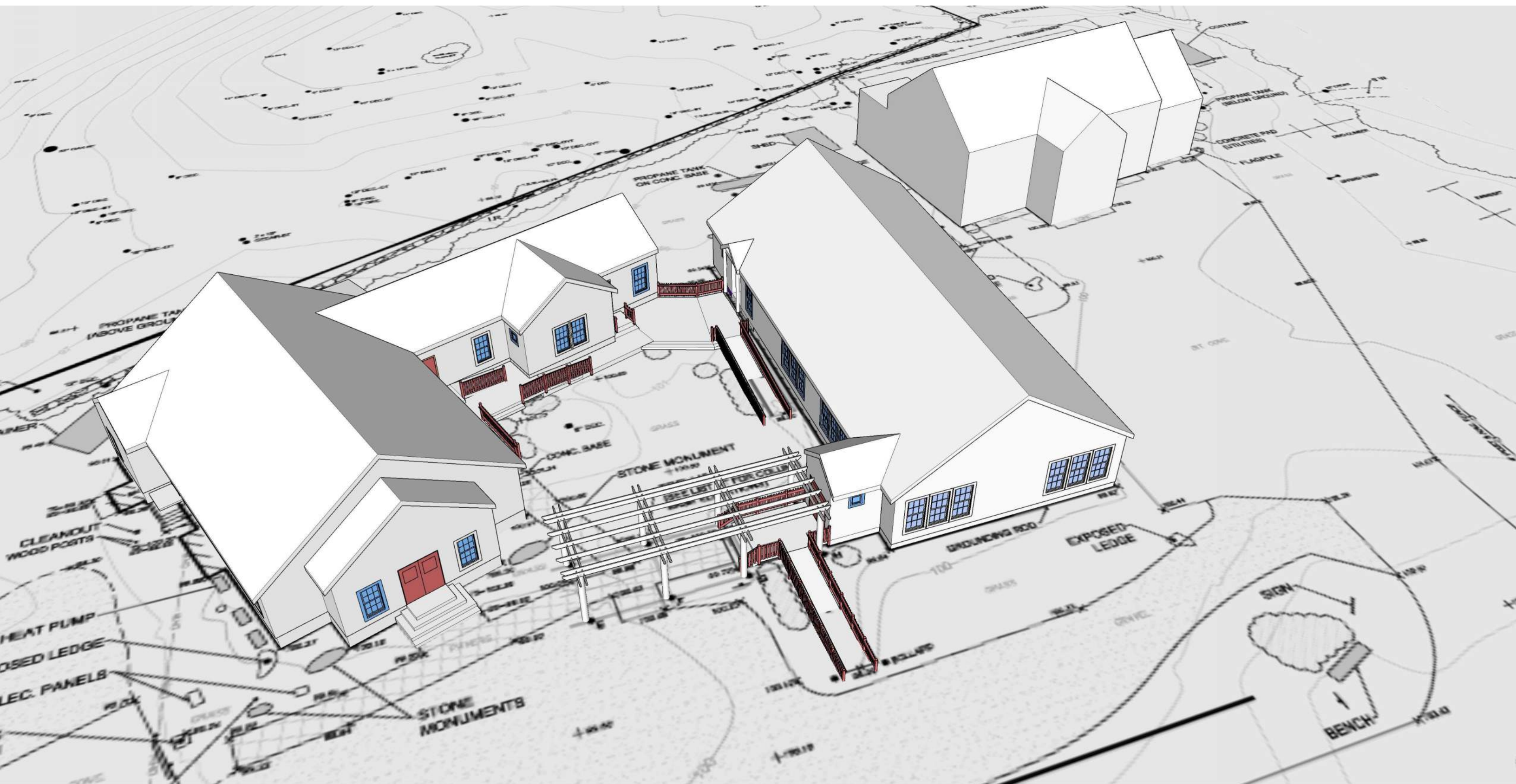
DOUBLE-HUNG WINDOWS: Consider high performance replacement windows



ADDRESS ACCESSIBILITY ISSUES

Design Overview
Aquinnah Village Center
Revised July 2021





Aquinnah Town Hall Building Program

Lateral files - 36, 42, 48" long; 18" deep
Vertical Files - 15" wide 30" deep

| PERSONNEL | | CURRENT SPACE | | | | | SPACE NEEDS | | | Adjacency | Comments | Equipment | Furniture |
|--------------------------|------------------------------|---------------|-----|--------|-----|-------|-------------|-----|-----------|-----------|---|-----------|-----------|
| | | Seats | Qty | Room # | NSF | Total | Qty | NSF | Total NSF | | | | |
| Accountant (Dept) | Public: | 2 | | | | | | | | | | | |
| Accountant's Office | Accountant: Emily Day | | 1 | 115 | 165 | 165 | 1 | 130 | 130 | | Could be smaller; Accountant has few days in office | | |
| Accountant's Assistant | Assistant: Millicent Smalley | | 0 | 115 | | 0 | 1 | | | | | | |
| Accountant Sub Total | | | | | | 165 | | | 130 | | | | |
| Accountant use of vault? | | | | | | | | | | | | | |

| | | Seats | Qty | Room # | NSF | Total | Qty | NSF | Total NSF | Adjacency | Comments | Equipment | Furniture |
|-------------------------------------|-------------------|-------|-----|--------|-----|-------|-----|-----|-----------|-----------|---|-----------|-----------|
| Beach and Parking Permits (Dept) | | 1 | | | | | | | | | | | |
| Beach/Parking Pass Sales | Rachel Vanderhoop | 1 | 1 | 118 | 40 | 40 | 1 | 40 | 40 | | Staffed in Summer; Monday – Saturday 9am-12pm Uses Meeting Room for Stickers | | |
| Beach and Parking Permits Sub Total | | | | | | 40 | | | 40 | | | | |

| | | Seats | Qty | Room # | NSF | Total | Qty | NSF | Total NSF | Adjacency | Comments | Equipment | Furniture |
|--------------------------------------|---|-------|-----|--------|-----|-------|-----|-----|-----------|-----------|--|-----------|-----------|
| Board of Assessors (Dept) | | 1 | | | | | | | | | | | |
| Assessor's Office - Partial Off Site | Outsourced; Contact via Noni Madison - Tax Collector | 1 | 1 | 109 | 118 | 118 | 1 | 60 | 60 | Remote | Future on-site work? Digitally connected via Chat and Online forms. | | |
| Assessor Sub Total | | | | | | 118 | | | 60 | | | | |

| | | Seats | Qty | Room # | NSF | Total | Qty | NSF | Total NSF | Adjacency | Comments | Equipment | Furniture |
|---|---------------|-------|-----|--------|-----|-------|-----|-----|-----------|-----------|-----------------------------------|----------------------|-----------|
| Board of Health (Dept) | | 1 | | | | | | | | | | | |
| Health Agent/Director | Karen Columbo | | 1 | 104B | 68 | 68 | 1 | 200 | 200 | | Review for any programmatic needs | Active lateral files | |
| General Office | | | 0 | | | 0 | 0 | | | | | | |
| Service Counter | | | 0 | | | 0 | 1 | 48 | 48 | | | | |
| Board of Health Sub Total | | | | | | 68 | | | 248 | | | | |
| Board of Health Basement/Off-Site Storage | | | | | | | | | | | | | |

| | | Seats | Qty | Room # | NSF | Total | Qty | NSF | Total NSF | Adjacency | Comments | Equipment | Furniture |
|---|-------------|-------|-----|--------|-----|-------|-----|-----|-----------|-----------|--|-----------|-----------|
| Building, Wiring, Gas, Plumbing Inspectors (Dept) | | 1 | | | | | | | | | J: Needs a space within a shared space, < part time | | |
| Building Inspector (Shared) | Lenny Jason | | 1 | 117 | 67 | 67 | 1 | 60 | 60 | | TBD | | |
| In-office storage | | | 1 | | 135 | 135 | | | | | All storage needs to be in the building. All permit drawings must be saved for eternity, unless building is demolished or burned down. | | |
| Buildings Sub Total | | | | | | 202 | | | 60 | | | | |

| | | Seats | Qty | Room # | NSF | Total | Qty | NSF | Total NSF | Adjacency | Comments | Equipment | Furniture |
|-------------------------|-----------------|-------|-----|--------|-----|-------|-----|-----|-----------|-----------|---|-----------|-----------|
| Tax Collector (Dept) | | 1 | | | | | | | | | | | |
| Staff | Wenonah Madison | 1 | 1 | 104A | 108 | 108 | 1 | 100 | 100 | | Hours: Mon & Wed 11am to 4pm Real Estate: Quarterly Taxes; Motor Vehicles: Kelley & Ryan - outsourced collections | | |
| Tax Collector Sub Total | | | | | | 108 | | | 100 | | | | |

| | | Seats | Qty | Room # | NSF | Total | Qty | NSF | Total NSF | Adjacency | Comments | Equipment | Furniture |
|------------------------------|-----------------|-------|-----|--------|------|-------|-----|-----|-----------|-----------|---------------------------|-----------|-----------|
| Town Administrator (Dept) | | 2 | | | | | | | | | | | |
| Town Administrator | Jeffrey Madison | | 1 | 103 | 67.5 | 68 | 1 | 180 | 180 | | Hours: M-F 6:30 AM - 2 PM | | |
| Administrative Assistant | Sophia Welch | | 1 | 103 | 67.5 | 68 | 1 | 150 | 150 | | Hours: M-F 9 AM - 1 PM | | |
| Town Administrator Sub Total | | | | | | 135 | | | 330 | | | | |

| | | Seats | Qty | Room # | NSF | Total | Qty | NSF | Total NSF | Adjacency | Comments | Equipment | Furniture |
|-----------------------------|---------------------|-------|-----|--------|-----|-------|-----|-----|-----------|-----------|--|-----------|-----------|
| Town Clerk/Property Manager | | 1 | | | | | | | | | | | |
| Aquinnah Town Clerk | Gabriella Camilleri | 1 | 1 | 107 | 93 | 93 | 1 | 130 | 130 | | Hours: Mon, Tues, 8:30am to 3:30pm, Thurs 9am to 3pm Vault re-organization; Switch with Assessor? | | |
| Town Clerk Sub Total | | | | | | 93 | | | 130 | | | | |

| | | Seats | Qty | Room # | NSF | Total | Qty | NSF | Total NSF | Adjacency | Comments | Equipment | Furniture |
|------------------------|-------------|-------|-----|--------|-----|-------|-----|-----|-----------|-----------|--|-----------|-----------|
| Treasurer | | 1 | | | | | | | | | | | |
| Treasurer | Sibel Suman | 1 | 1 | 103B | 92 | 92 | 1 | 100 | 100 | | Hours: Mon - Thurs, 10am to 3pm Sometimes 11-6 M-F 30H Least public person; On-site work. Treasurer and Accountant need to be separate. | | |
| Treasurer/HR Sub Total | | | | | | 92 | | | 100 | | | | |

| | | Seats | Qty | Room # | NSF | Total | Qty | NSF | Total NSF | Adjacency | Comments | Equipment | Furniture |
|---|-----------------------------------|-------------|-----|--------|-----|-------|-----|-----|-----------|-----------|--|-----------|-----------|
| Police Department (Dept) | | Public: Yes | 6 | | | | | | | | 957 STATE ROAD | | |
| Chief | Randhi P. Belain | 1 | 1 | P107 | 170 | 170 | 1 | 160 | 160 | | | | |
| Patrol Officer | Steven M. Mathais | 1 | 1 | P105 | 87 | 87 | 1 | 90 | 90 | | Currently 3 Part time officers; 1 FT = 2PT | | |
| Patrol Officer | David Murphy | 1 | 1 | P105 | 87 | 87 | 1 | 90 | 90 | | Schedule: | | |
| Sergeant | Paul Manning | 1 | 1 | P101 | 100 | 100 | 1 | 100 | 100 | | | | |
| Officer | 5 year outlook - Additional staff | 1 | | | 0 | 0 | 1 | 90 | 90 | | | | |
| Office Staff | 5 year outlook - Additional staff | 1 | | | 0 | 0 | 1 | 90 | 90 | | | | |
| Mechanical | | | 1 | P102 | 34 | 34 | 1 | 35 | 35 | | | | |
| Storage/Evidence | | | 1 | P103 | 61 | 61 | 1 | 40 | 40 | | | | |
| Office/Kitchenette | | | 1 | P104 | 133 | 133 | 1 | 60 | 60 | | | | |
| Storage/Equipment (include firearms safe) | | | | | | | 1 | 65 | 65 | | | | |
| Lobby (Secure) | | | | | | | 1 | 180 | 180 | | | | |
| Dispatch/Receptionist | | | | | | | 1 | 50 | 50 | | | | |
| Locker - Men's | | | | | | | 1 | 225 | 225 | | | | |
| Locker - Women's | | | | | | | 1 | 225 | 225 | | | | |
| Bunk Room | | | | | | | 1 | 150 | 150 | | | | |
| Small Conference | | | | | | | 1 | 180 | 180 | | | | |
| Exterior Storage | | | | | | | 1 | 180 | 180 | | | | |
| Police Department Sub Total | | | | | | 672 | | | 1830 | | | | |

| | |
|-------------|----|
| Total Seats | 16 |
|-------------|----|

| | Qty | Room # | NSF | Total NSF | Qty | NSF | Total NSF |
|--|-----|---------|-----|-----------|-----|------|-----------|
| Shared Spaces | | | | | | | |
| Vault (106) | | 106 | | 105 | 1 | 105 | 105 |
| Meeting Room/Kitchenette and Storage (116) | | 116 | | 277 | 1 | 150 | 150 |
| Janitor/Mop (113) | | 113 | | 39 | 1 | 40 | 40 |
| Men's Toilet Room (114) | | 114 | | 155 | 1 | 155 | 155 |
| Women's Toilet Room (112) | | 112 | | 185 | 1 | 185 | 185 |
| Mechanical (111) | | 110/111 | | 208 | 1 | 208 | 208 |
| Public Meeting Room (118) | | 118 | | 328 | 1 | 1100 | 1100 |
| Lobby/Entry (101/102) | | 101/102 | | 274 | 1 | 275 | 275 |
| Small Conference - Proposed | | | | | 1 | 200 | 200 |
| Shared Space Subtotal | | | | 1571 | | | 2418 |

(Kitchenette/Break Only)

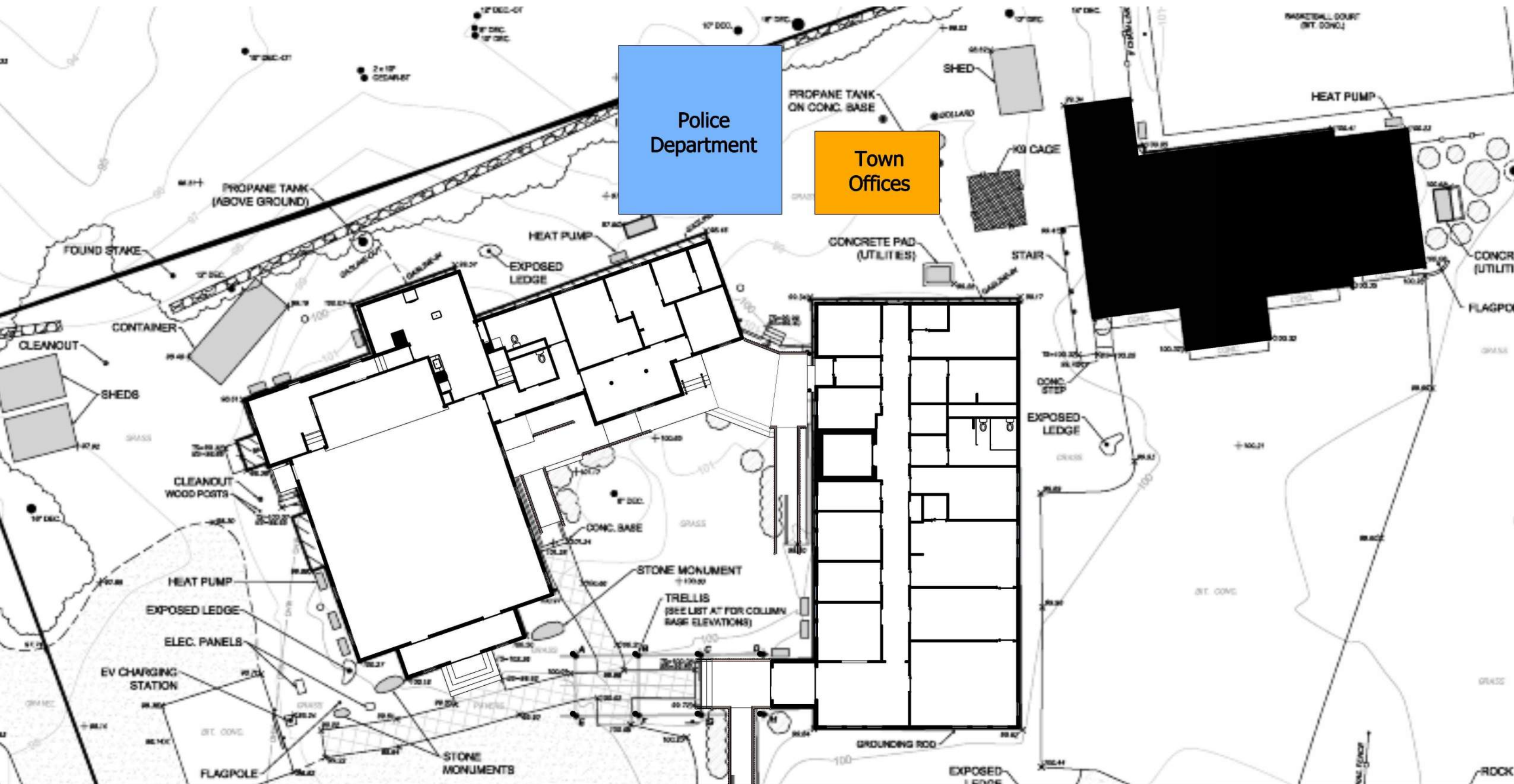
| | Qty | NSF | Total NSF |
|-------------------------------|-----|------|-----------|
| Existing Town Hall | | | |
| Meeting Room | 1 | 1552 | 1552 |
| Stage | 1 | 240 | 240 |
| Backstage Storage | 1 | 208 | 208 |
| Kitchen | 1 | 190 | 190 |
| Kitchen/Pantry | 1 | 139 | 139 |
| Subtotal - Existing Town Hall | | | 2329 |

| | |
|---------------------|------|
| Existing GSF | |
| Town Offices - GSF | 3239 |
| Police Station | 786 |
| Total Available GSF | 4025 |

| | |
|---------------------------------|------|
| Proposed Program Square Footage | |
| Town Offices | 3616 |
| Police Station | 1830 |
| | 5446 |

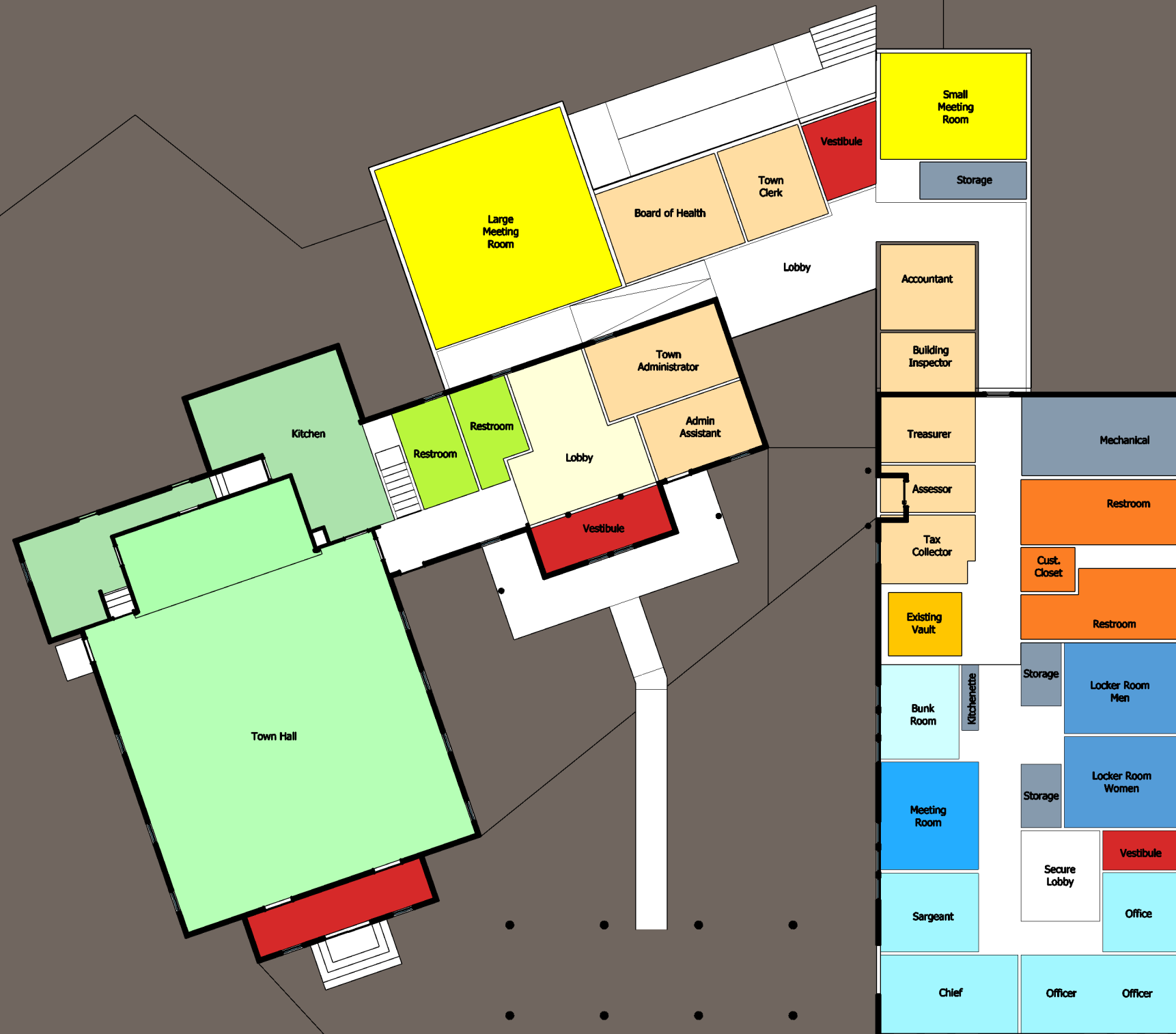


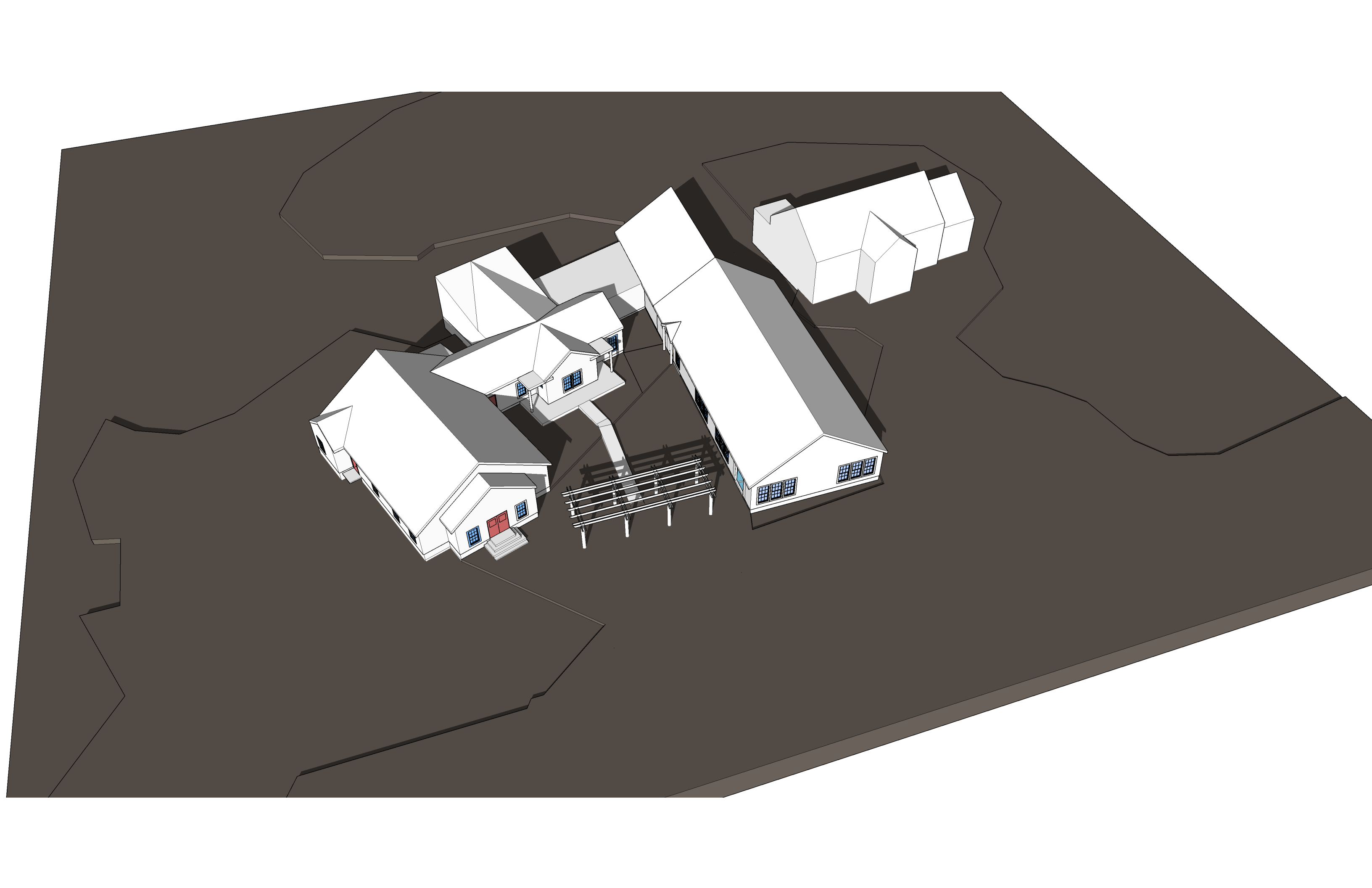
Aquinnah Town Hall Complex and Circle Restroom Study
Building Committee Presentation
September-October 2021

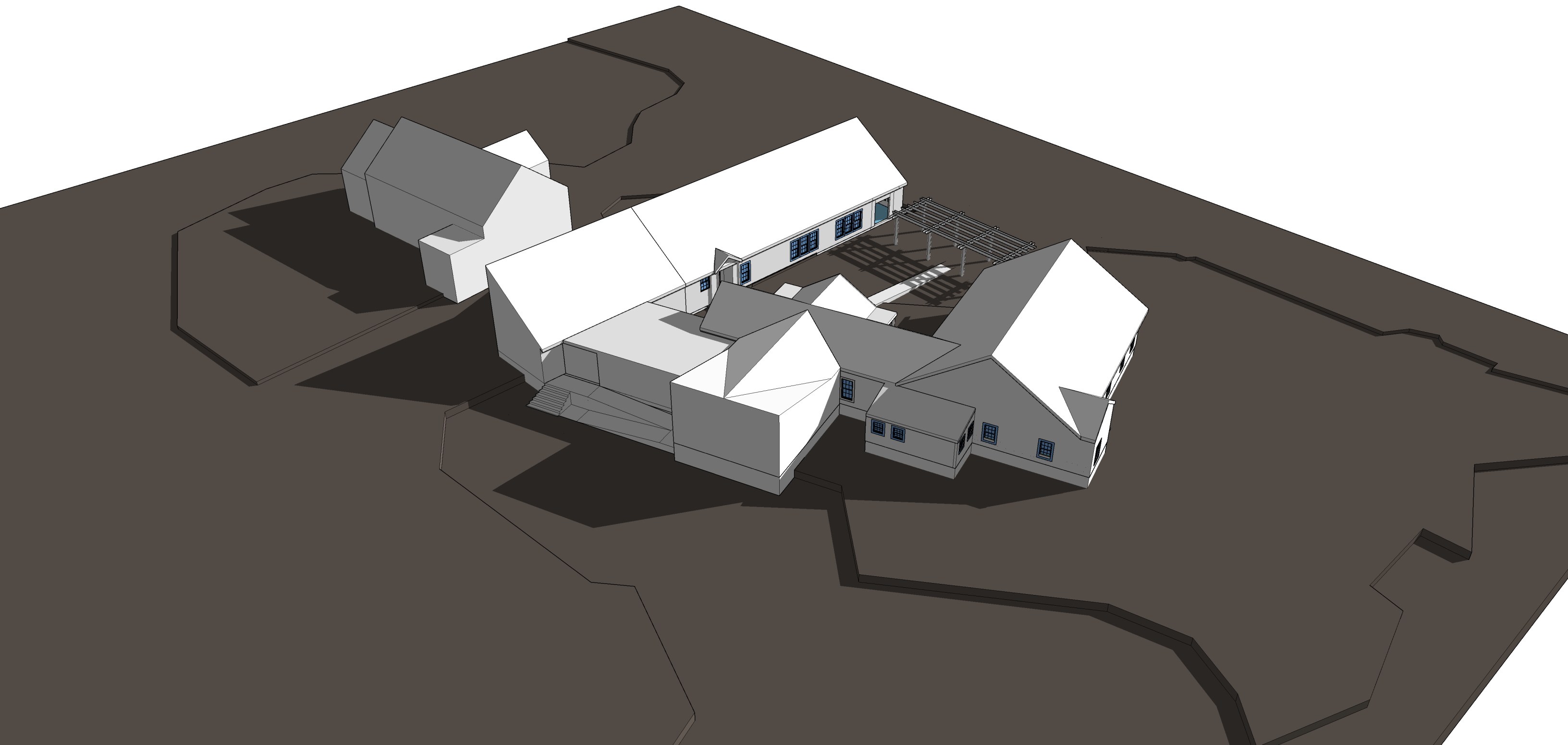


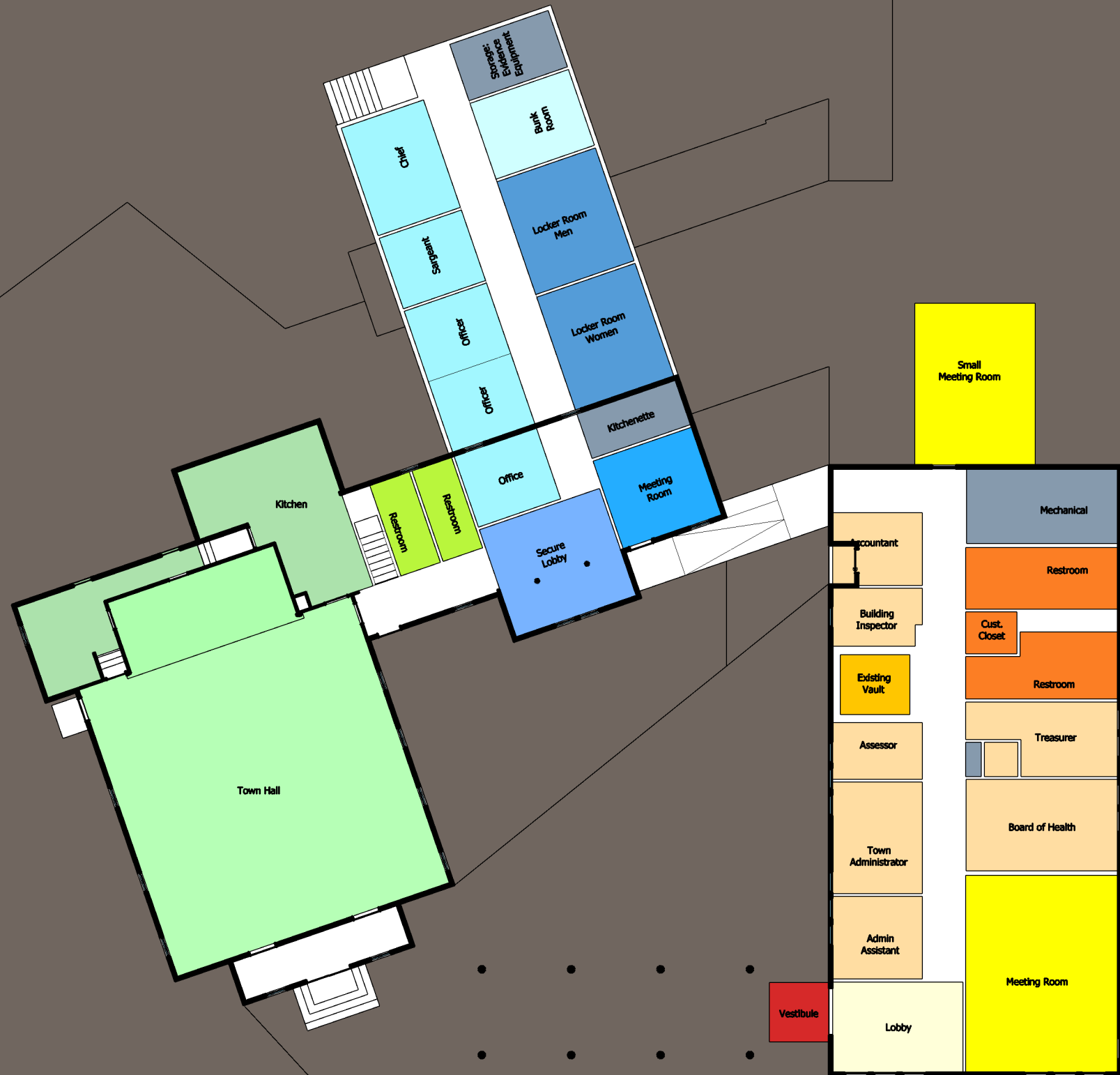
Police
Department

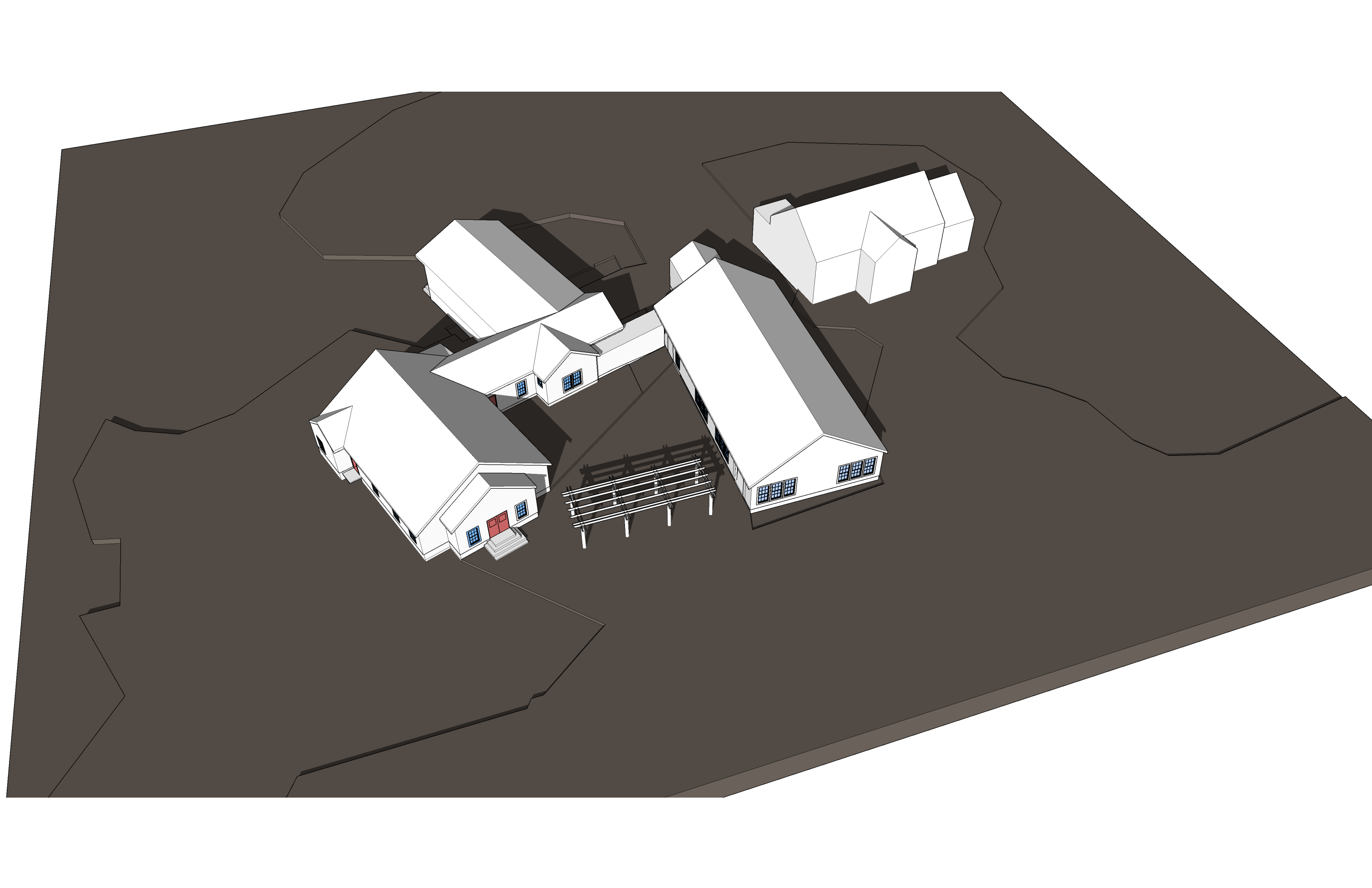
Town
Offices

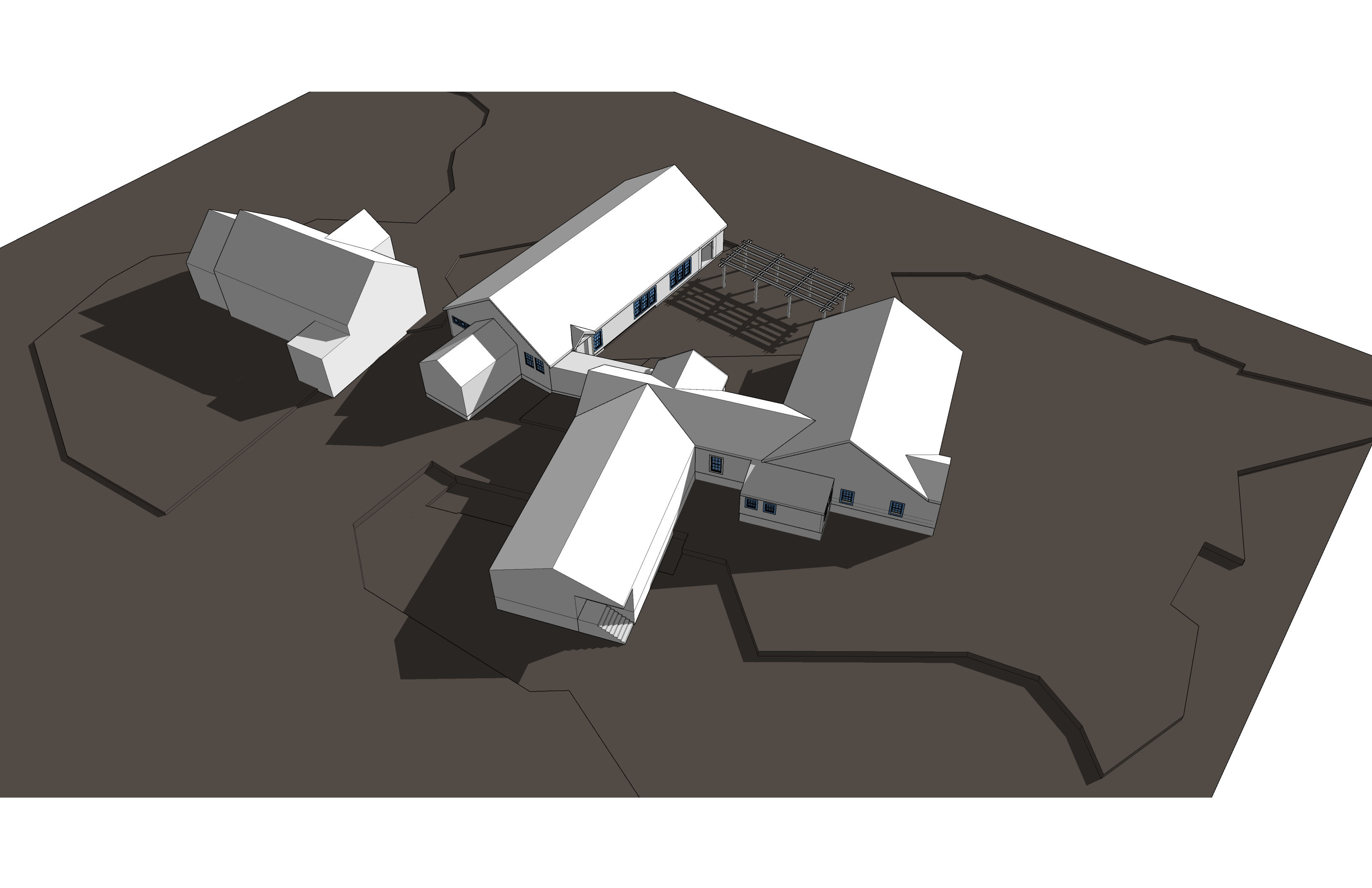




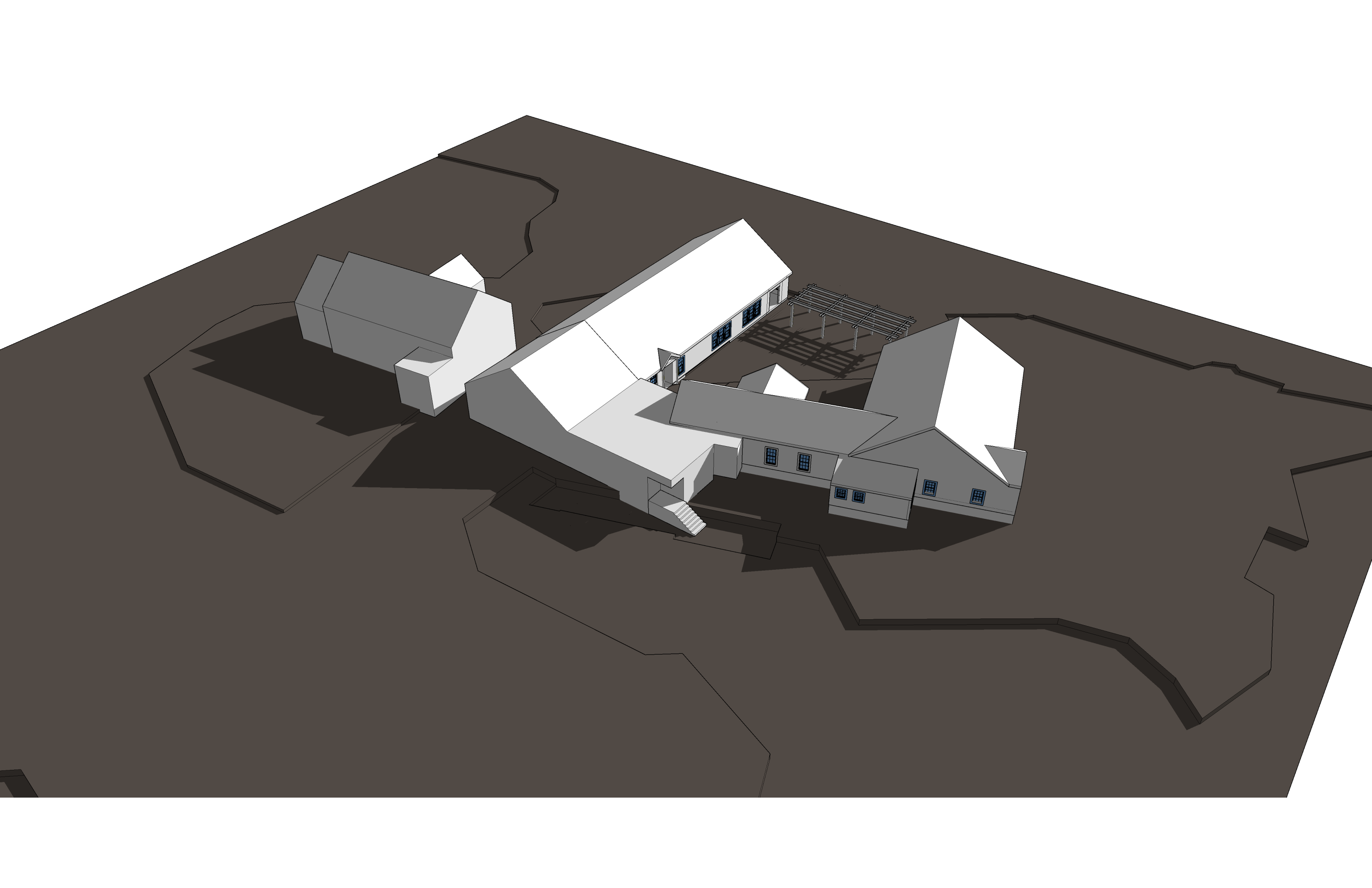


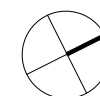


















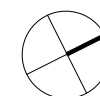
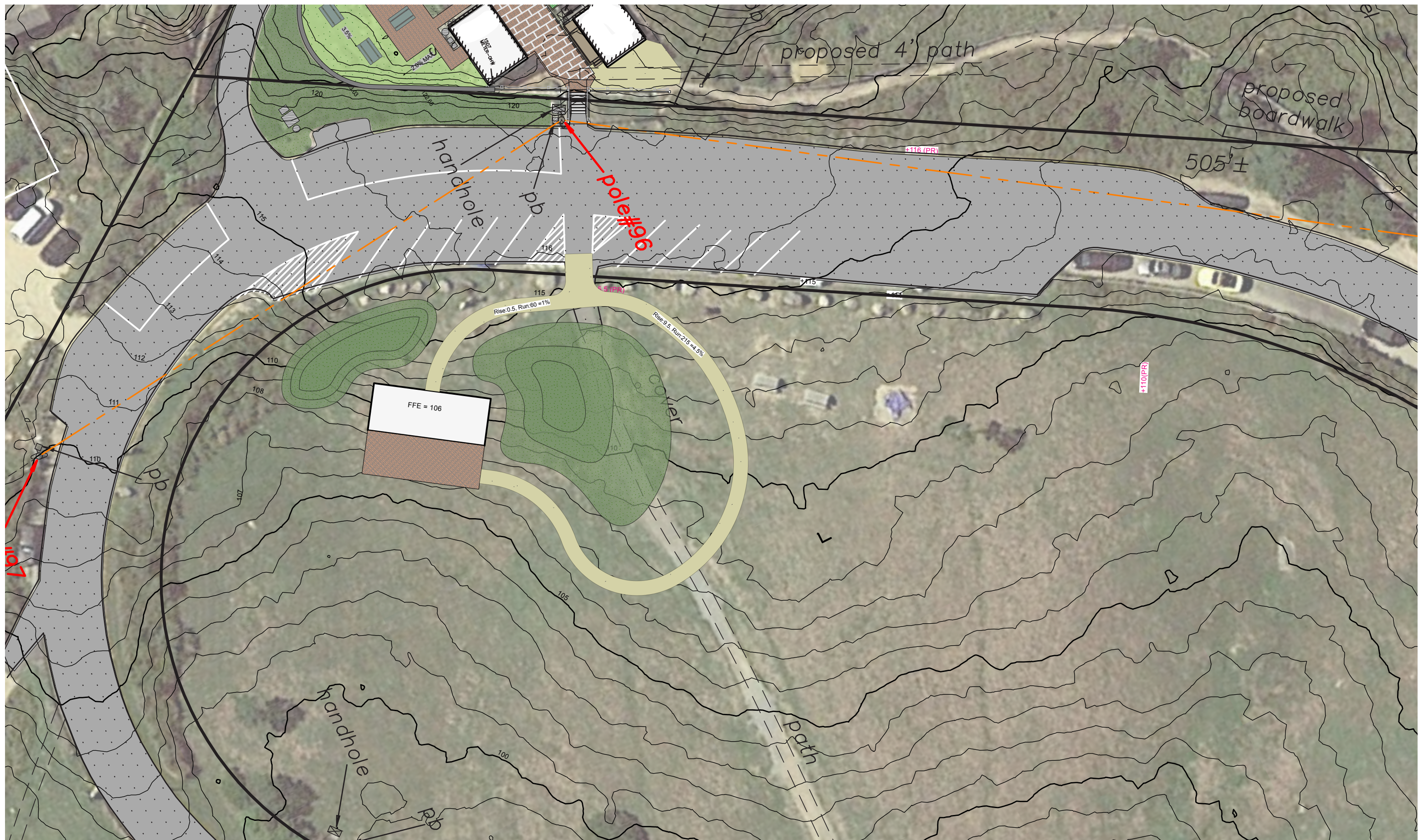
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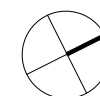
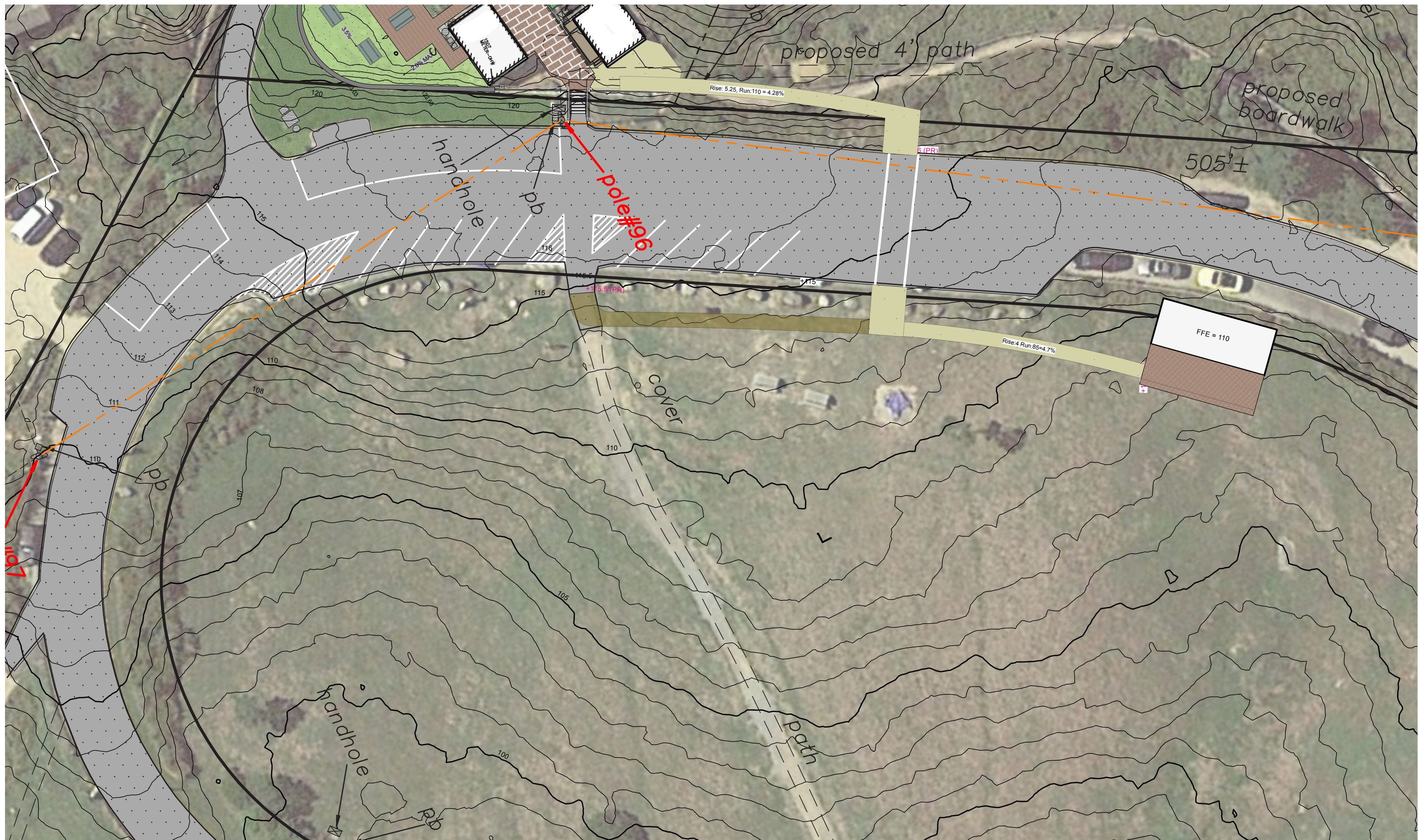
October 4, 2021

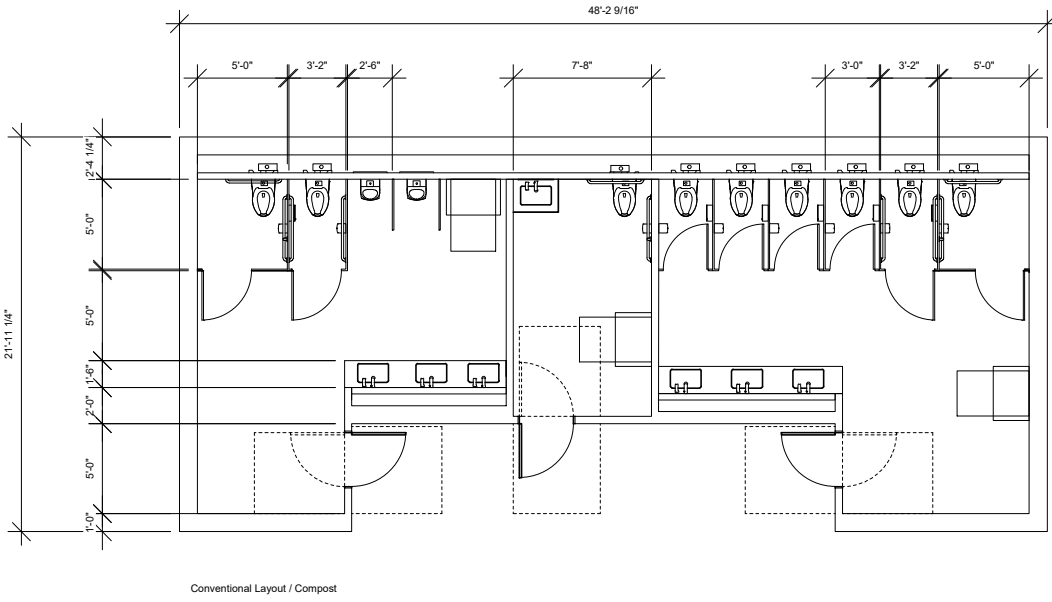


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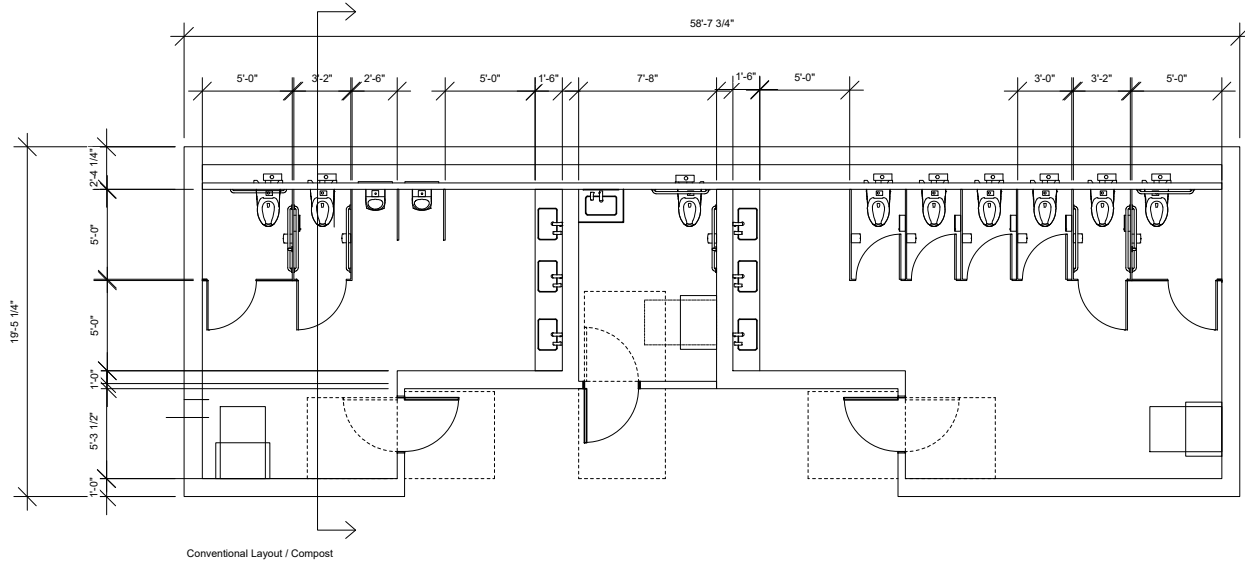
October 4, 2021



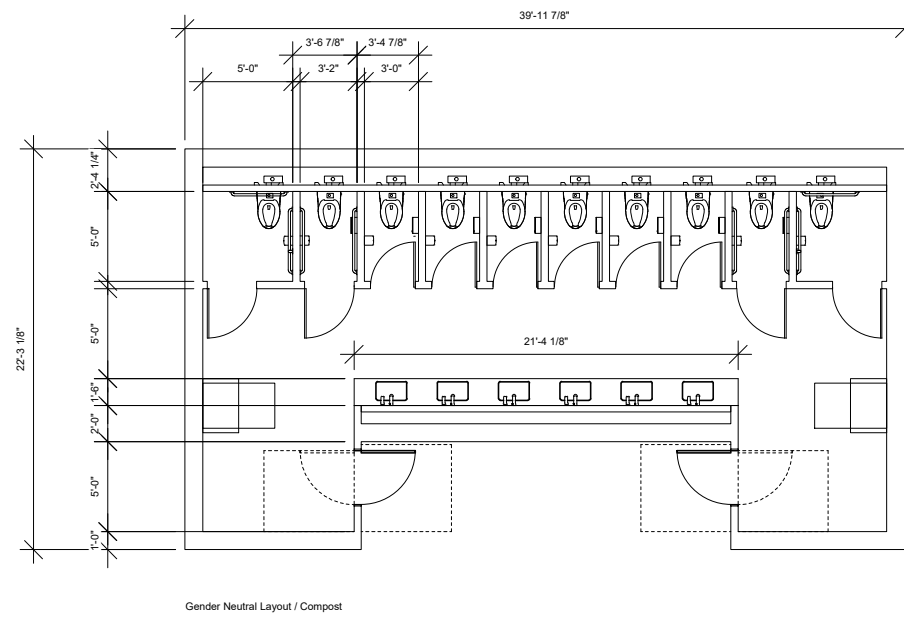




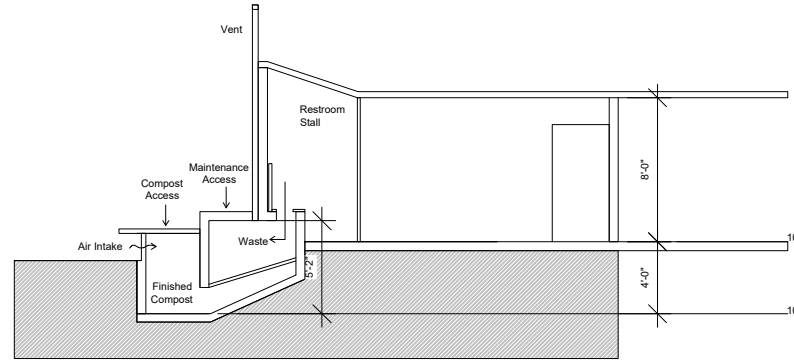
Conventional Layout / Compost



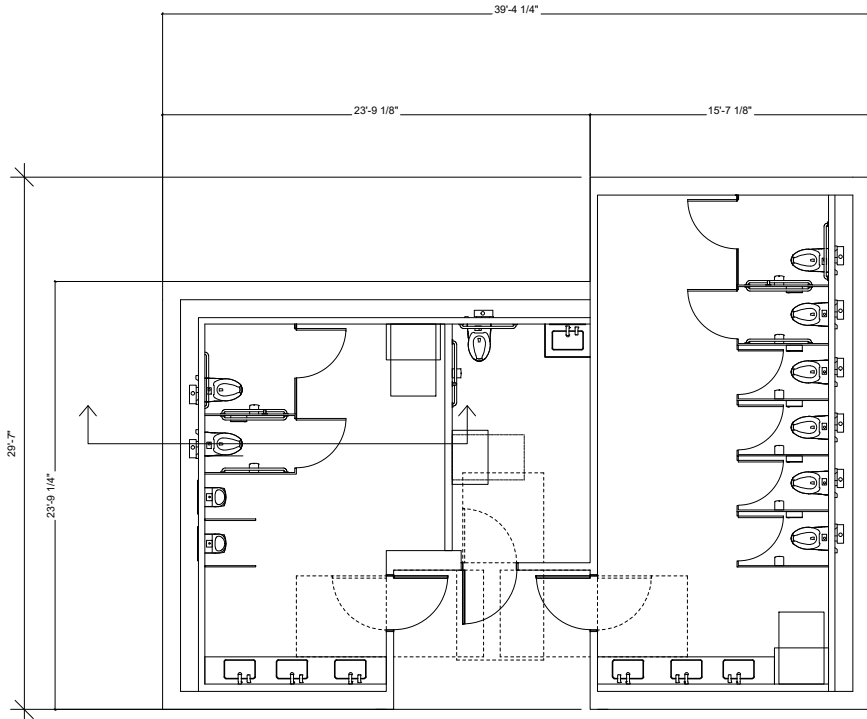
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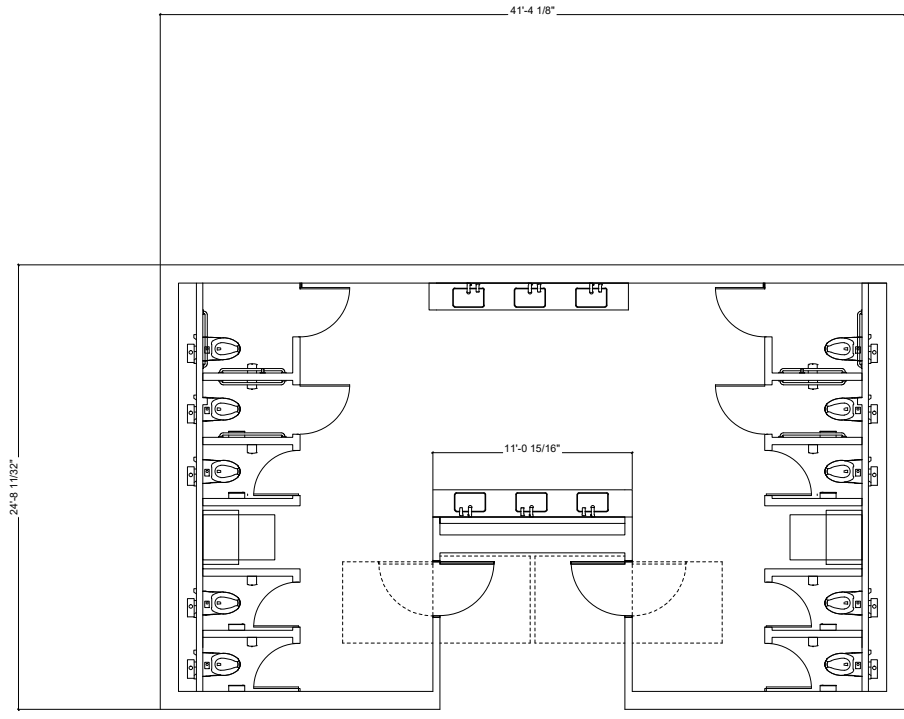
Gender Neutral Layout / Compost



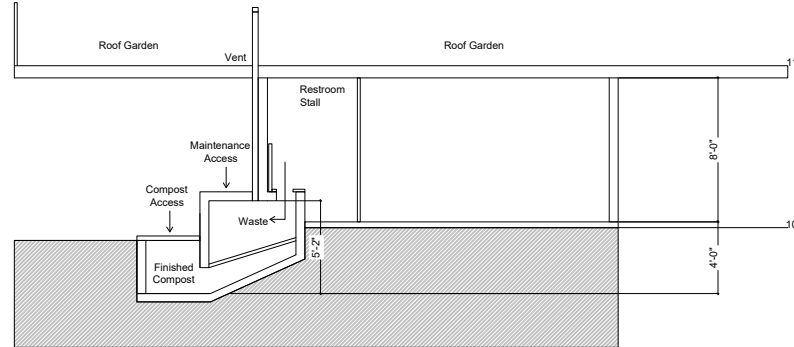
Restroom Compost Diagram



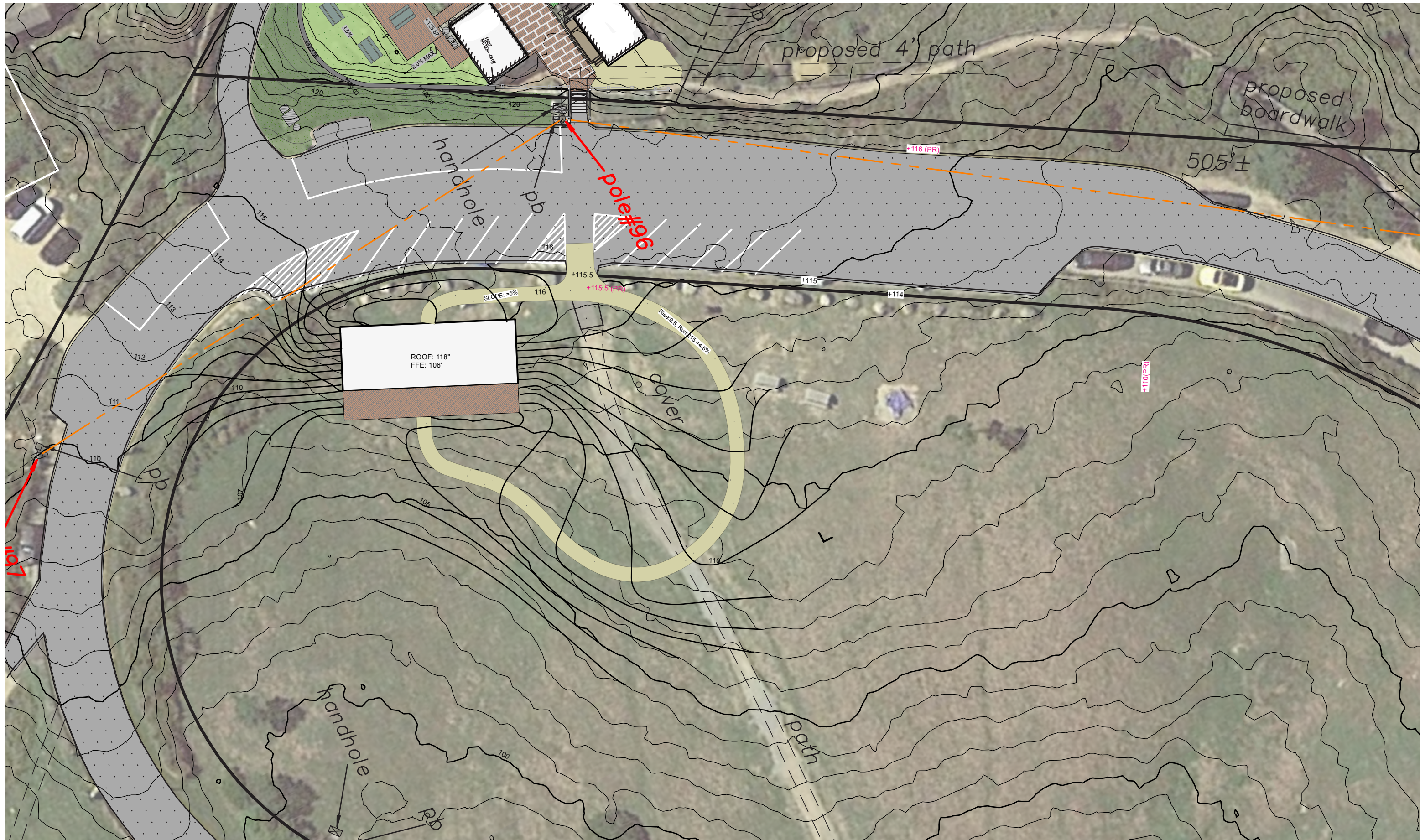
Roof Garden Conventional Layout / Compost

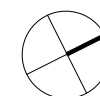
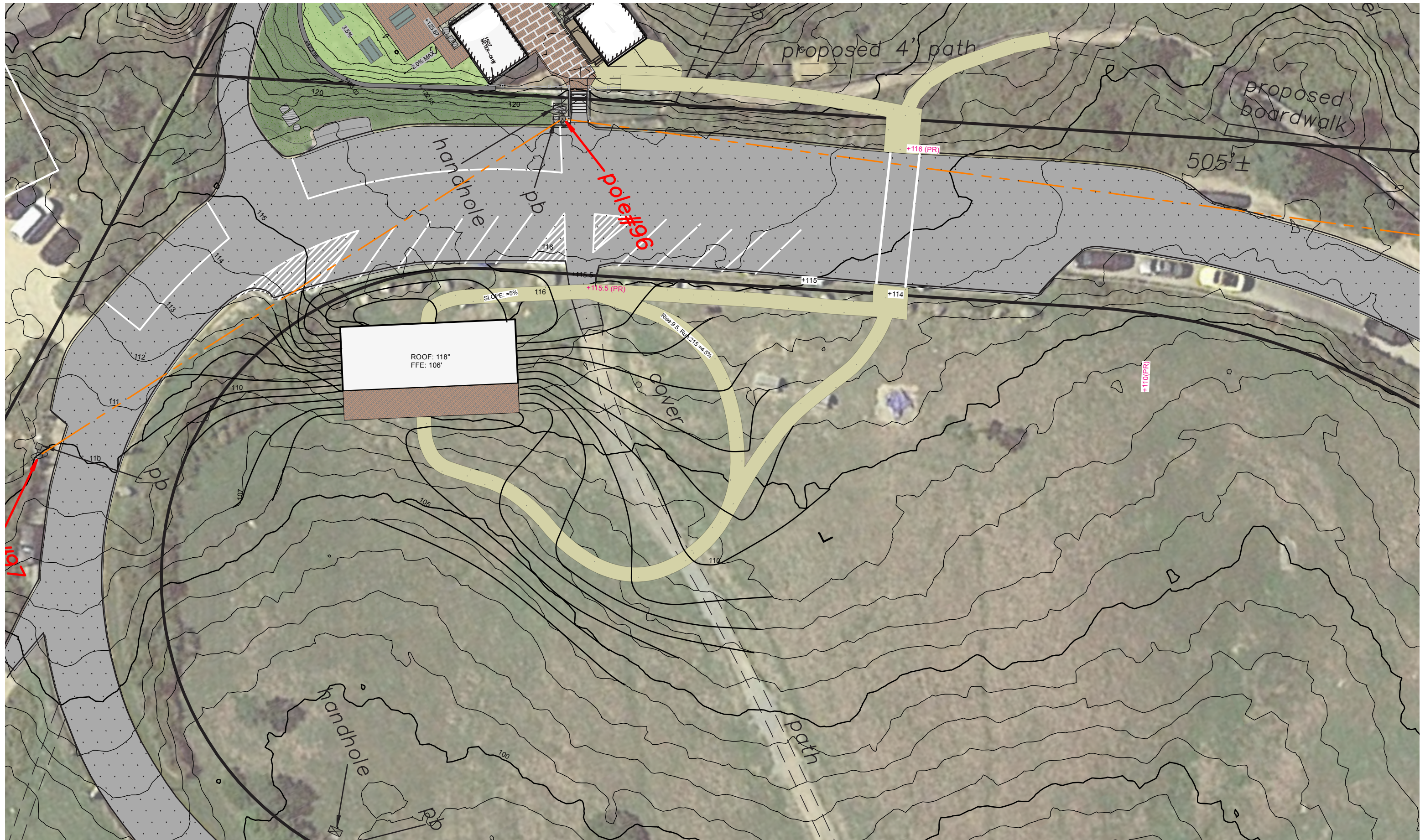


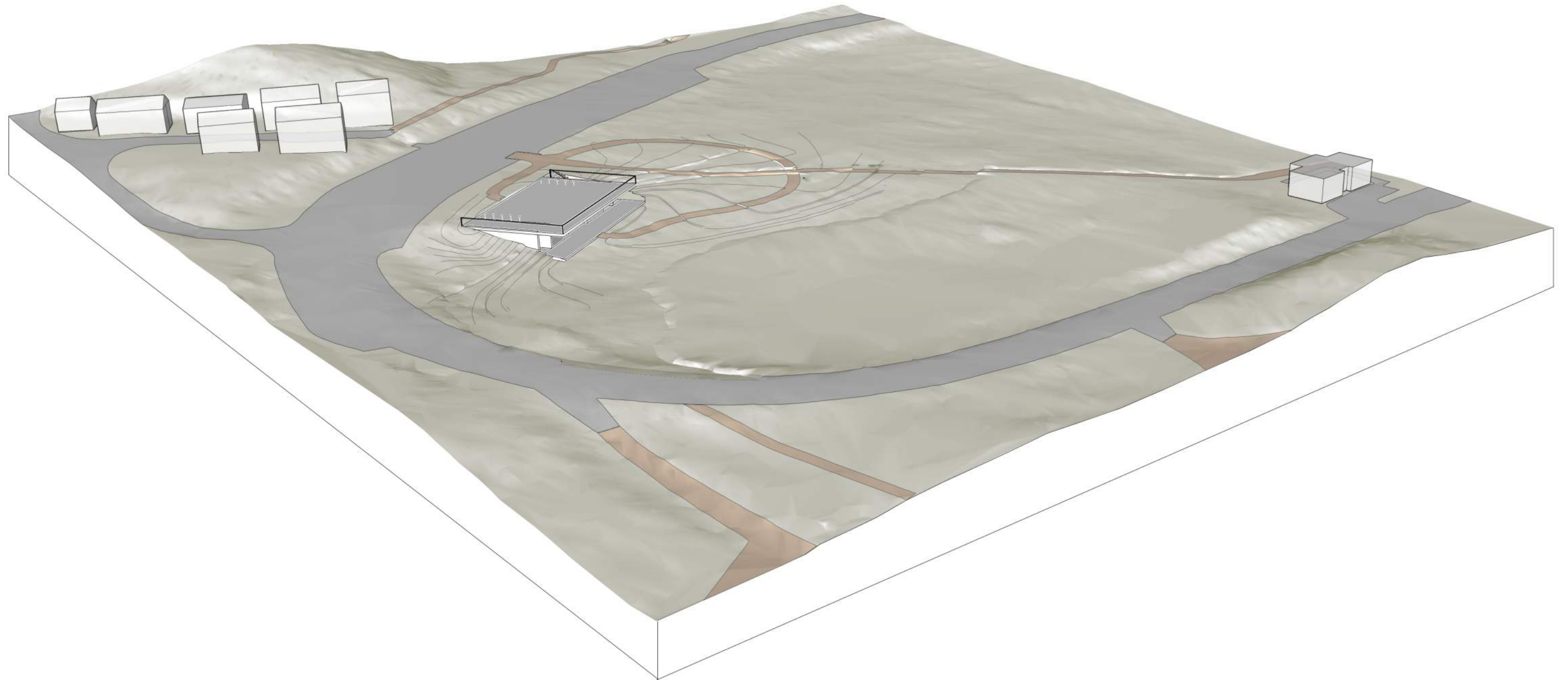
Roof Garden/ Gender Neutral Layout / Compost



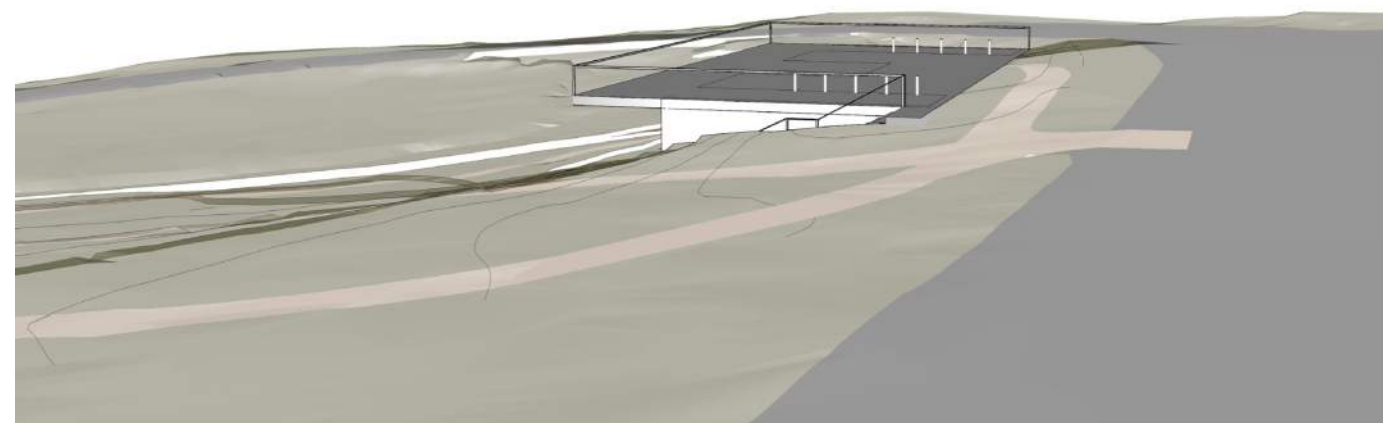
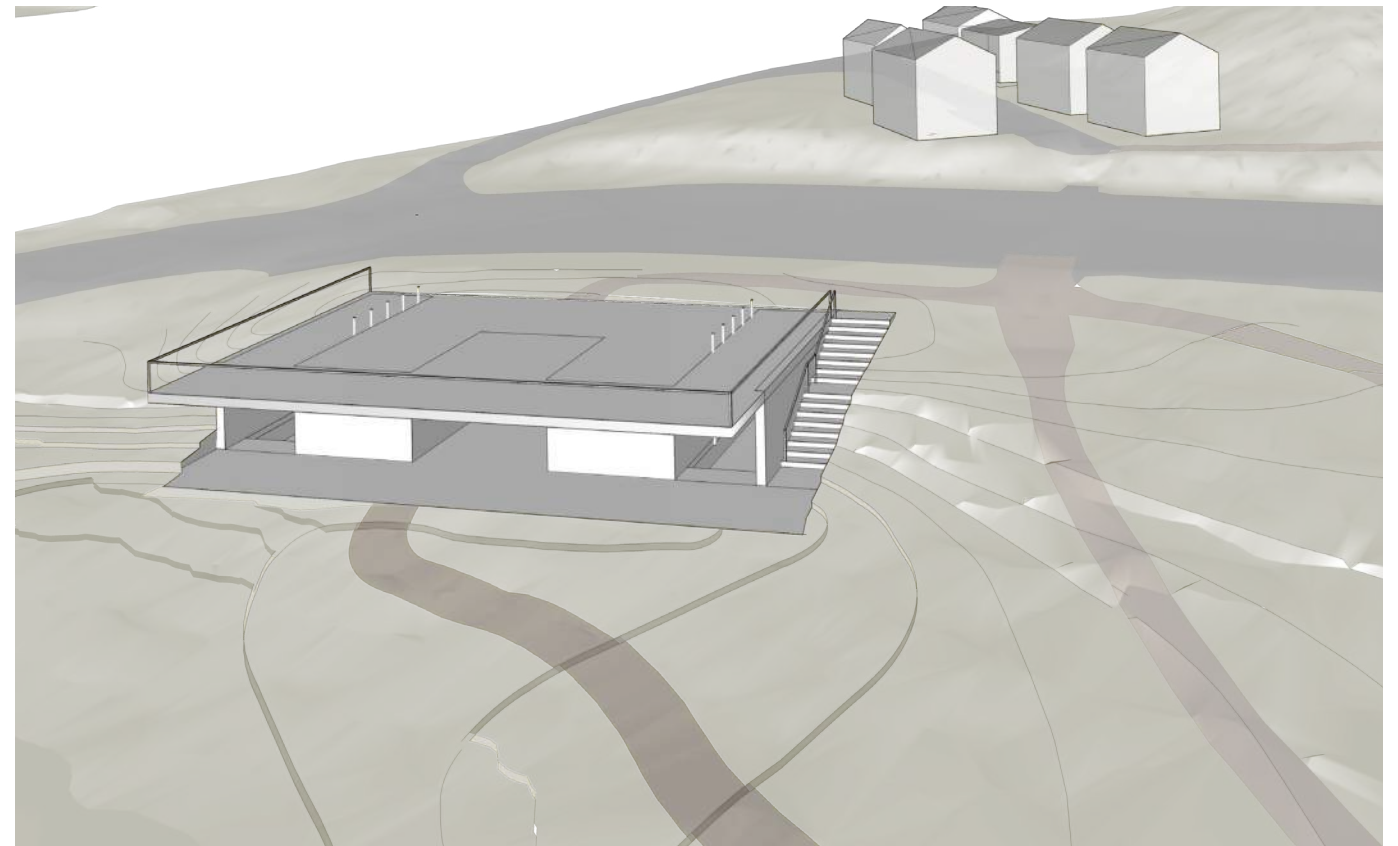
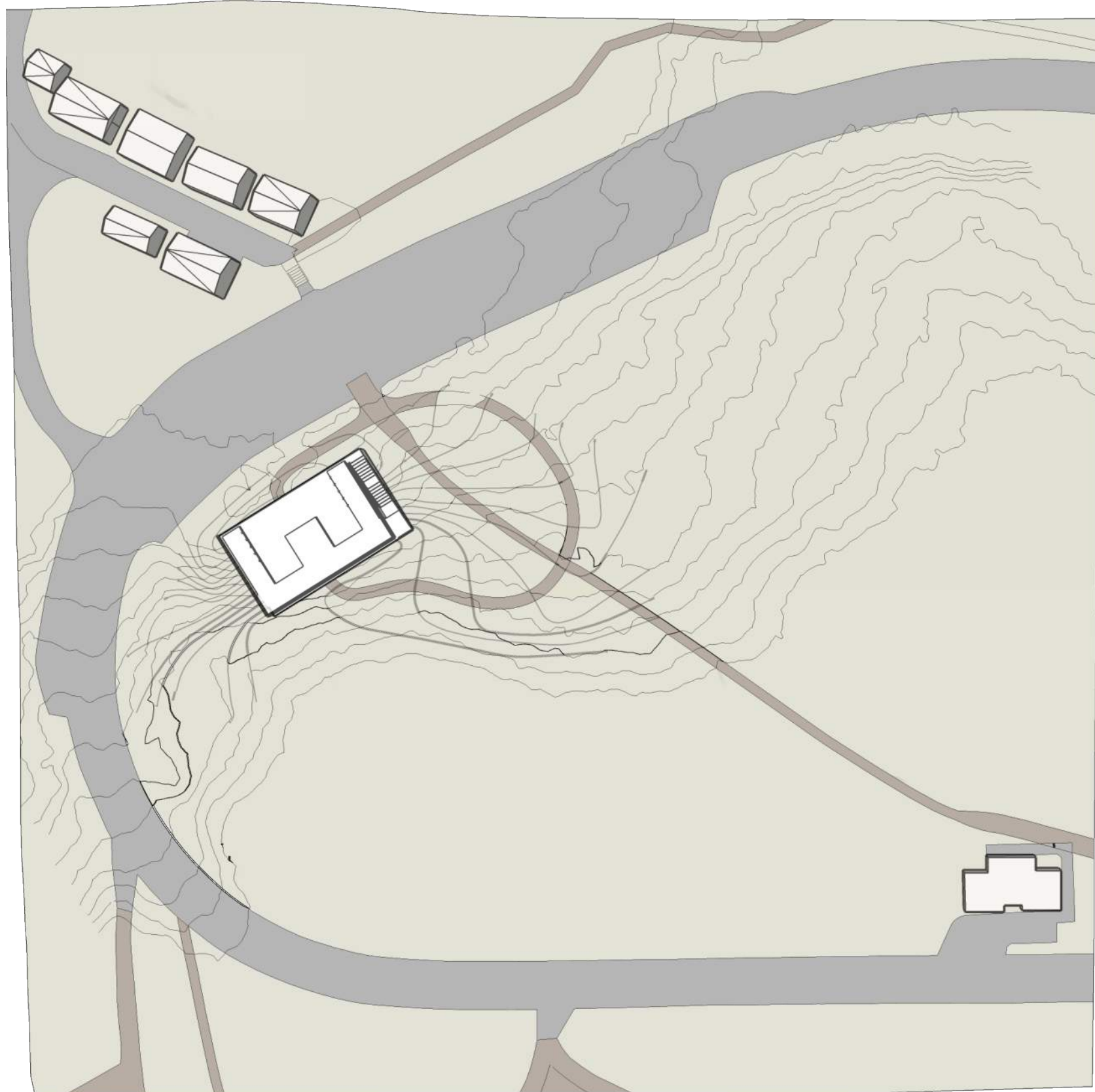
Roof Garden/ Restroom Compost Diagram



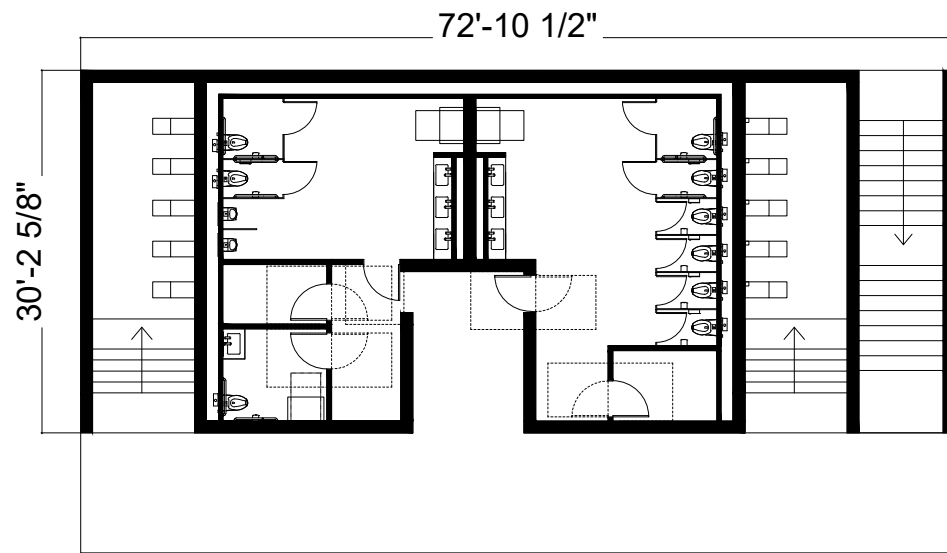




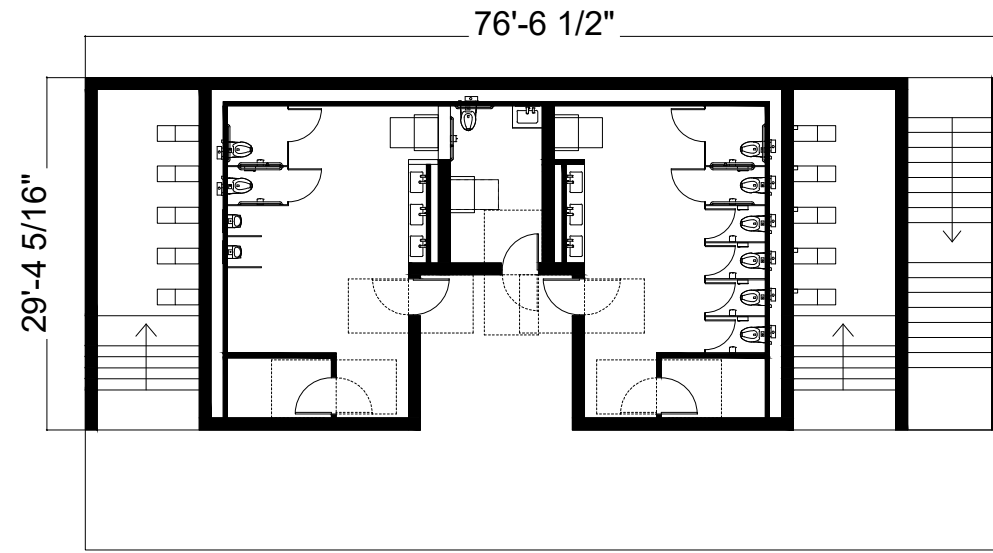
OPTION 6A PATH UP AND DOWN
COMPOST CONVENTIONAL OR GENDER NETURAL RESTROOM



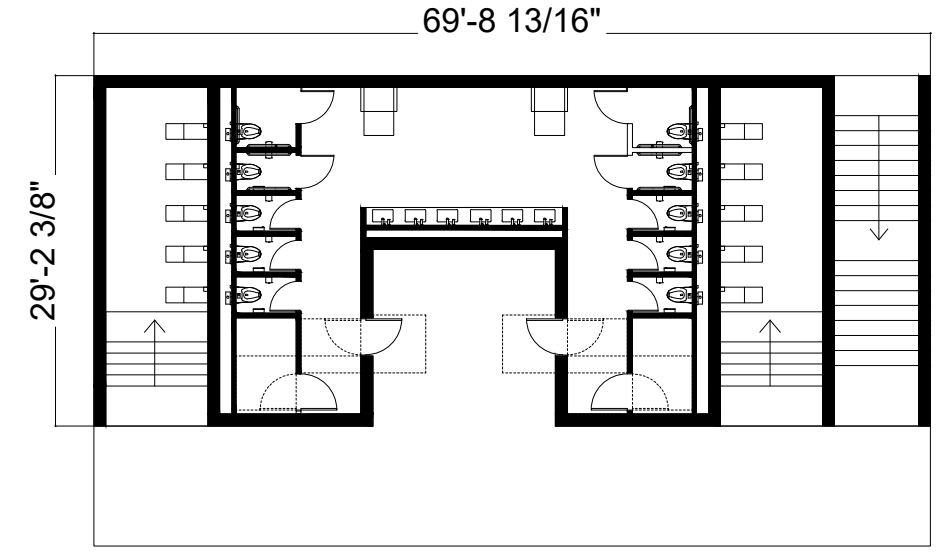
OPTION 6A PATH UP AND DOWN
COMPOST CONVENTIONAL OR GENDER NETURAL RESTROOM



6A COMPOST CONVENTIONAL RESTROOM LAYOUT



6A COMPOST CONVENTIONAL RESTROOM & NON-COMPOST FAMILY ROOM LAYOUT

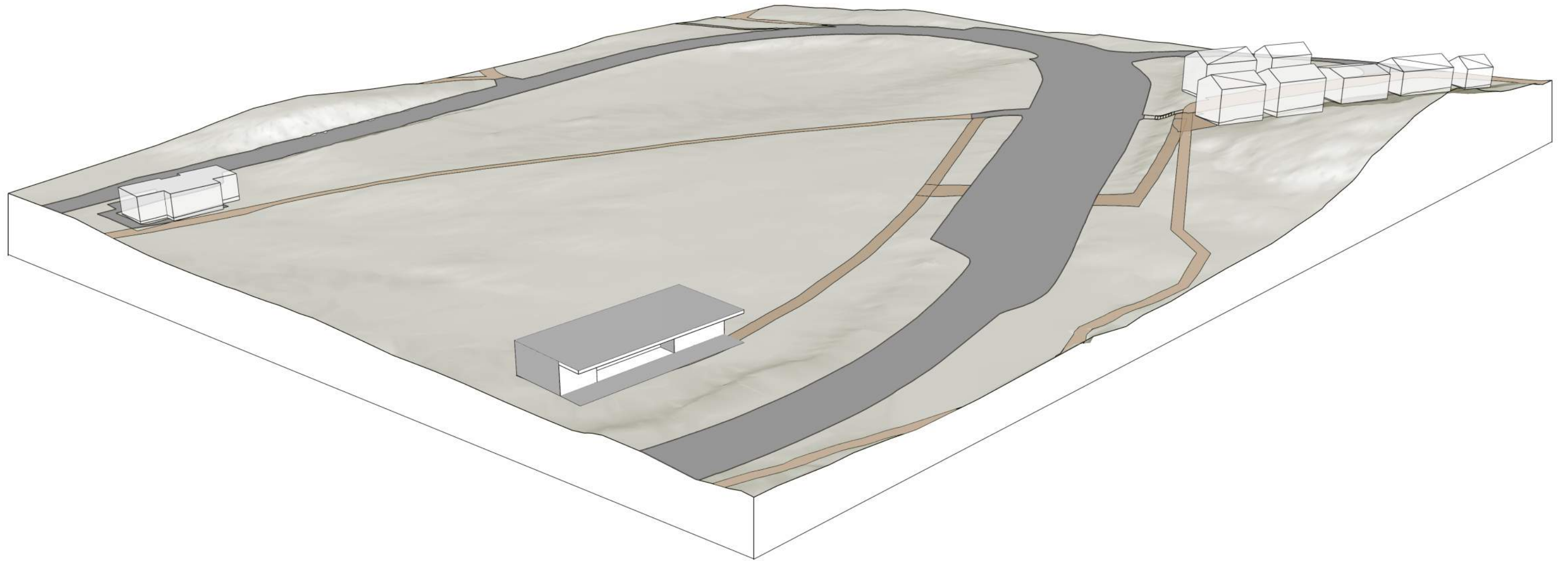


6A COMPOST GENDER NEUTRAL LAYOUT

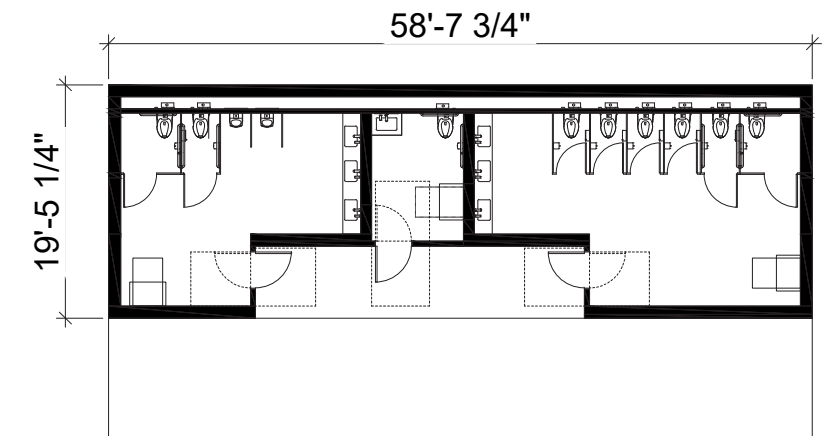
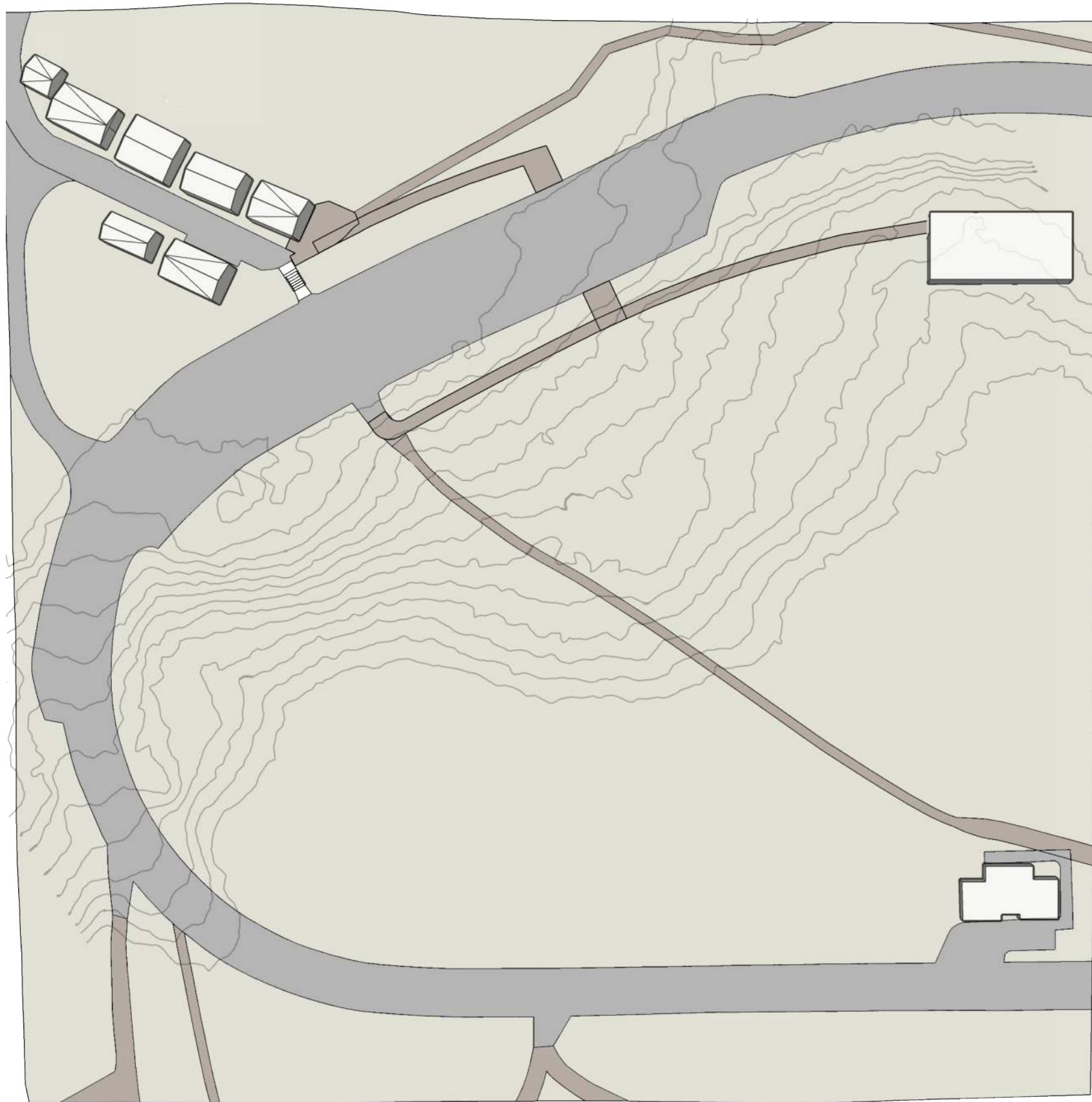
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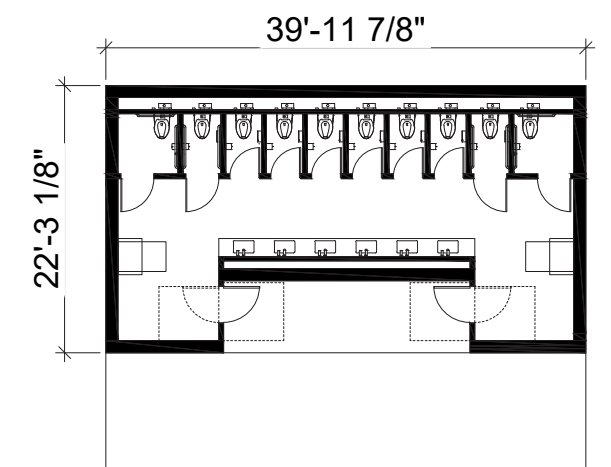
OPTION 6A PATH UP AND DOWN
COMPOST CONVENTIONAL OR GENDER NETURAL RESTROOM LAYOUTS



OPTION 7 NEAR FLAGPOLE
CONVENTIONAL OR GENDER NETURAL RESTROOM



CONVENTIONAL RESTROOM LAYOUT

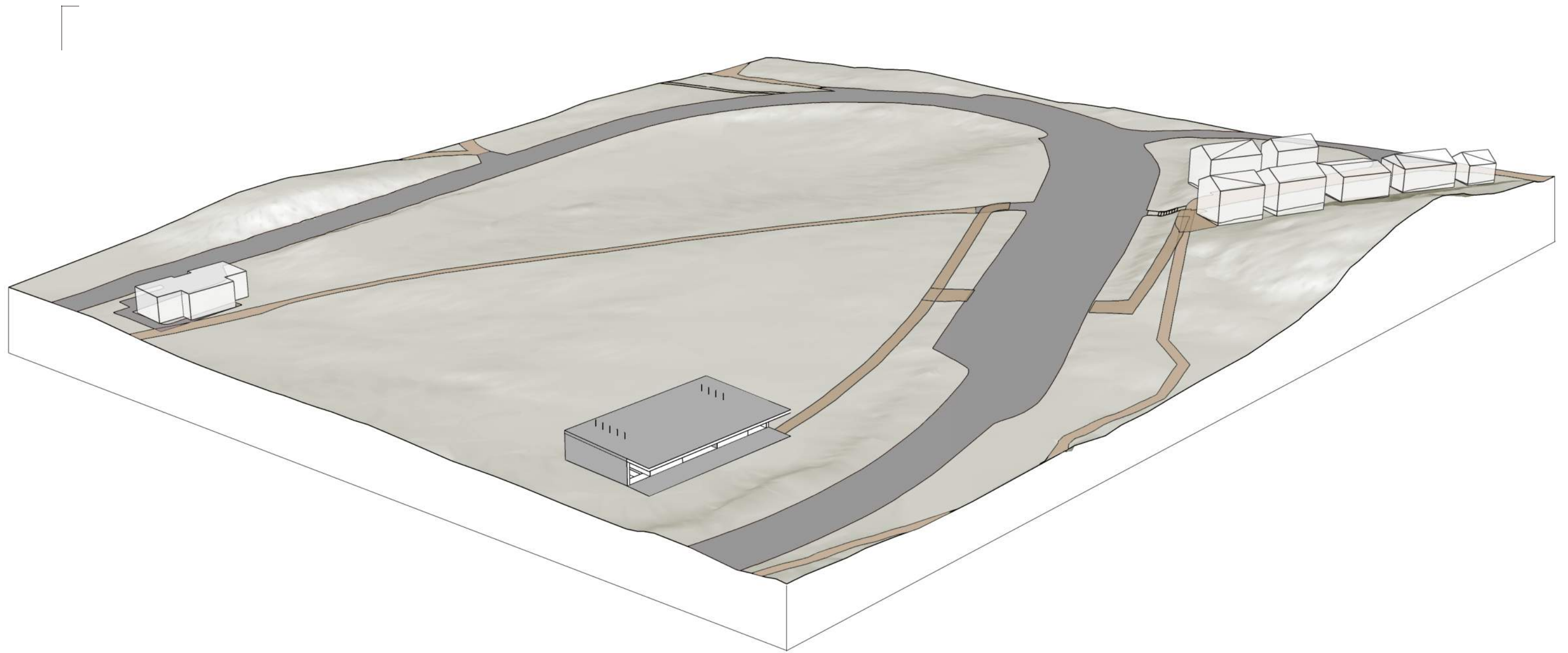


GENDER NETURAL RESTROOM LAYOUT

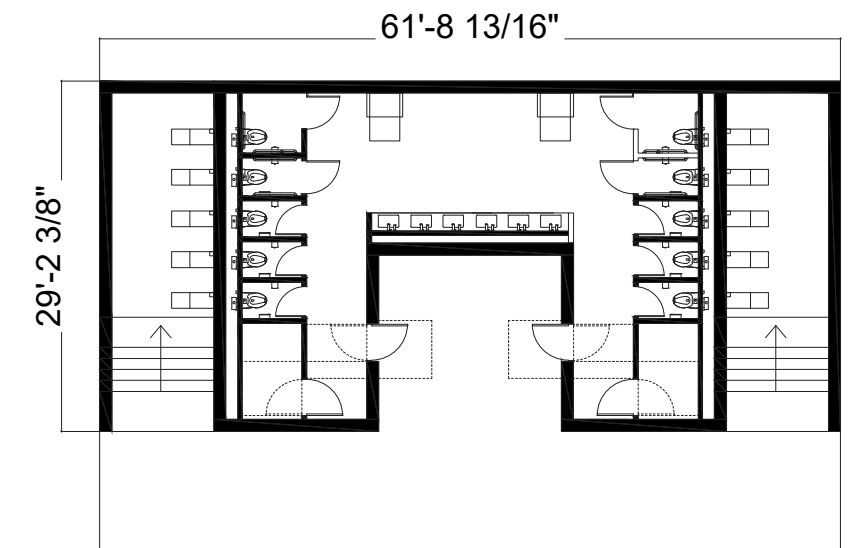
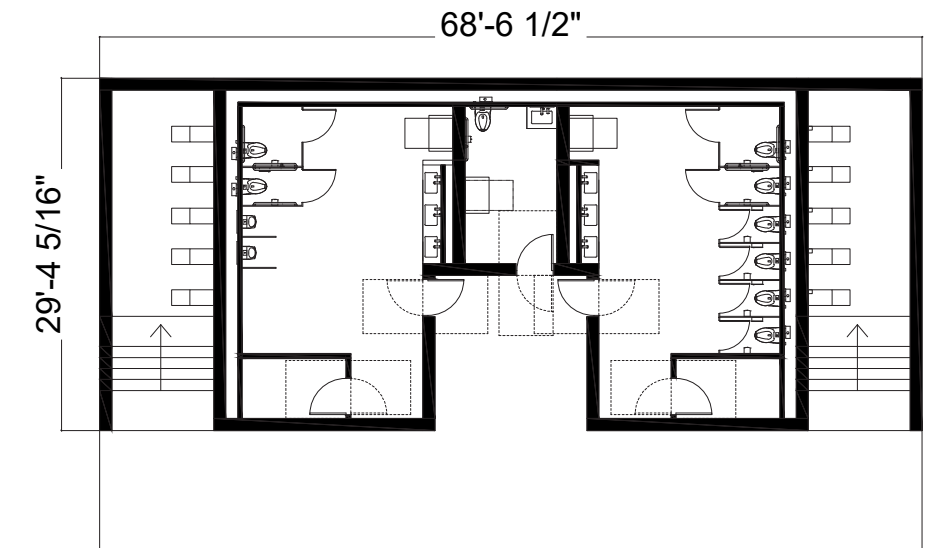
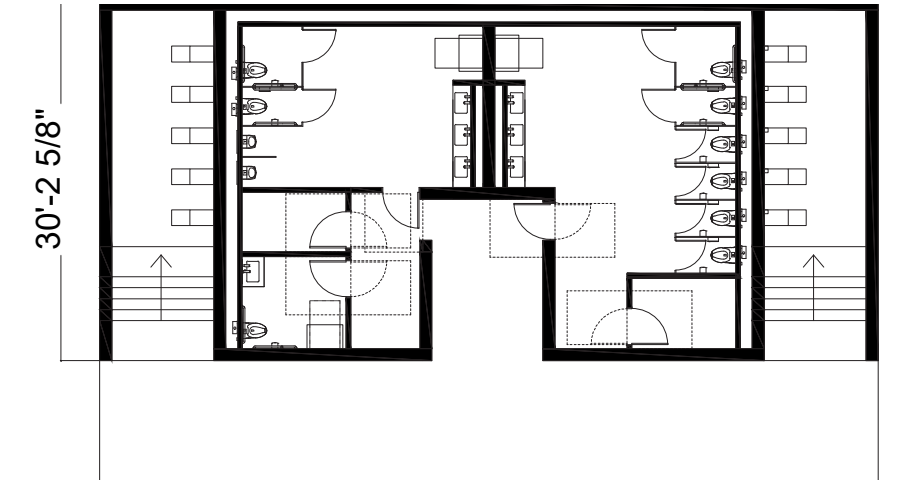
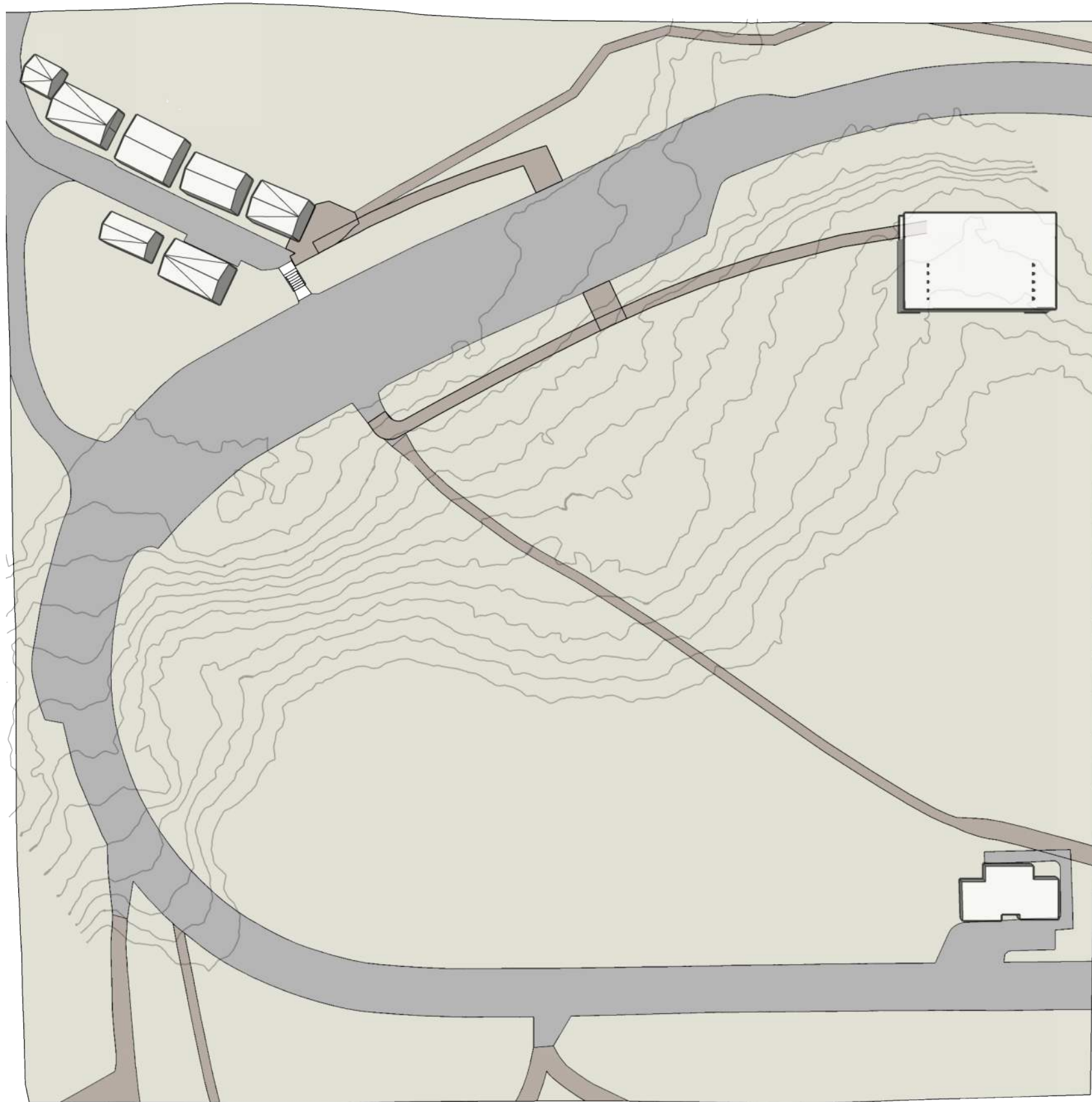
1/16" = 1'0"



OPTION 7 NEAR FLAGPOLE
CONVENTIONAL OR GENDER NETURAL RESTROOM LAYOUTS



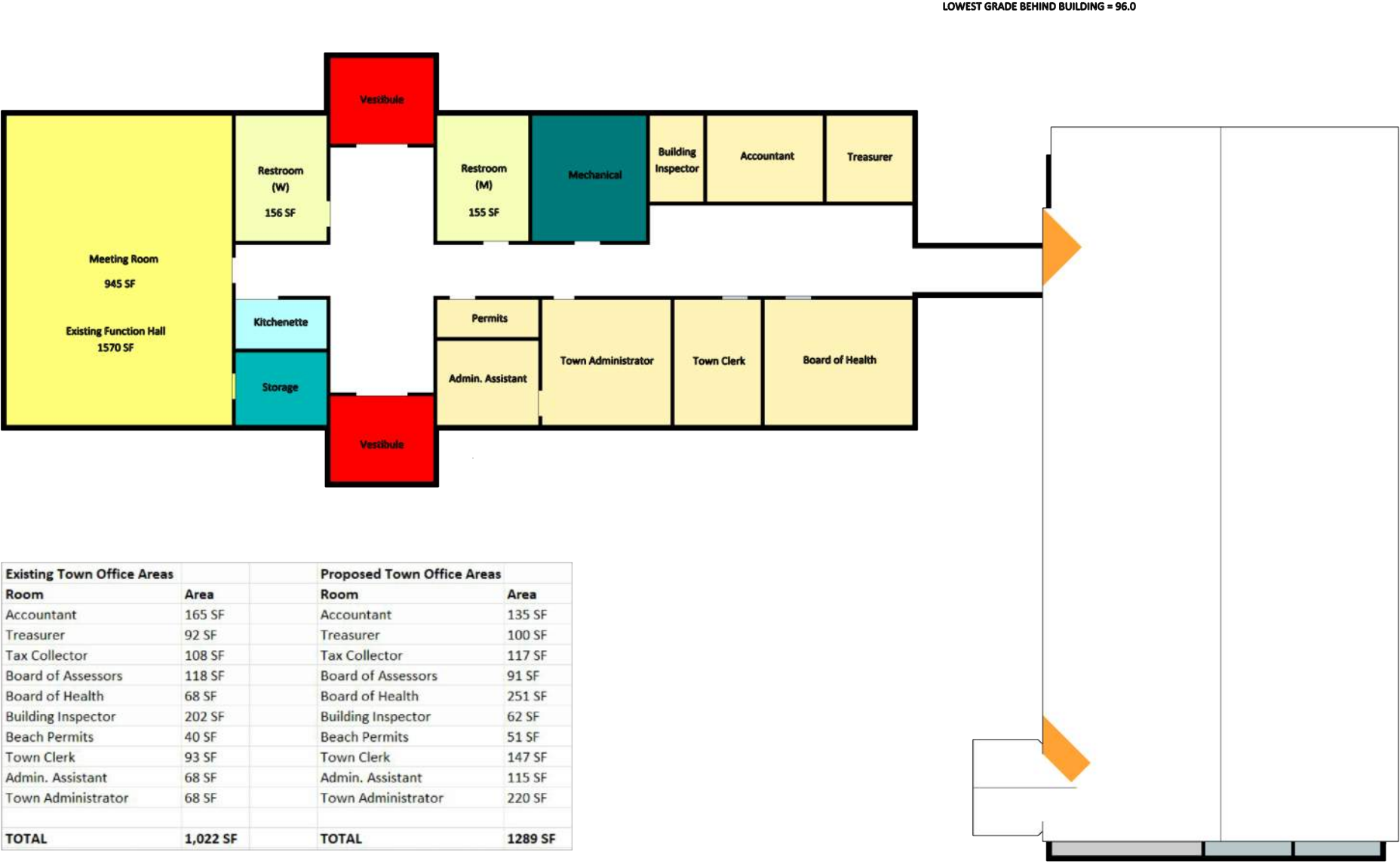
OPTION 7 NEAR FLAGPOLE
COMPOST CONVENTIONAL OR GENDER NETURAL RESTROOM



OPTION 7 NEAR FLAGPOLE
COMPOST CONVENTIONAL OR GENDER NETURAL RESTROOM LAYOUTS

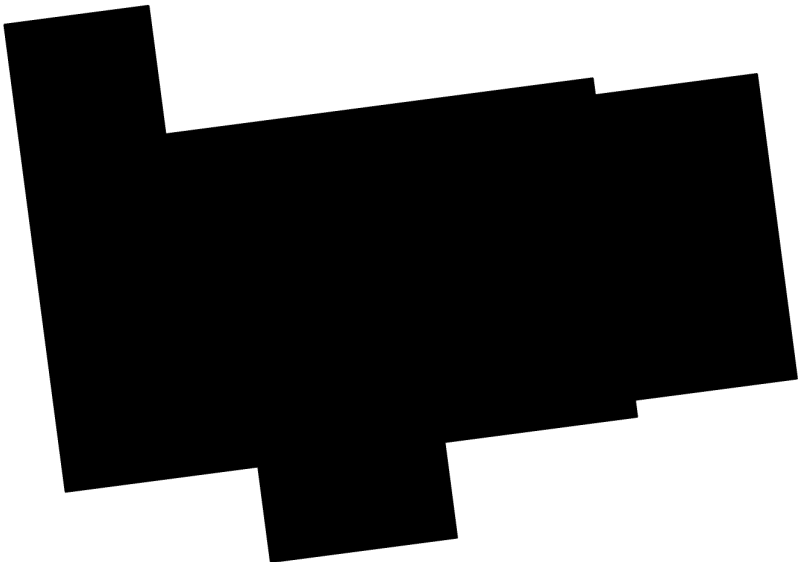
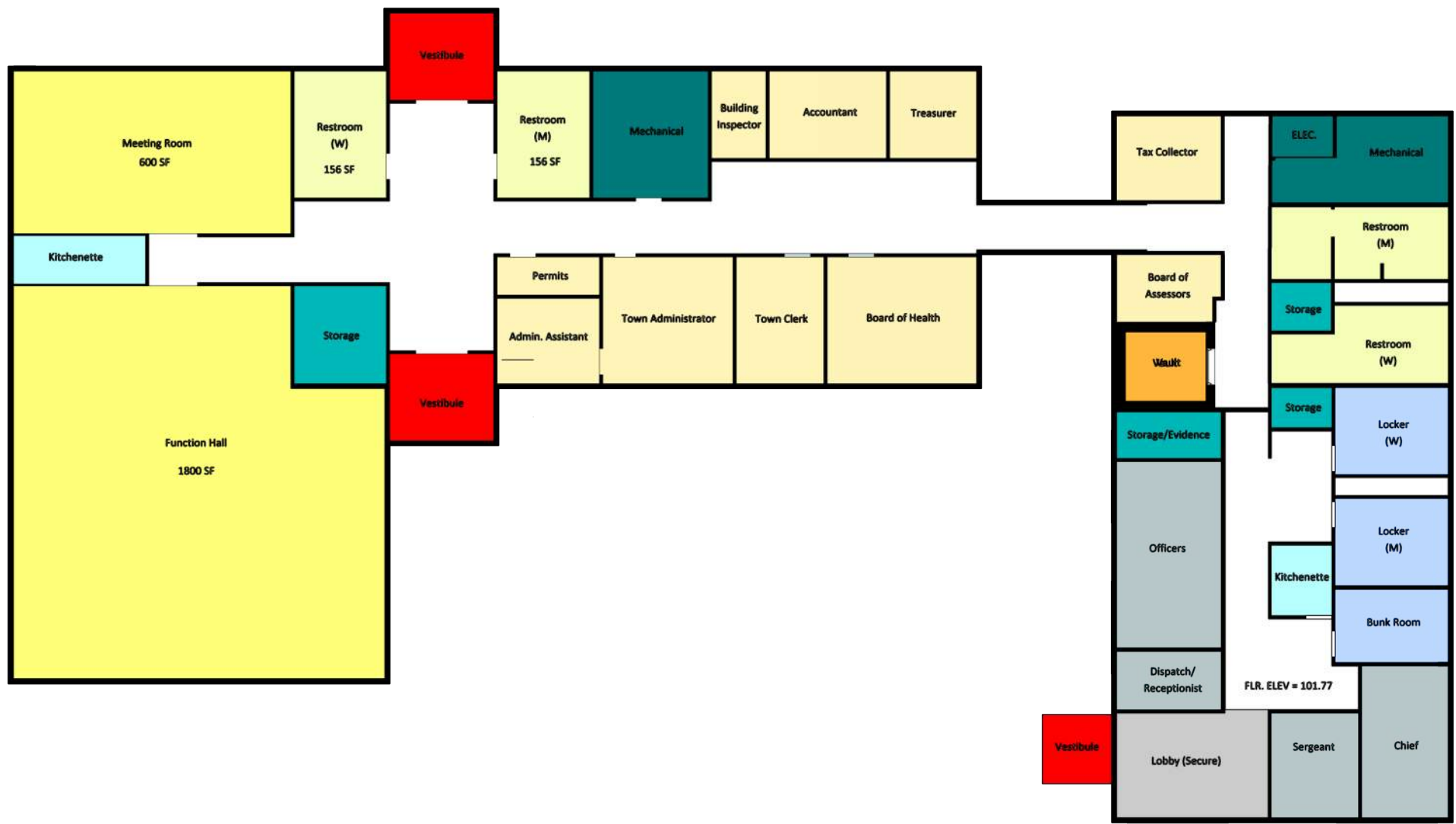


Aquinnah Town Hall Complex and Circle Restroom Study
Building Committee Presentation
12/02/2021



4,100 SF New Building

OPTION A



OPTION A CONTINUED

| Existing Town Office Areas | | Proposed Town Office Areas | |
|----------------------------|-----------------|----------------------------|-----------------|
| Room | Area | Room | Area |
| Accountant | 165 SF | Accountant | 162 SF |
| Treasurer | 92 SF | Treasurer | 126 SF |
| Tax Collector | 108 SF | Tax Collector | 110 SF |
| Board of Assessors | 118 SF | Board of Assessors | 105 SF |
| Board of Health | 68 SF | Board of Health | 246 SF |
| Building Inspector | 202 SF | Building Inspector | 119 SF |
| Beach Permits | 40 SF | Beach Permits | 40 SF |
| Town Clerk | 93 SF | Town Clerk | 158 SF |
| Admin. Assistant | 68 SF | Admin. Assistant | 133 SF |
| Town Administrator | 68 SF | Town Administrator | 183 SF |
| | | | |
| TOTAL | 1,022 SF | TOTAL | 1,382 SF |

3,000 SF Additional Space



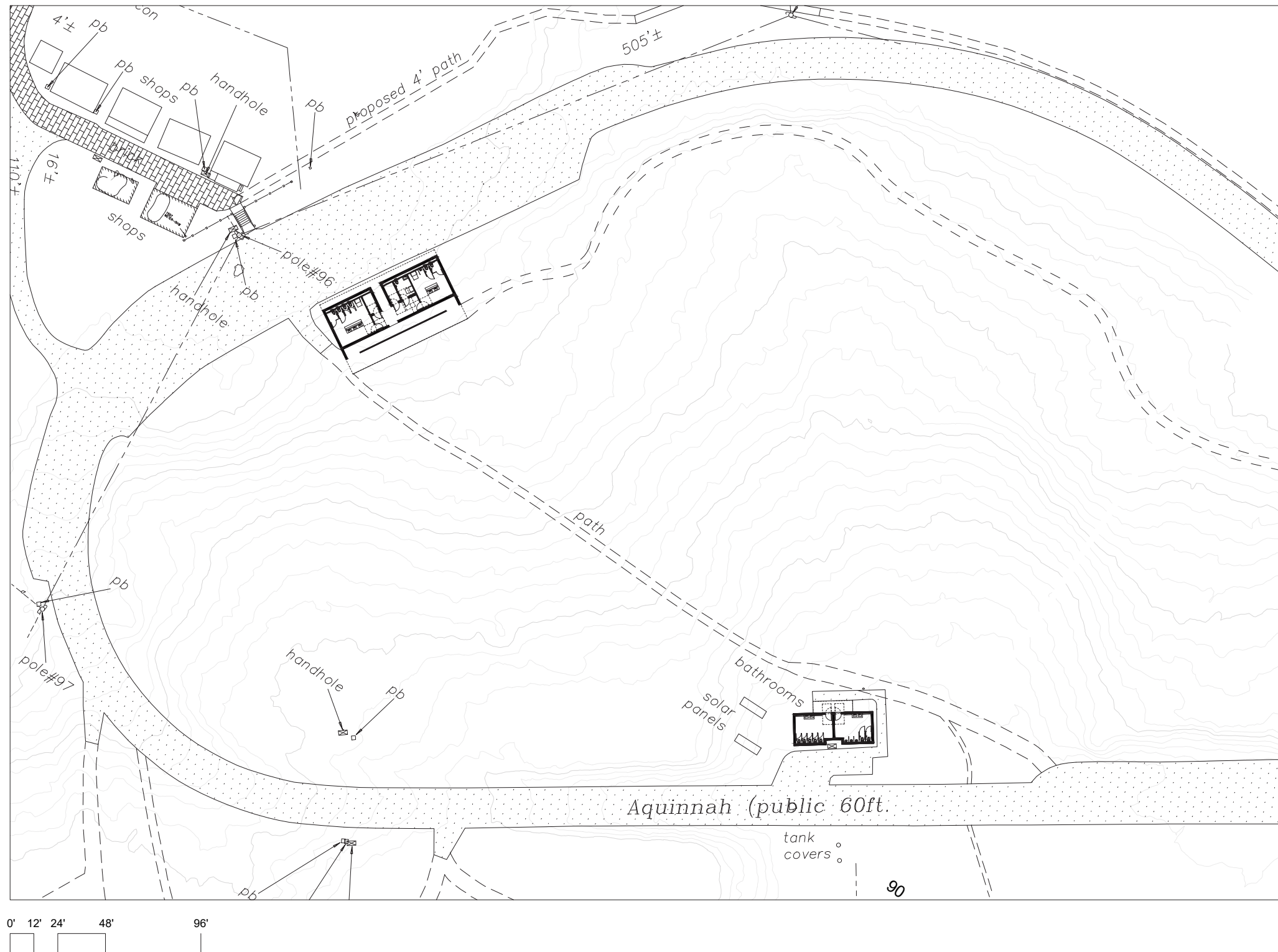
OPTION B.1

| Existing Town Office Areas | | Proposed Town Office Areas | |
|----------------------------|-----------------|----------------------------|-----------------|
| Room | Area | Room | Area |
| Accountant | 165 SF | Accountant | 146 SF |
| Treasurer | 92 SF | Treasurer | 120 SF |
| Tax Collector | 108 SF | Tax Collector | 117 SF |
| Board of Assessors | 118 SF | Board of Assessors | 118 SF |
| Board of Health | 68 SF | Board of Health | 227 SF |
| Building Inspector | 202 SF | Building Inspector | 99 SF |
| Beach Permits | 40 SF | Beach Permits | 46 SF |
| Town Clerk | 93 SF | Town Clerk | 142 SF |
| Admin. Assistant | 68 SF | Admin. Assistant | 149 SF |
| Town Administrator | 68 SF | Town Administrator | 191 SF |
| | | | |
| TOTAL | 1,022 SF | TOTAL | 1,355 SF |

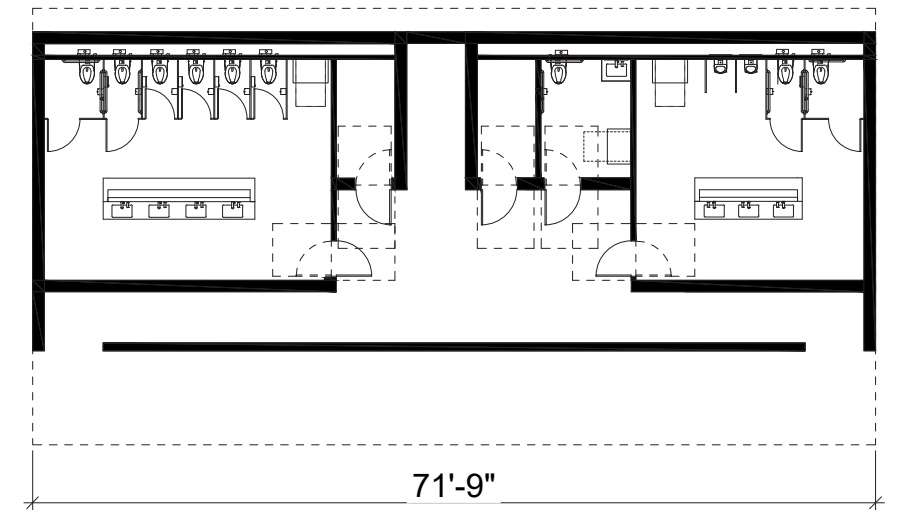
2,730 SF Additional Space



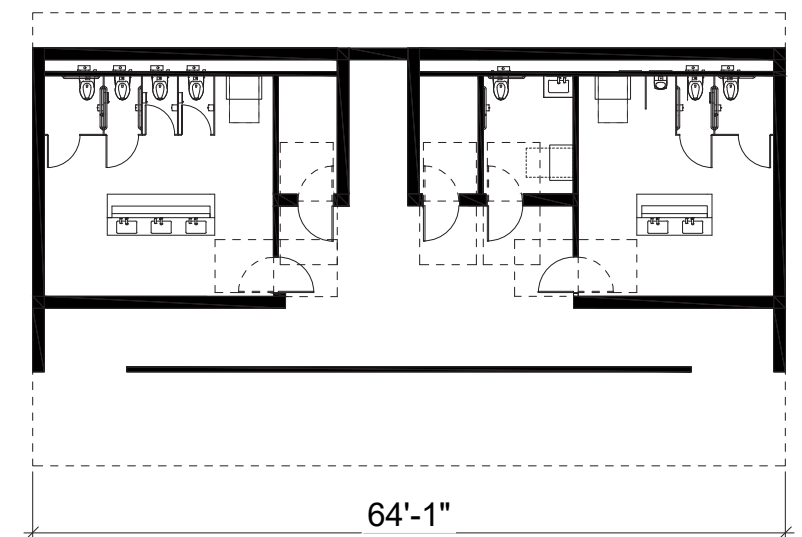
OPTION B.2



OPTION A.1



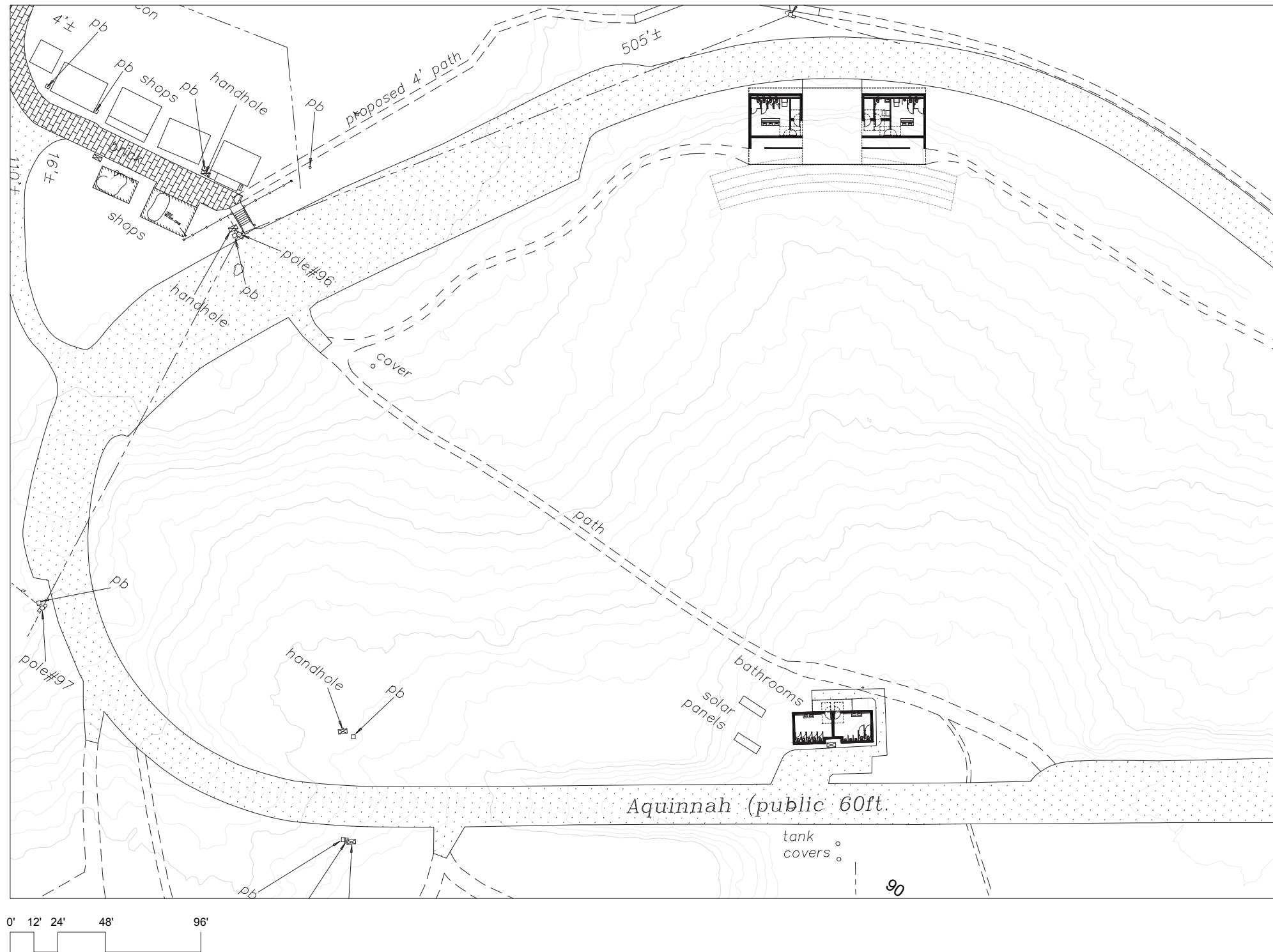
OPTION A.2



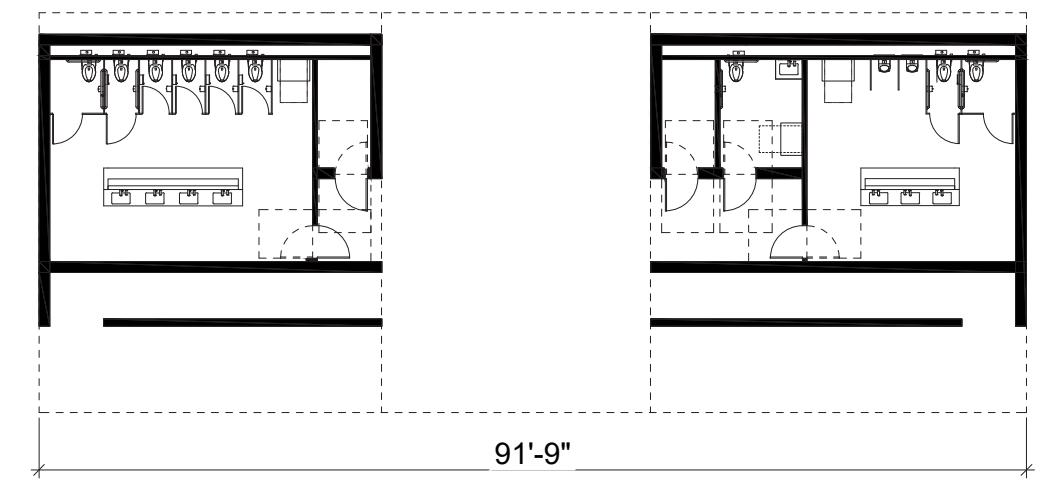
OPTION A AQUINNAH CIRCLE RESTROOM STUDY



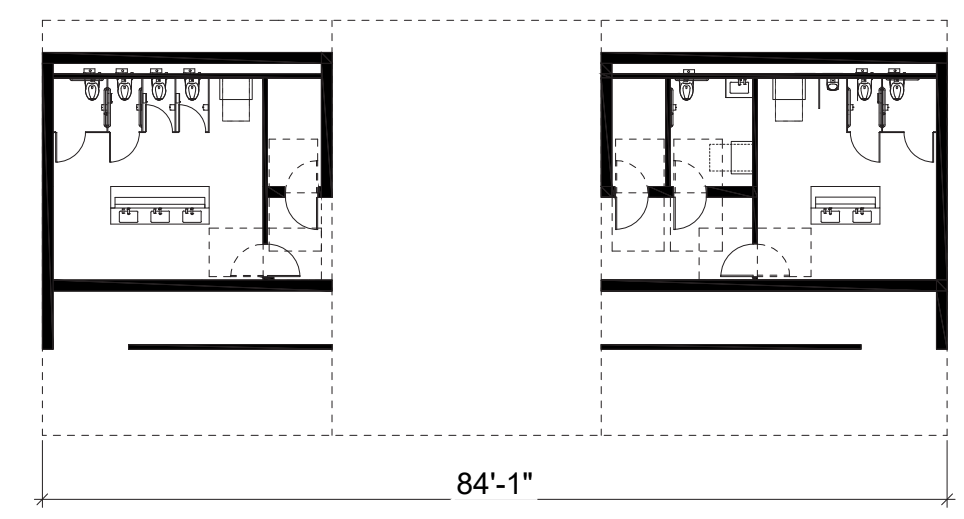
OPTION A AQUINNAH CIRCLE RESTROOM STUDY



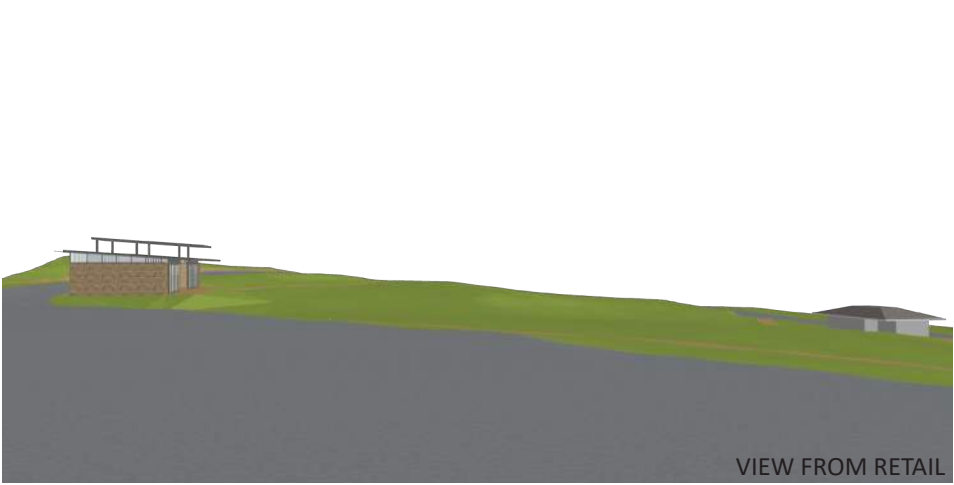
OPTION B.1



OPTION B.2



OPTION B AQUINNAH CIRCLE RESTROOM STUDY



OPTION B AQUINNAH CIRCLE RESTROOM STUDY



Aquinnah Town Hall Complex / Circle Comfort Station Presentation
Design Meeting
12/16/2021

Aquinnah Town Hall, Town Offices and Police Department

Option Square Footages and Preliminary Costs

| Existing Square Footage | |
|-------------------------|------|
| Town Hall | 1570 |
| Town Hall Back of House | 928 |
| Police Department | 1071 |
| Town Offices | 3232 |
| Total Existing SF | 6801 |

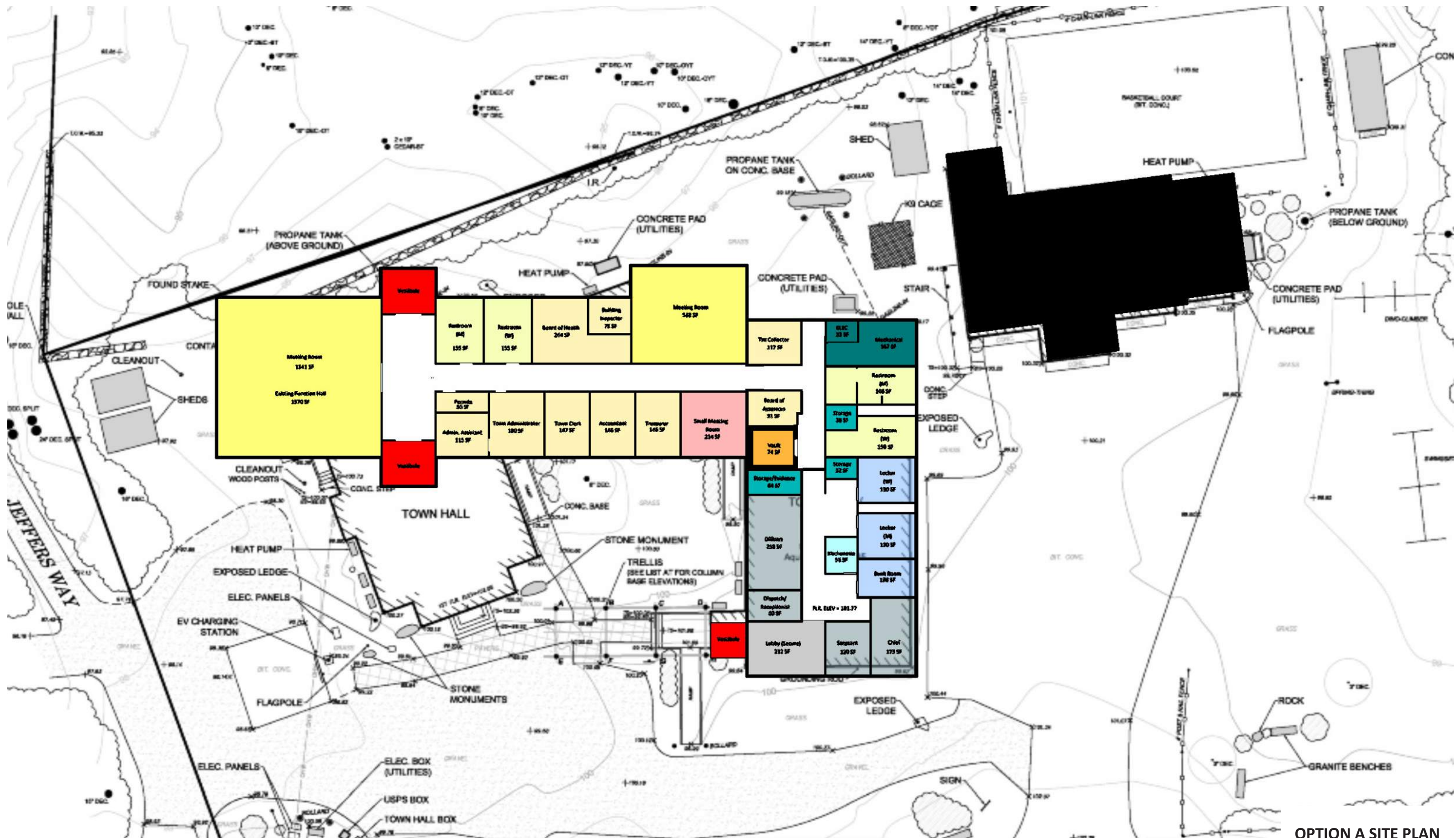
| Cost/SF from Initial Estimate | |
|-------------------------------|-----------|
| Demolition | \$ 15.00 |
| New Construction | \$ 705.00 |
| New Basement (Unoccupied) | \$ 30.00 |
| Renovation Office/Police | \$ 515.00 |
| Renovation - Town Hall | \$ 300.00 |

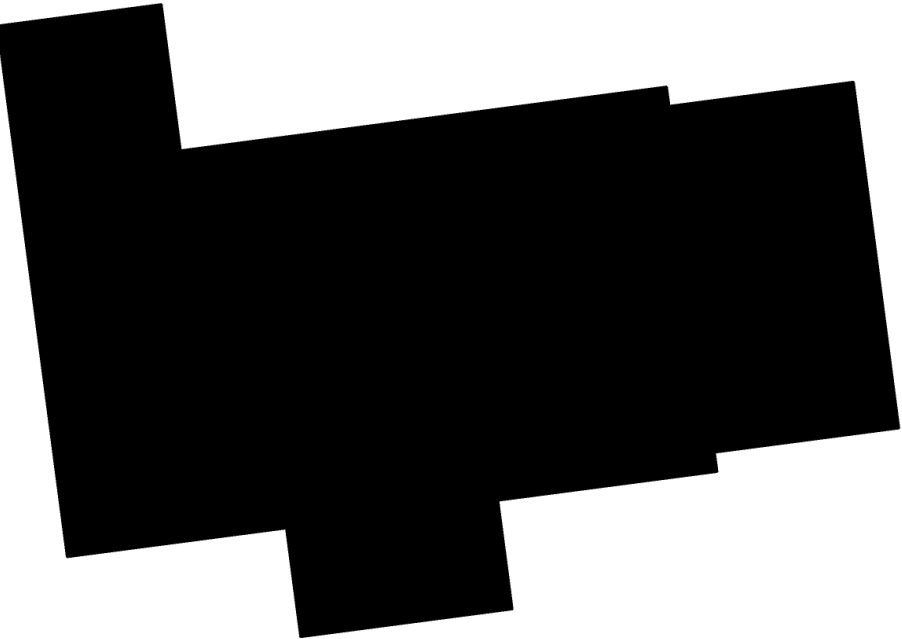
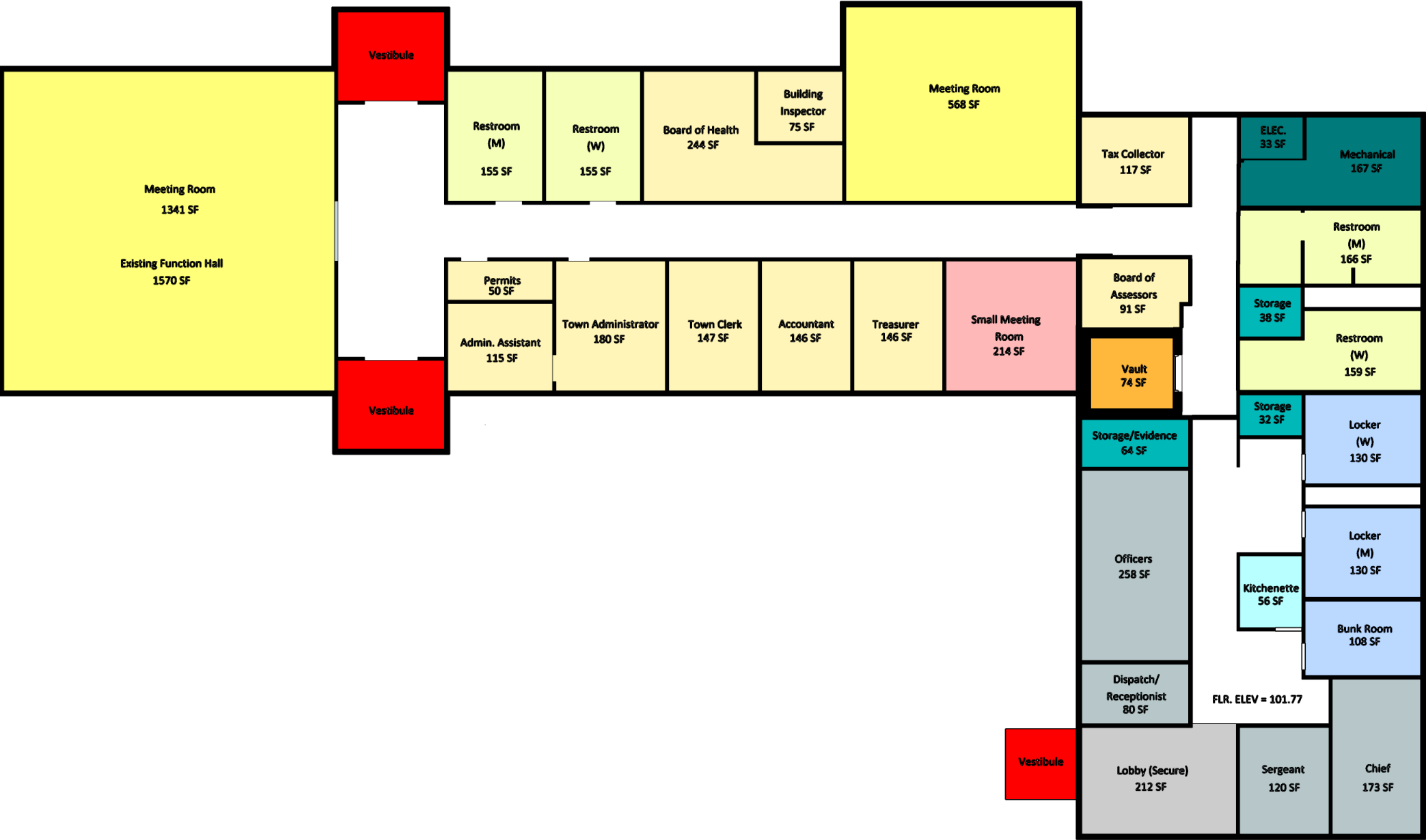
| Option A - Big New Addition | | Preliminary Estimate | |
|---------------------------------|------|----------------------|--------------|
| Demolition | 3570 | \$ | 53,550.00 |
| New Construction | 4913 | \$ | 3,463,665.00 |
| New Basement (Unoccupied) | 4913 | \$ | 147,390.00 |
| Renovation - Offices/Police | 3250 | \$ | 1,673,750.00 |
| Total Above Grade SF | 8163 | \$ | 5,284,805.00 |
| Sitework (Direct From Estimate) | | \$ | 1,020,000.00 |

| Option B - Arc Connector | | Preliminary Estimate | |
|---------------------------------|------|----------------------|--------------|
| Demolition | 1970 | \$ | 29,550.00 |
| New Construction | 3746 | \$ | 2,640,930.00 |
| New Basement (Unoccupied) | 3746 | \$ | 112,380.00 |
| Renovation - Offices/Police | 3360 | \$ | 1,730,400.00 |
| Renovation - Town Hall | 1570 | \$ | 471,000.00 |
| Total Above Grade SF | 8676 | \$ | 4,954,710.00 |
| Sitework (Direct From Estimate) | | \$ | 1,020,000.00 |

| Option C - Rear Extension* | | Preliminary Estimate | |
|---------------------------------|------|----------------------|--------------|
| New Construction | 2230 | \$ | 1,572,150.00 |
| New Basement (Unoccupied) | 2230 | \$ | 66,900.00 |
| Renovation - Offices/Police | 3735 | \$ | 1,923,525.00 |
| Renovation - Town Hall/BoH | 2630 | \$ | 789,000.00 |
| Total Above Grade SF | 8595 | \$ | 4,351,575.00 |
| Sitework (Direct From Estimate) | | \$ | 1,020,000.00 |

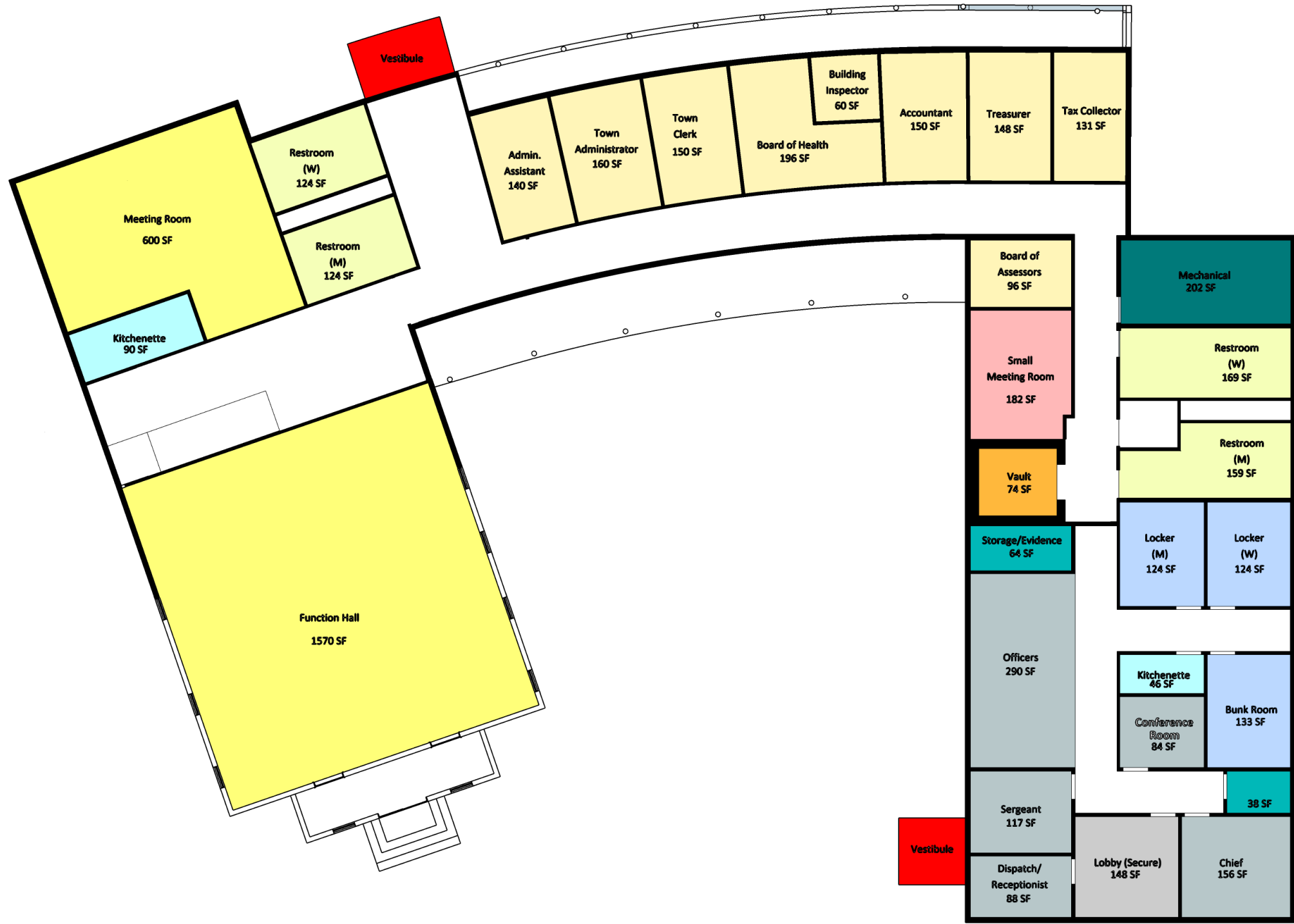
*Extensive Code Mitigation Required; Not Reflected in Preliminary Estimate





| Option A - Big New Addition | | Preliminary Estimate | |
|---------------------------------|-------------|----------------------|---------------------|
| Demolition | 3570 | \$ | 53,550.00 |
| New Construction | 4913 | \$ | 3,463,665.00 |
| New Basement (Unoccupied) | 4913 | \$ | 147,390.00 |
| Renovation - Offices/Police | 3250 | \$ | 1,673,750.00 |
| Total Above Grade SF | 8163 | \$ | 5,284,805.00 |
| Sitework (Direct From Estimate) | | \$ | 1,020,000.00 |





| Option B - Arc Connector | | Preliminary Estimate |
|---------------------------------|-------------|------------------------|
| Demolition | 1970 | \$ 29,550.00 |
| New Construction | 3746 | \$ 2,640,930.00 |
| New Basement (Unoccupied) | 3746 | \$ 112,380.00 |
| Renovation - Offices/Police | 3360 | \$ 1,730,400.00 |
| Renovation - Town Hall | 1570 | \$ 471,000.00 |
| Total Above Grade SF | 8676 | \$ 4,954,710.00 |
| Sitework (Direct From Estimate) | | \$ 1,020,000.00 |



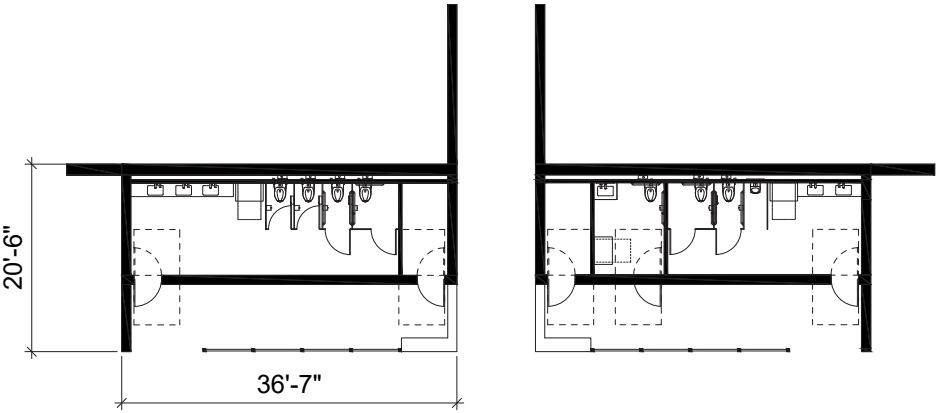


| Option C - Rear Extension* | | Preliminary Estimate | |
|---------------------------------|-------------|----------------------|---------------------|
| New Construction | 2230 | \$ | 1,572,150.00 |
| New Basement (Unoccupied) | 2230 | \$ | 66,900.00 |
| Renovation - Offices/Police | 3735 | \$ | 1,923,525.00 |
| Renovation - Town Hall/BoH | 2630 | \$ | 789,000.00 |
| Total Above Grade SF | 8595 | \$ | 4,351,575.00 |
| Sitework (Direct From Estimate) | | \$ | 1,020,000.00 |

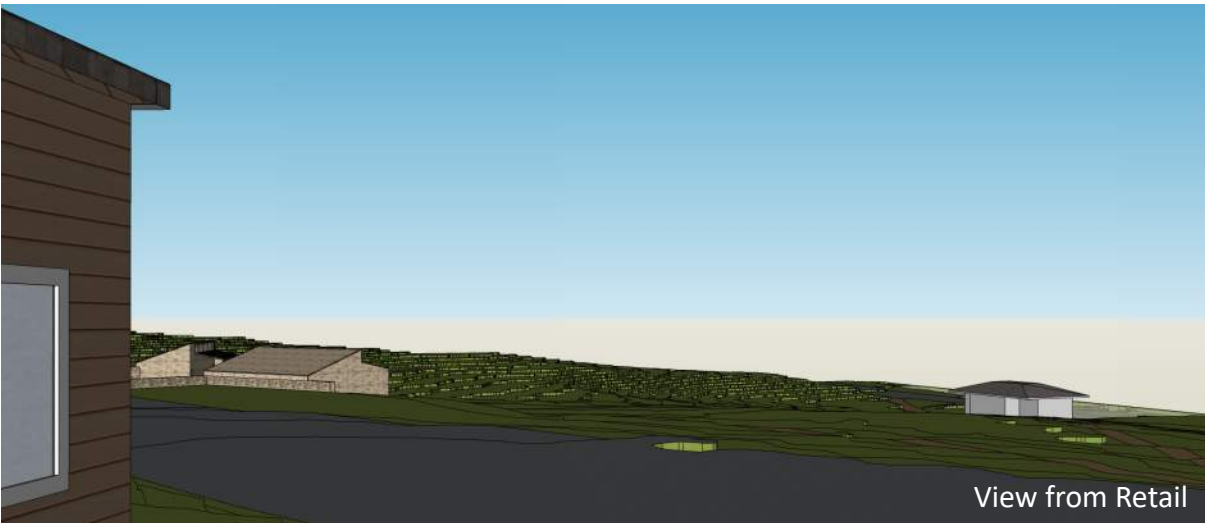
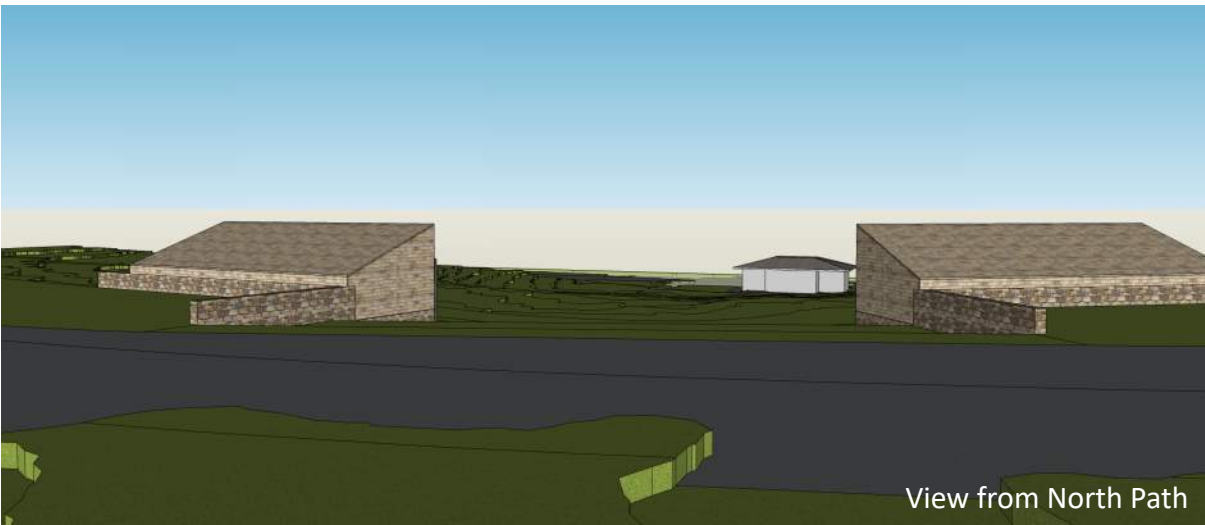
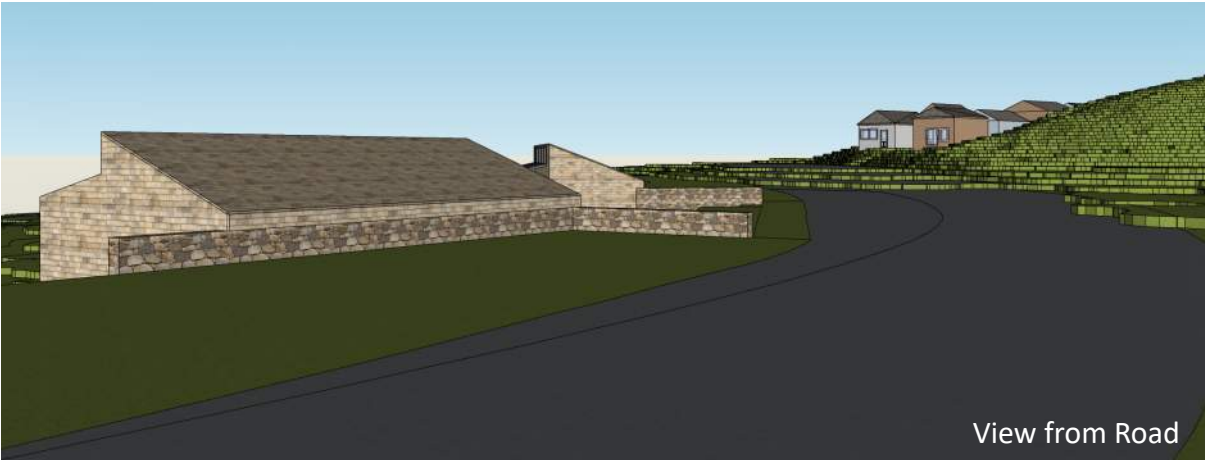
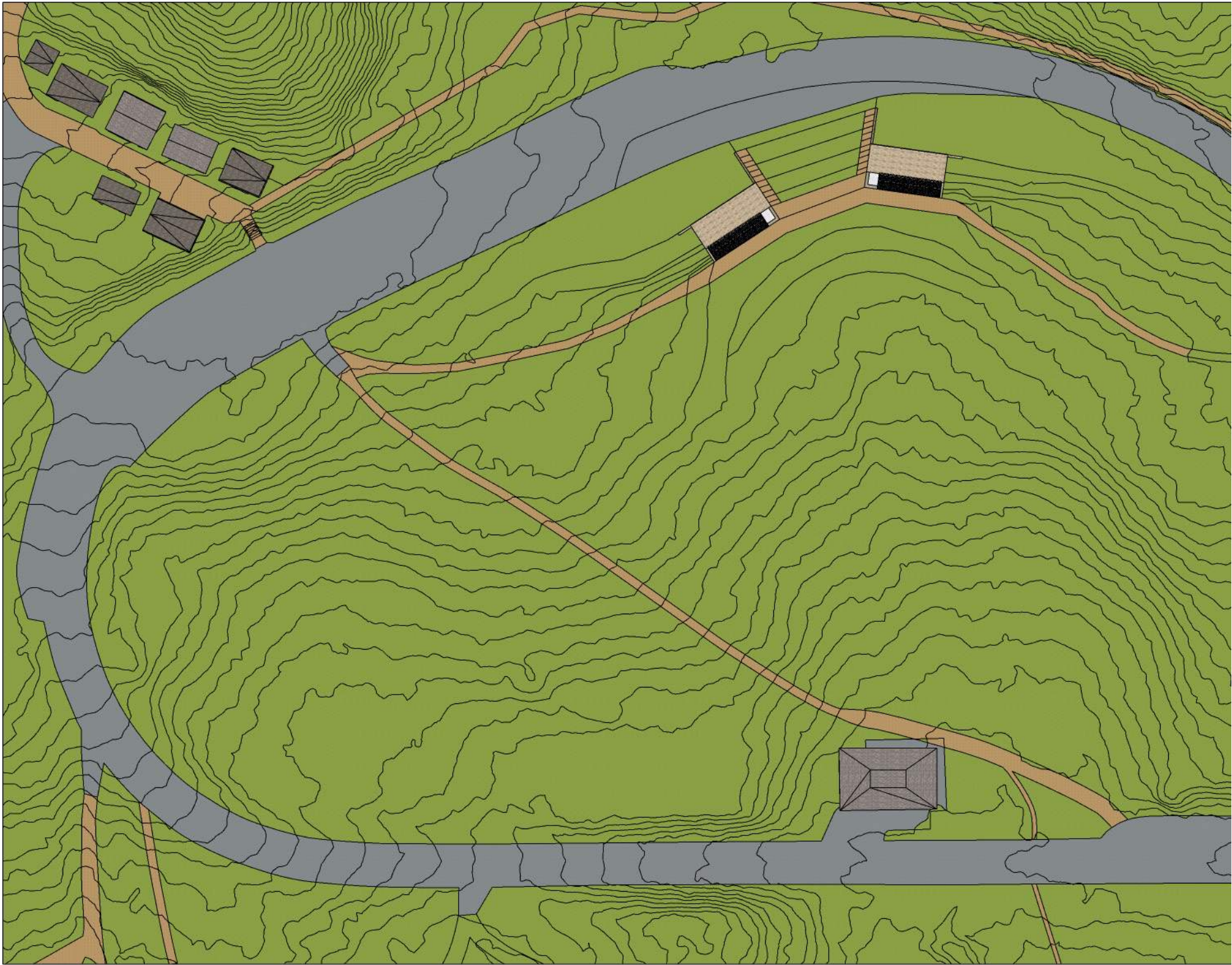
*Extensive Code Mitigation Required; Not Reflected in Preliminary Estimate



AQUINNAH CIRCLE RESTROOM SITE PLAN



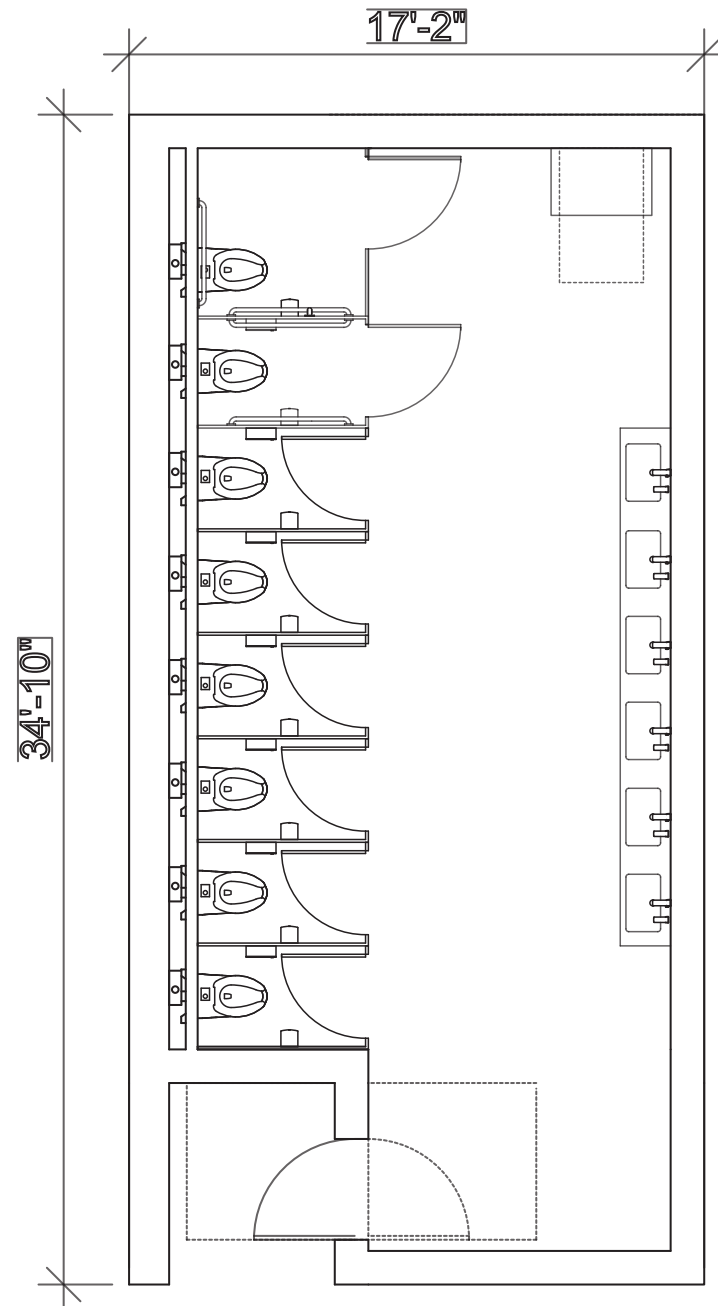
RESTROOMS PLAN



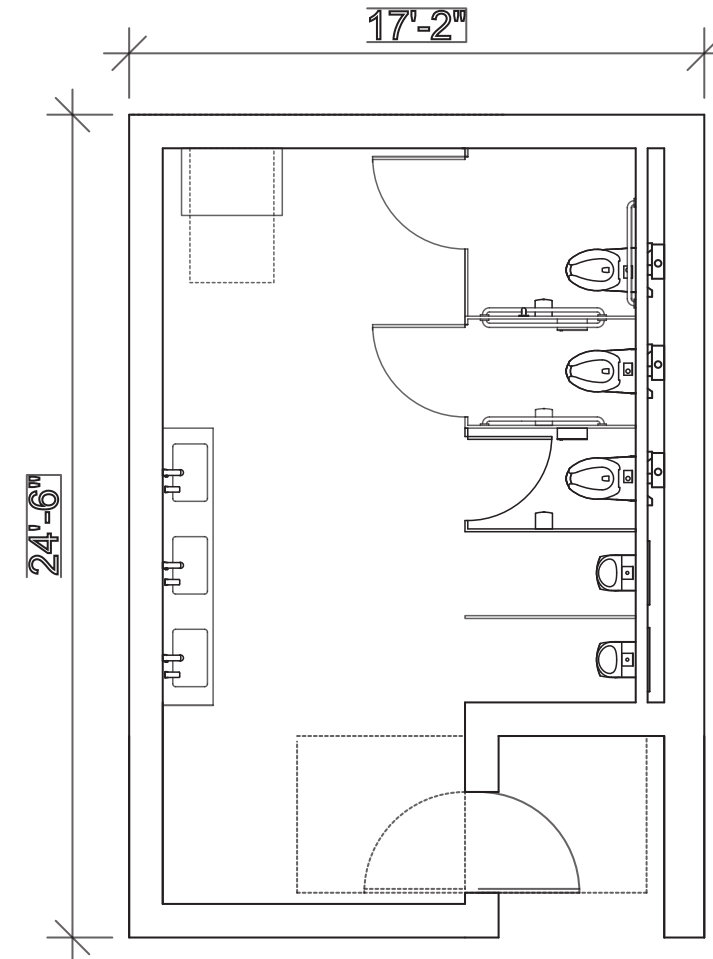


Aquinnah Town Hall Complex & Circle Presentation
Design Meeting
2/3/2022

Aquinnah Town Hall Complex
Aquinnah, MA - February, 2022

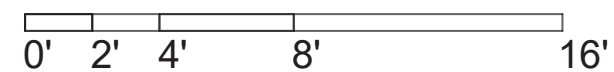


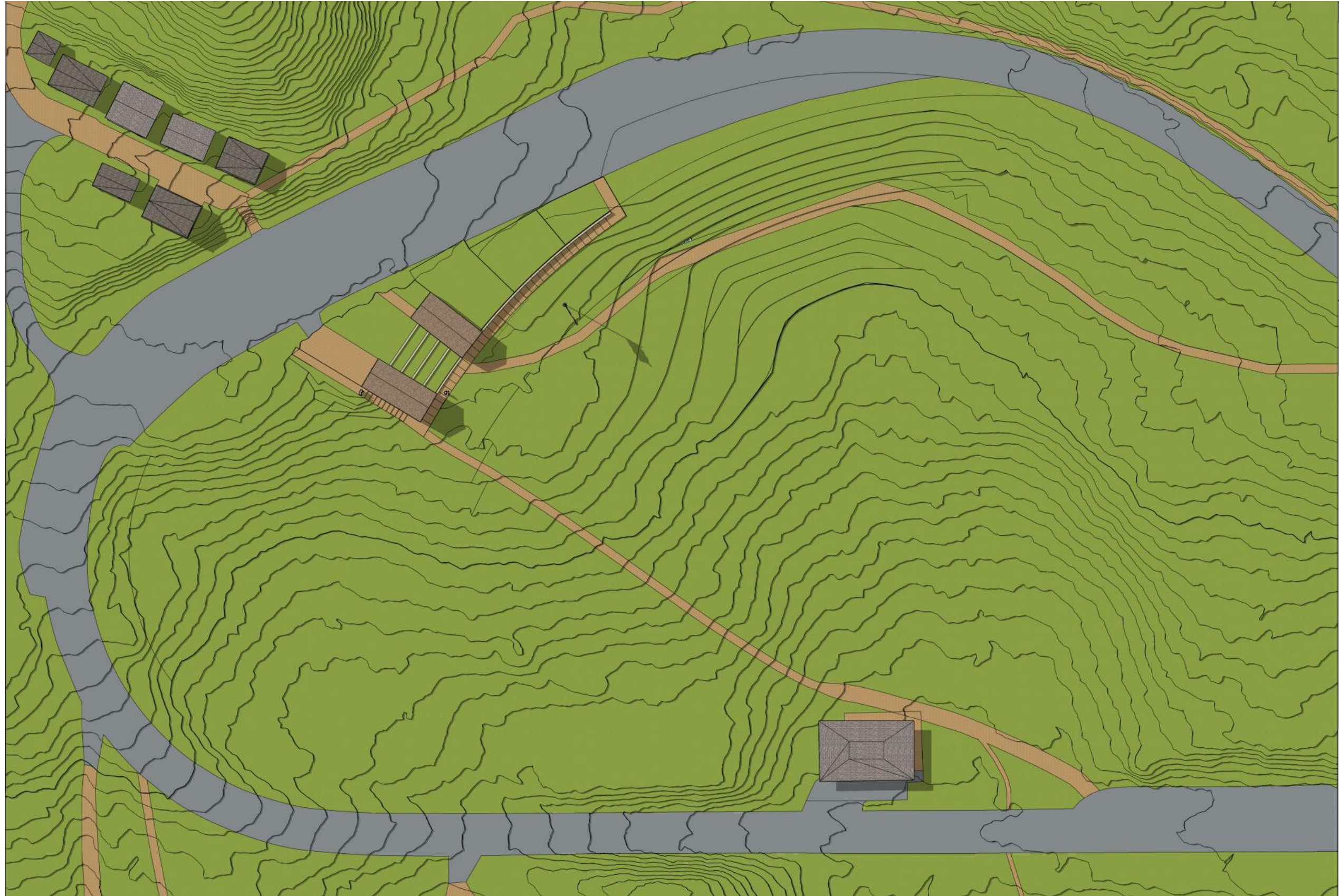
WOMEN'S COMFORT STATION

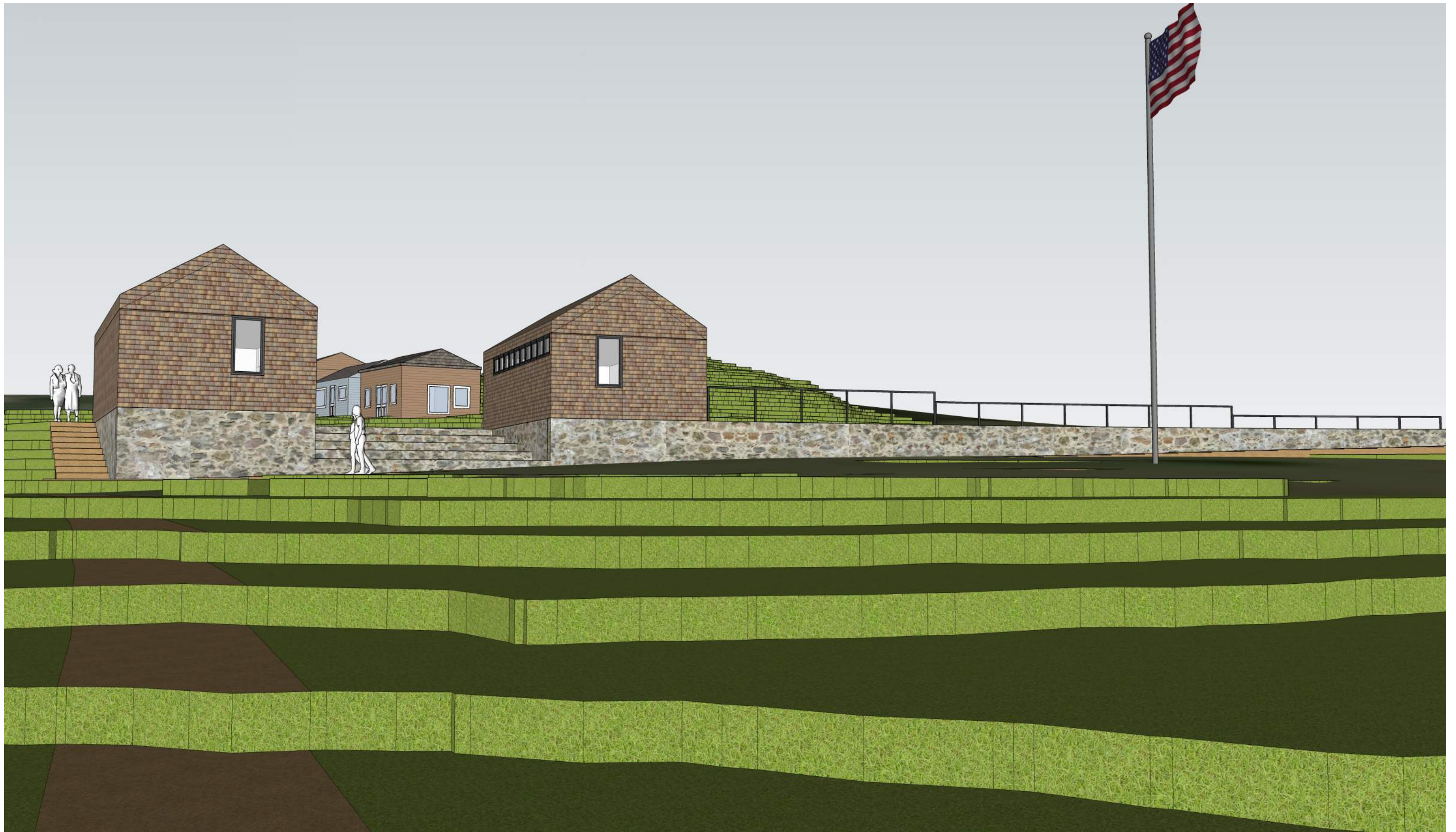


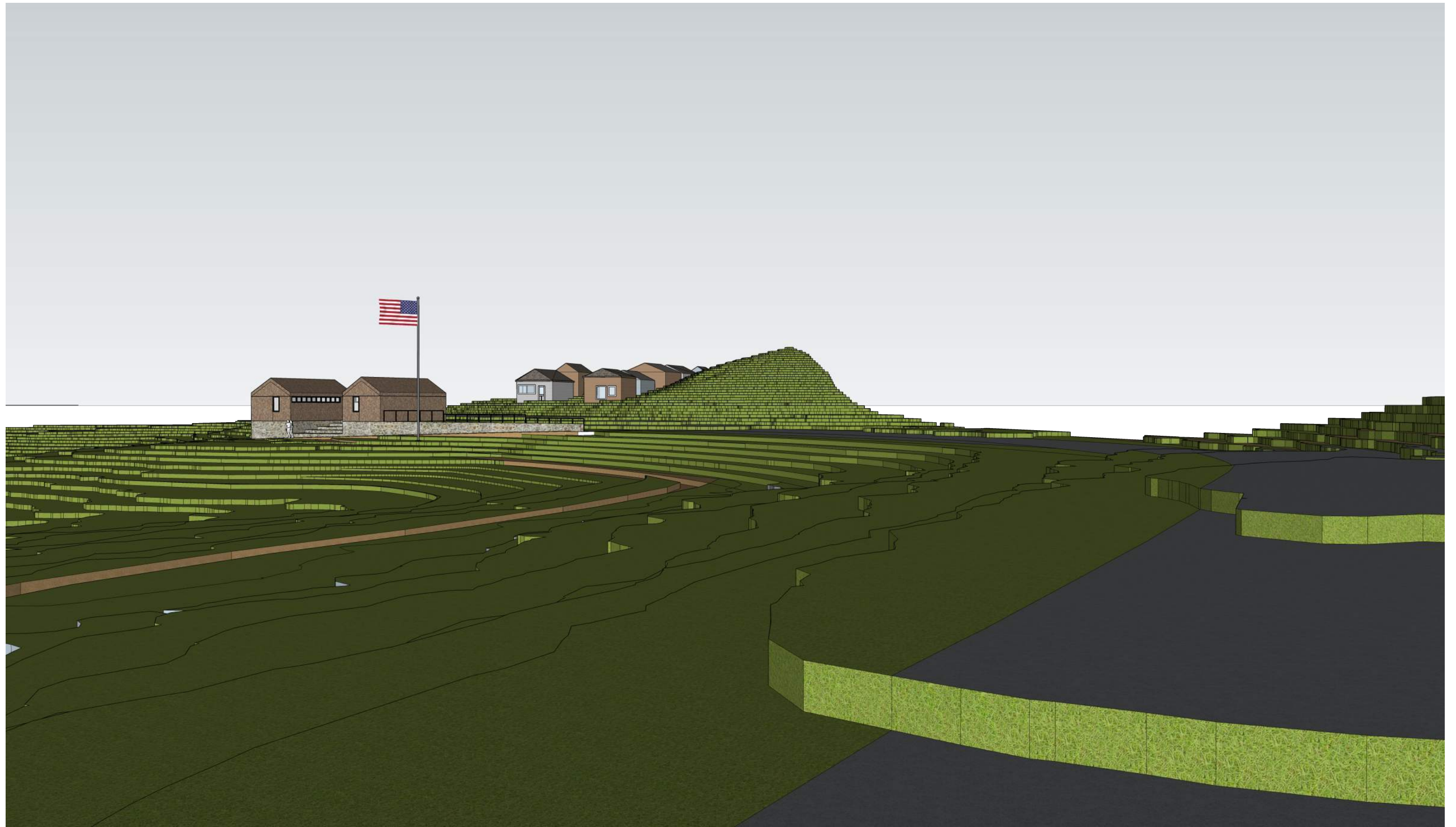
MEN'S COMFORT STATION

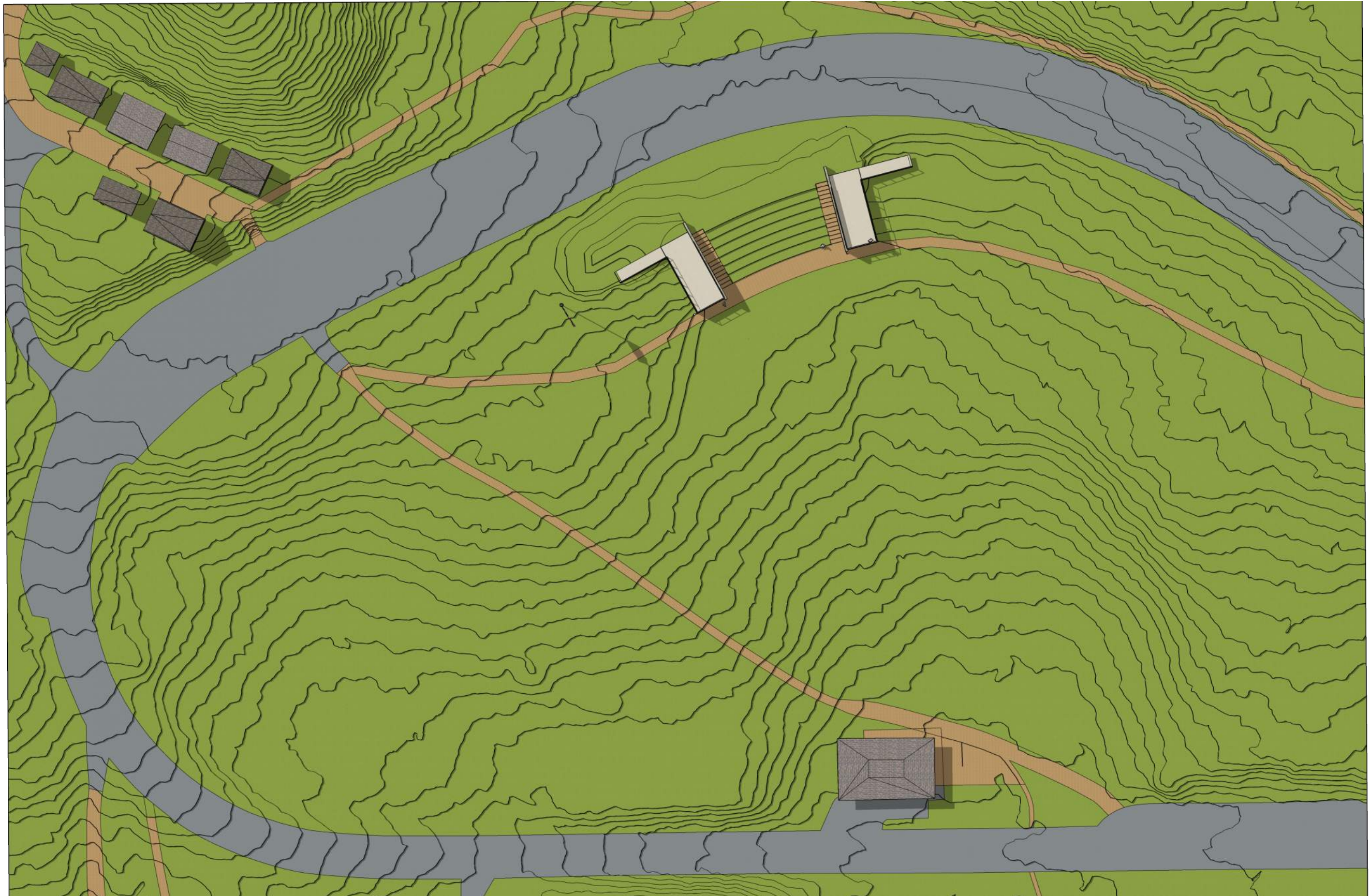
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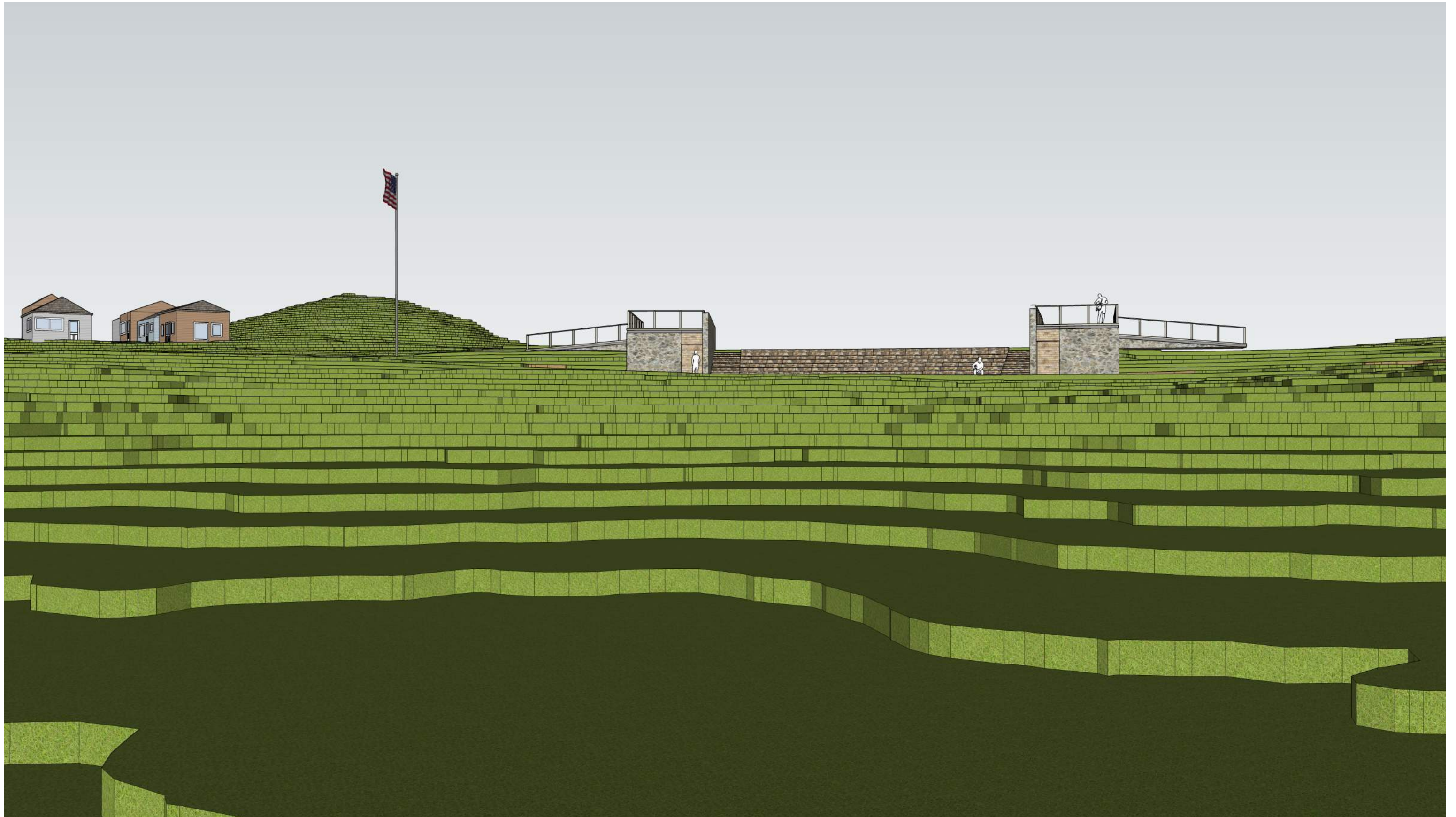


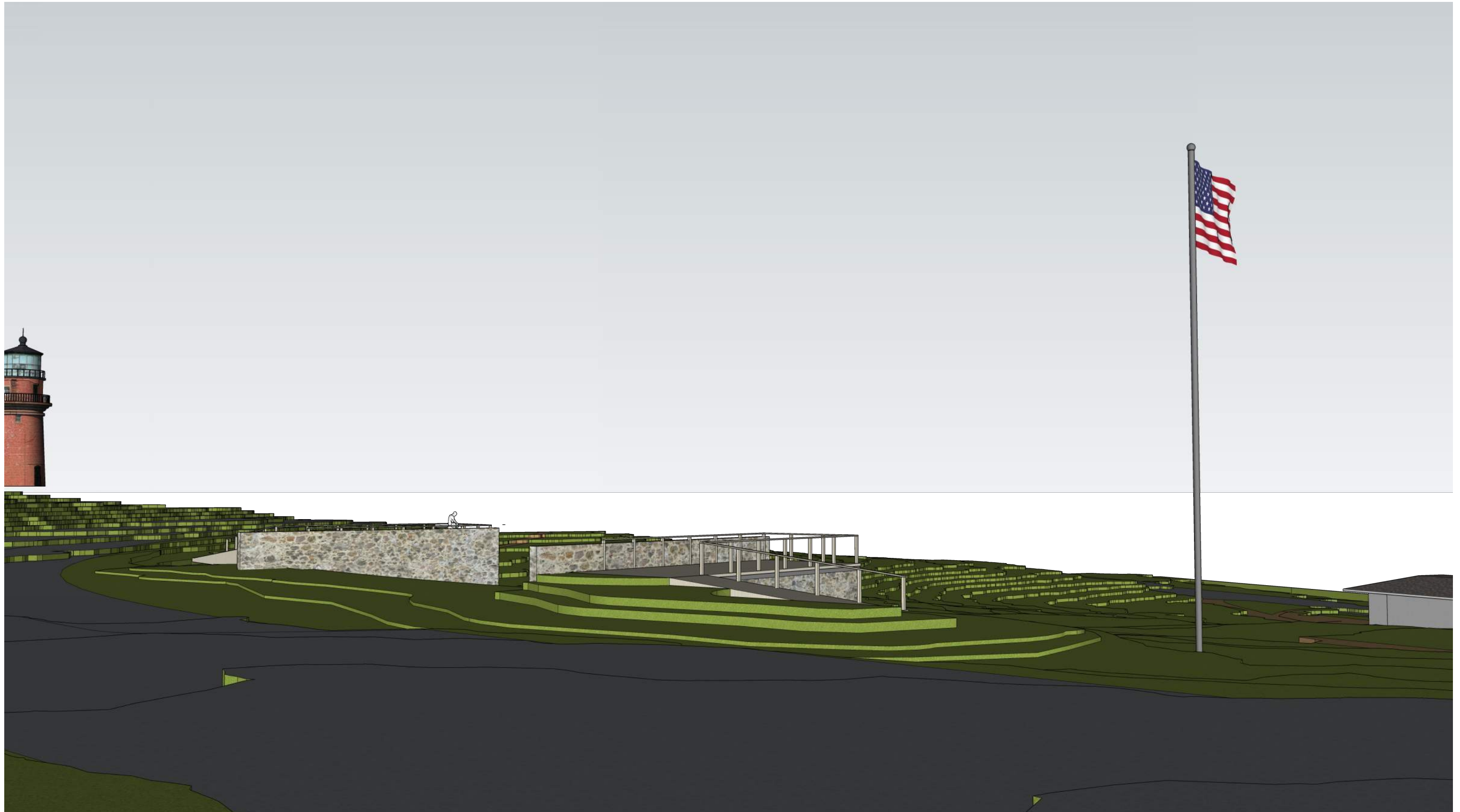


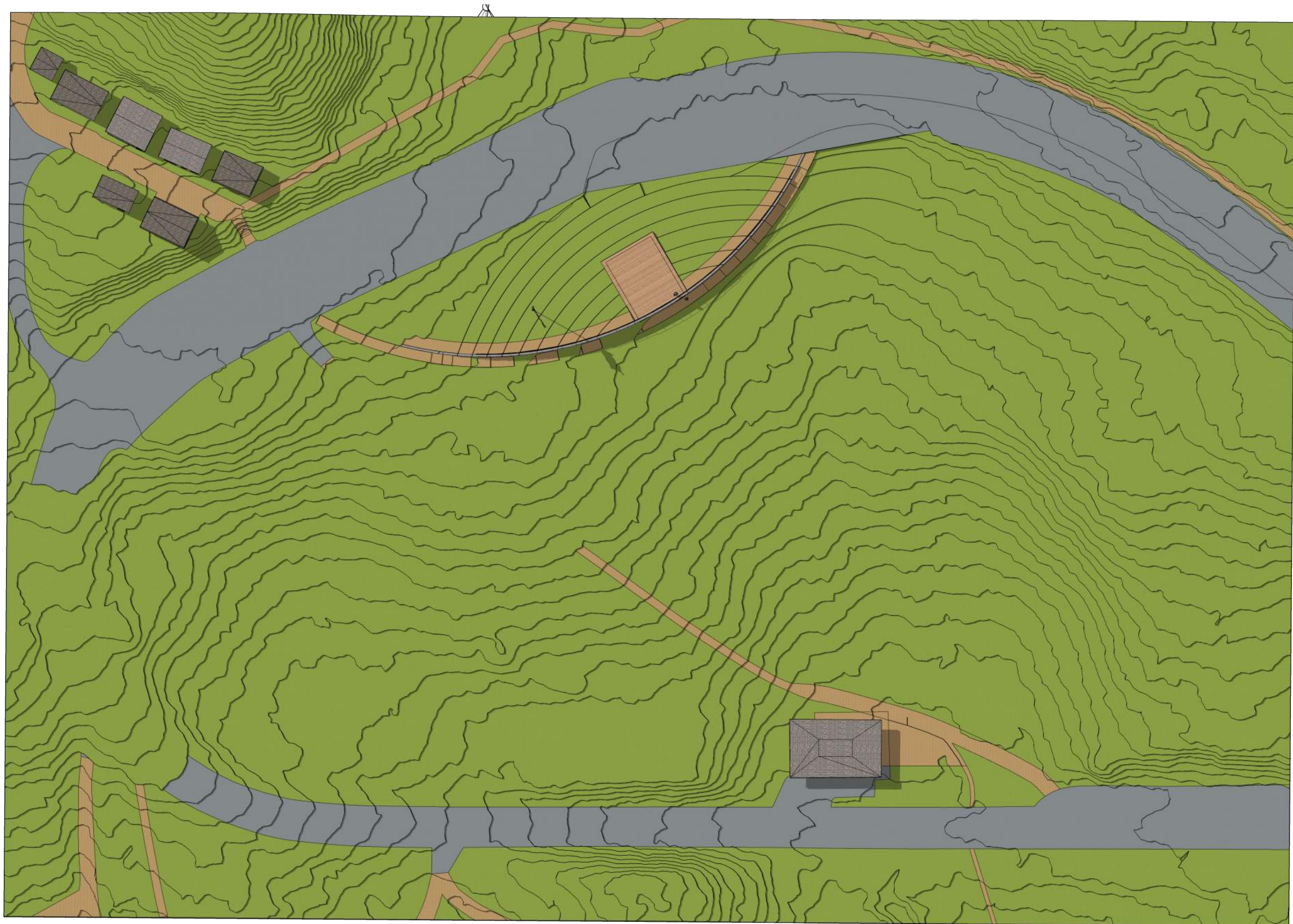


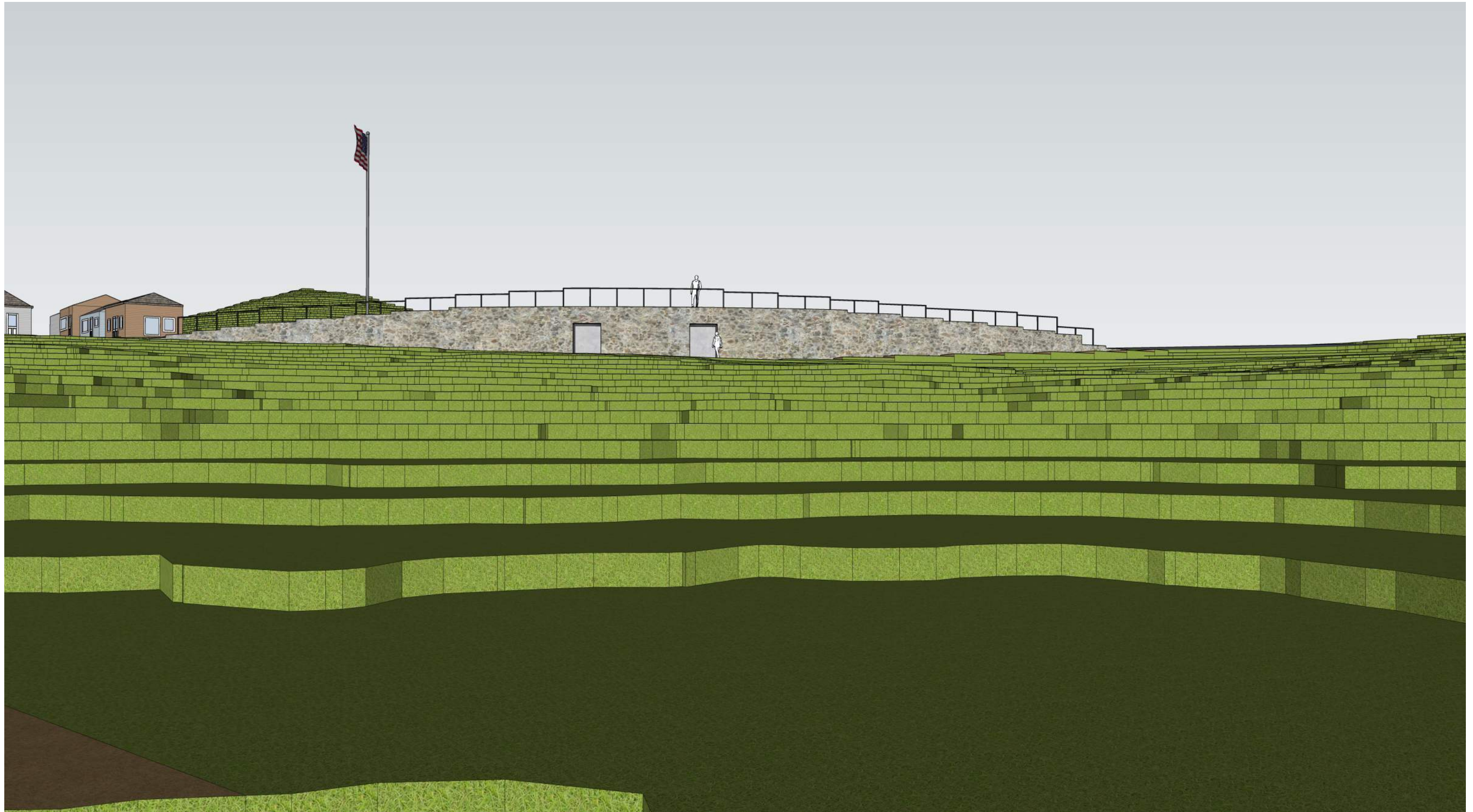


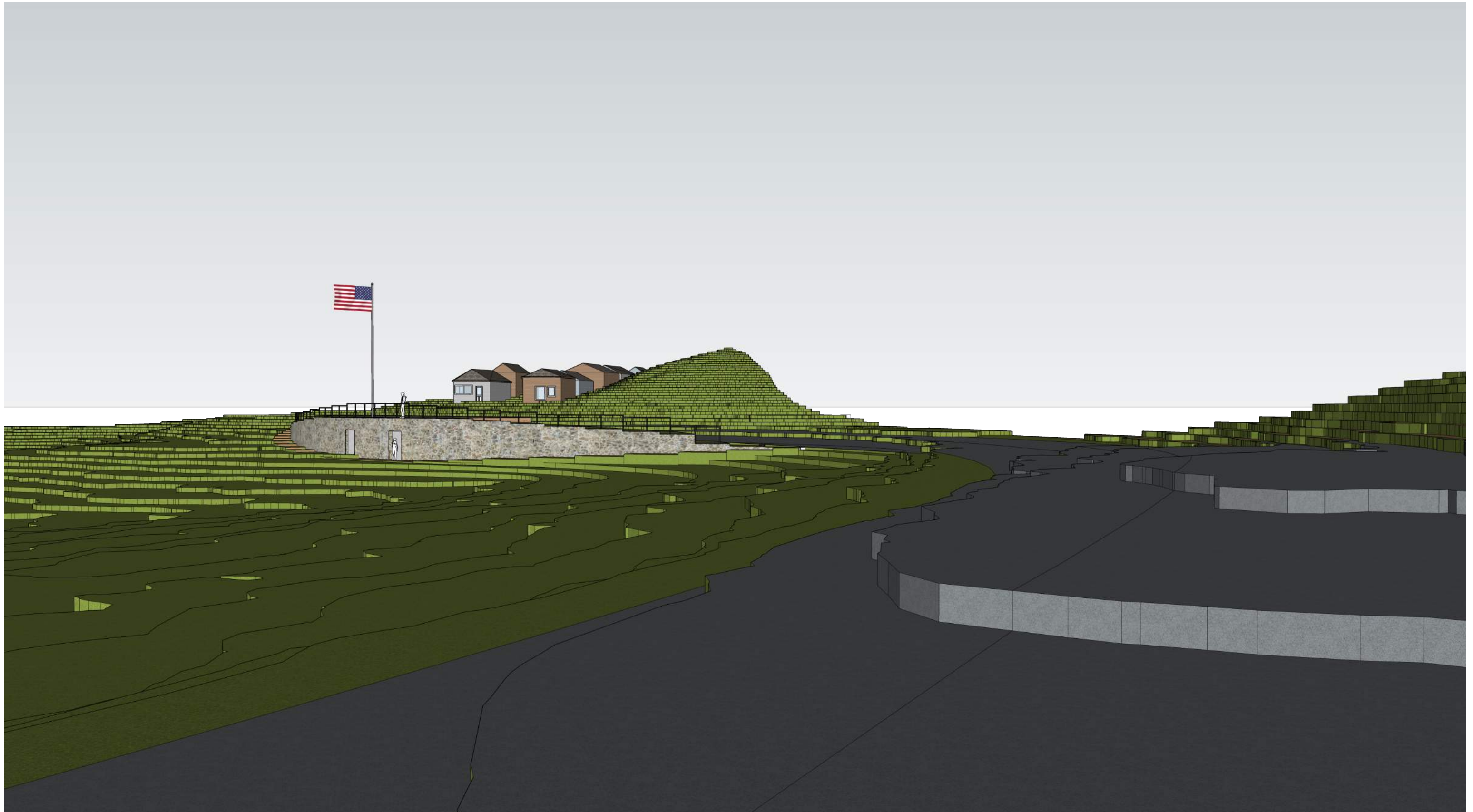












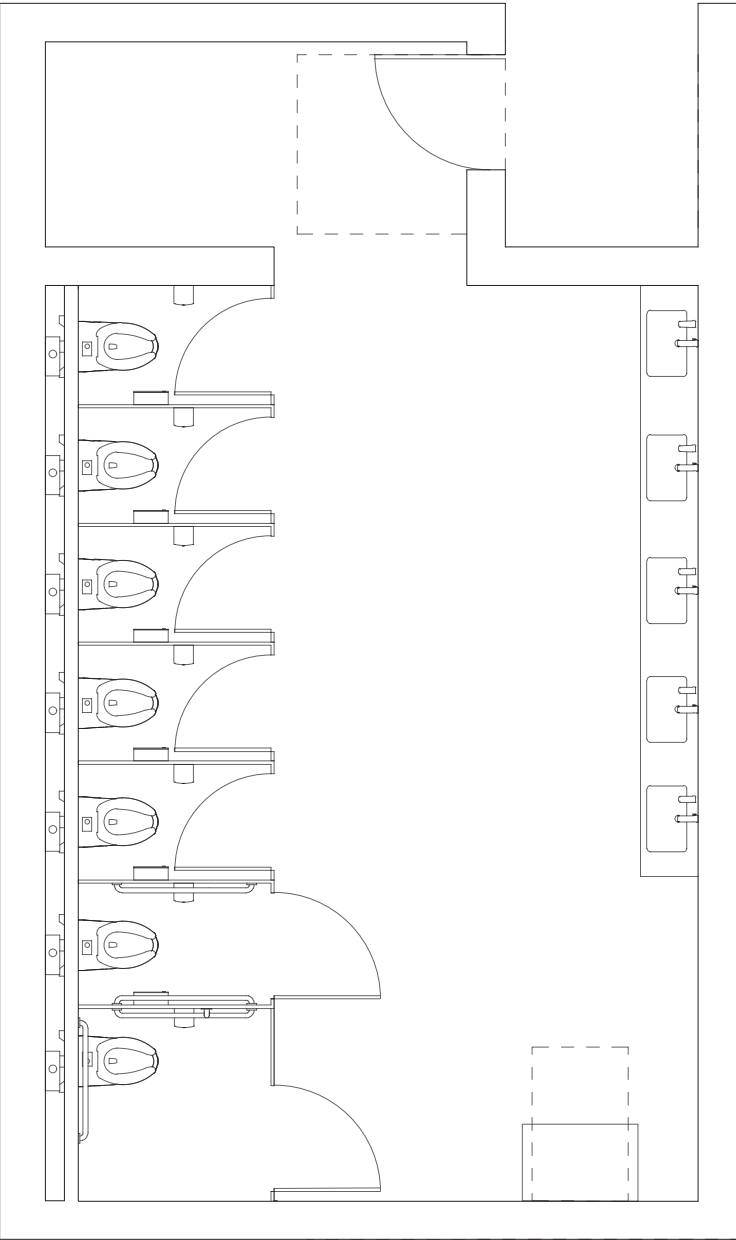




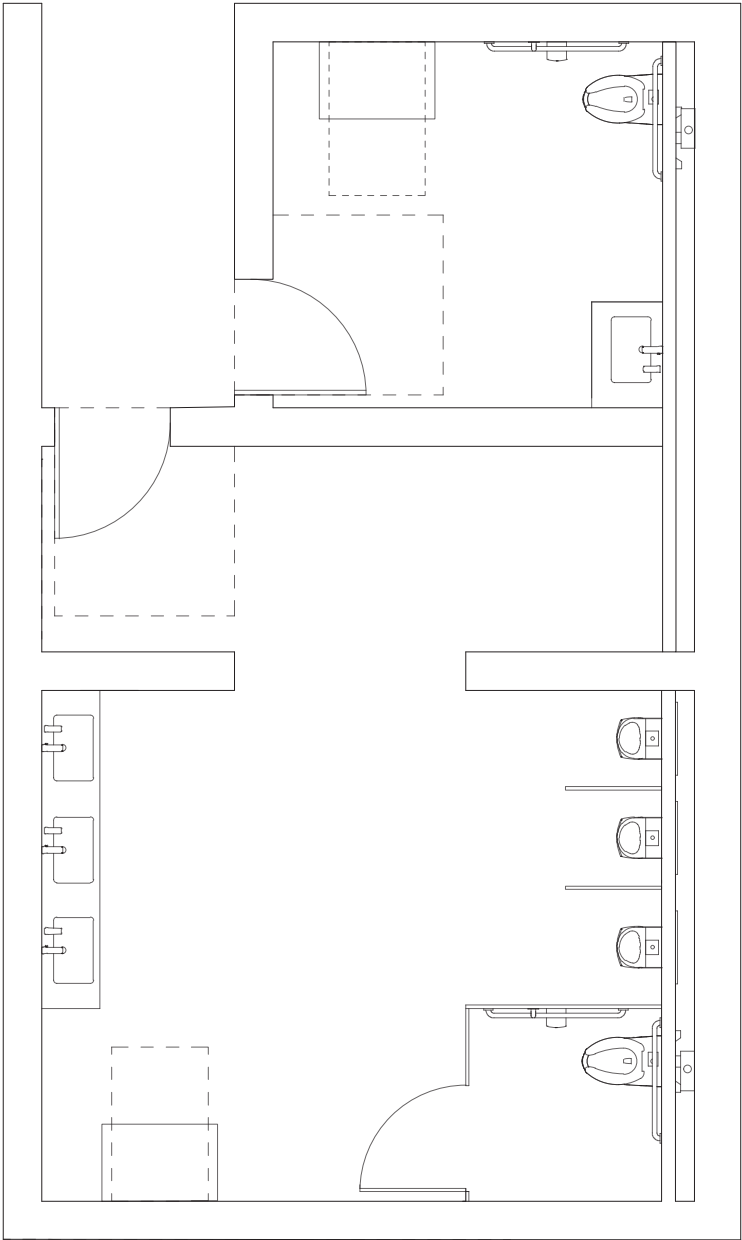


Aquinnah Town Hall Complex & Circle Presentation
Design Meeting
03/03/2022



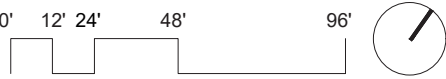


WOMEN'S COMFORT STATION



MEN'S COMFORT STATION





Aquinnah Circle Comfort Stations- Site Plan
Aquinnah, MA - March, 2022



Aquinnah Circle Comfort Stations- Landscape Plan- Option 1
Aquinnah, MA - March, 2022



Aquinnah Circle Comfort Stations- Landscape Plan- Option 2
Aquinnah, MA - March, 2022



Aquinnah Circle Comfort Stations
Aquinnah, MA - March, 2022



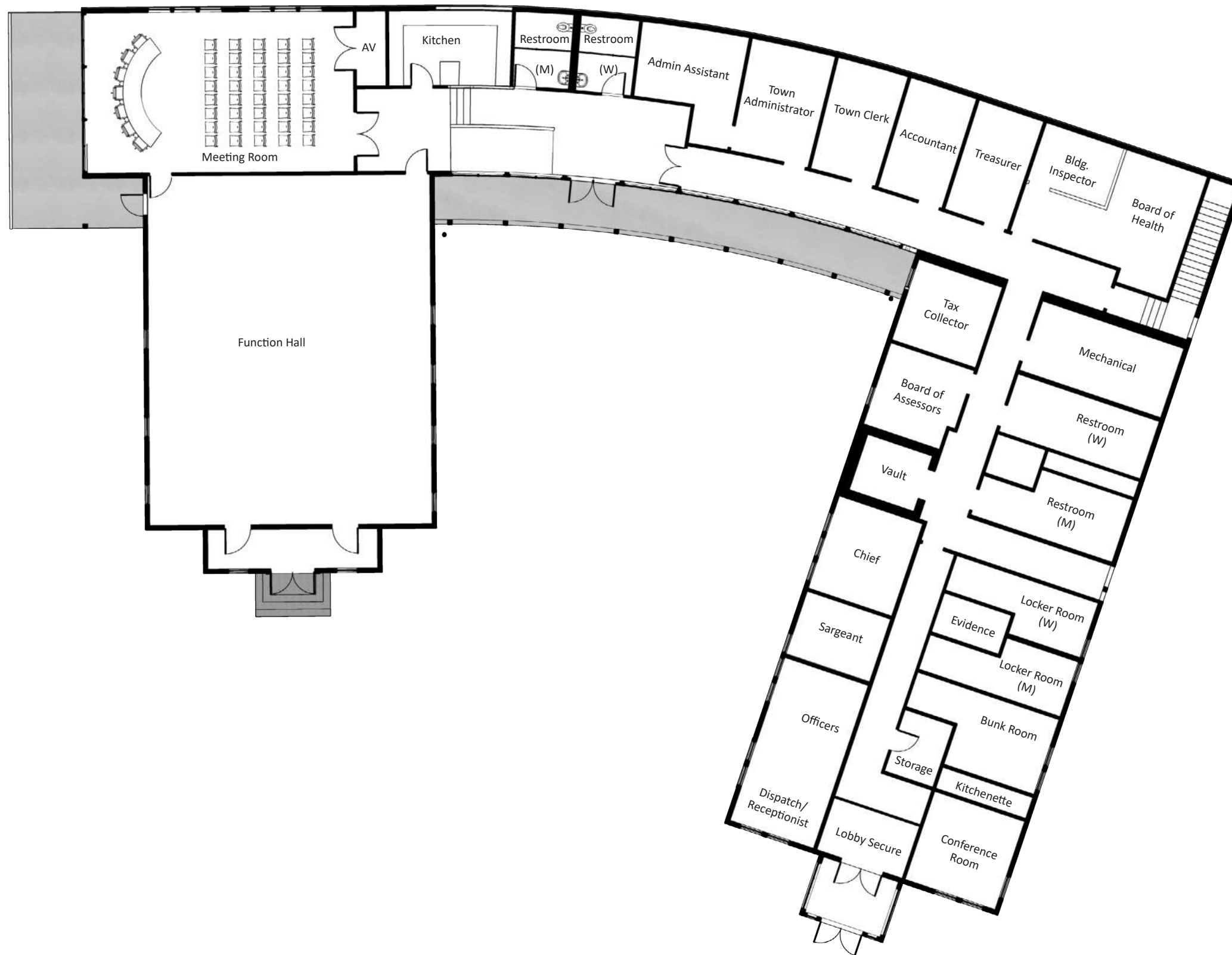
Aquinnah Circle Comfort Stations
Aquinnah, MA - March, 2022



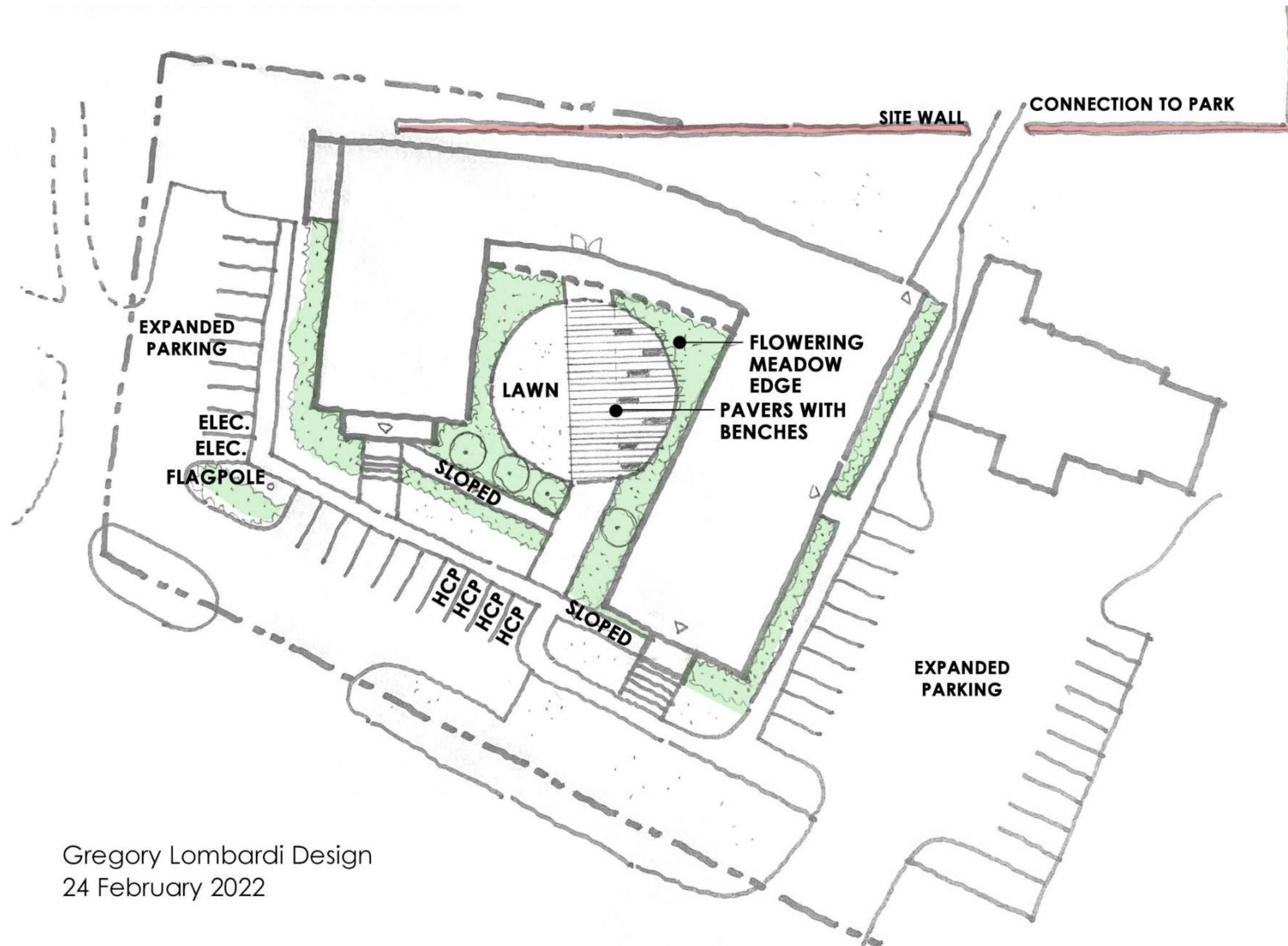
Aquinnah Circle Comfort Stations
Aquinnah, MA - March, 2022



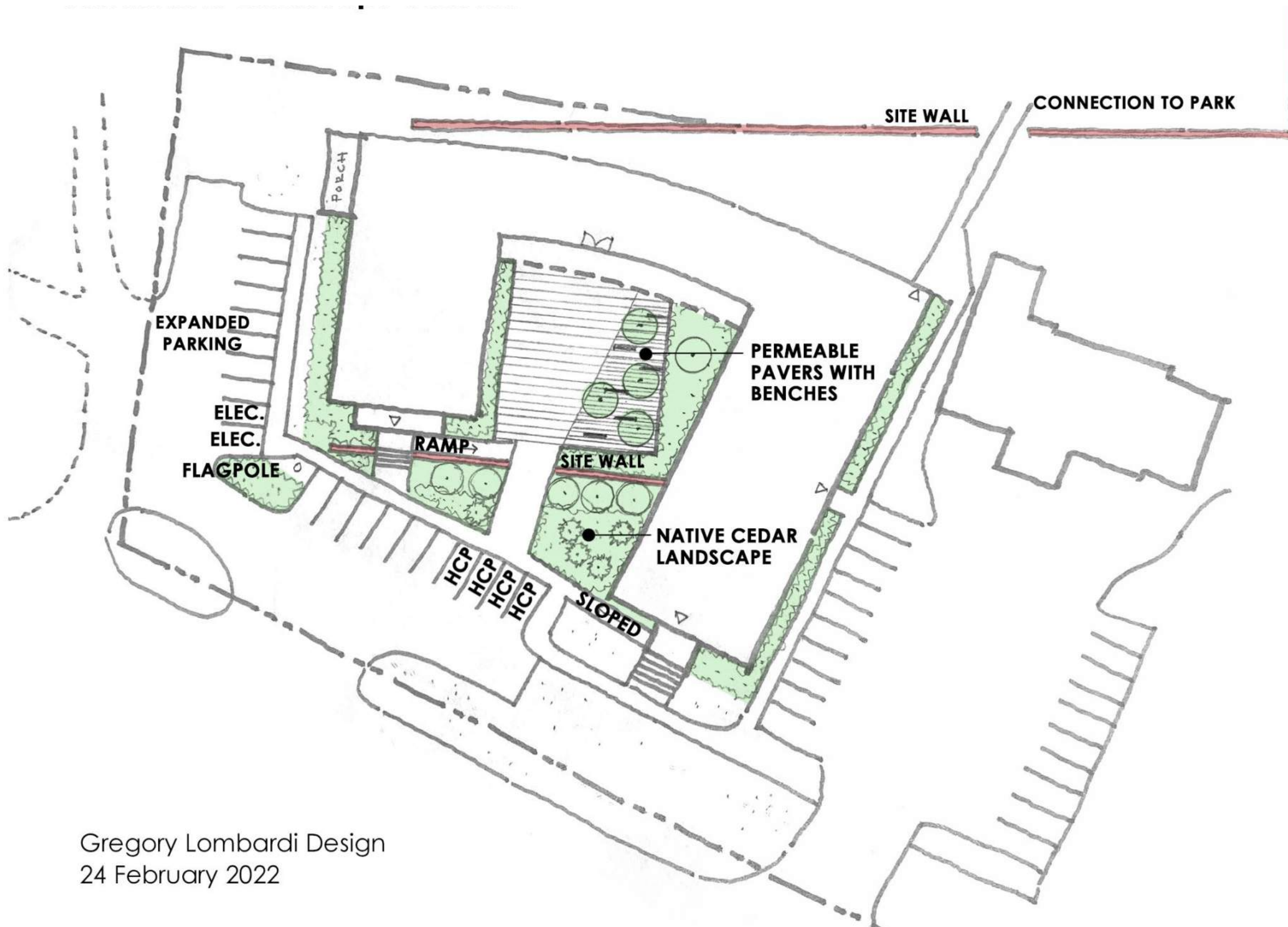
Aquinnah Circle Comfort Stations
Aquinnah, MA - March, 2022



Aquinnah Town Hall- Floor Plan
Aquinnah, MA - March, 2022



Gregory Lombardi Design
24 February 2022



Gregory Lombardi Design
24 February 2022



Aquinnah Town Hall
Aquinnah, MA - March, 2022



Aquinnah Town Hall
Aquinnah, MA - March, 2022



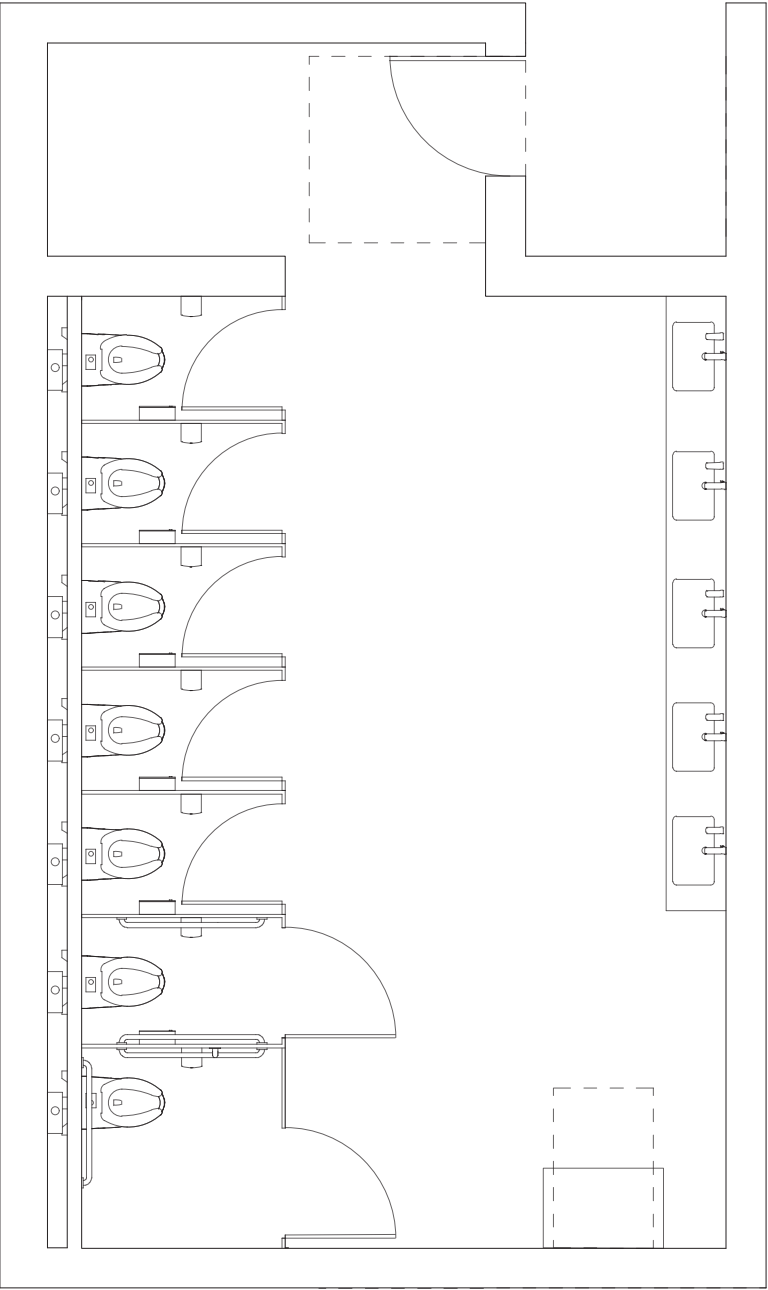
Aquinnah Town Hall
Aquinnah, MA - March, 2022



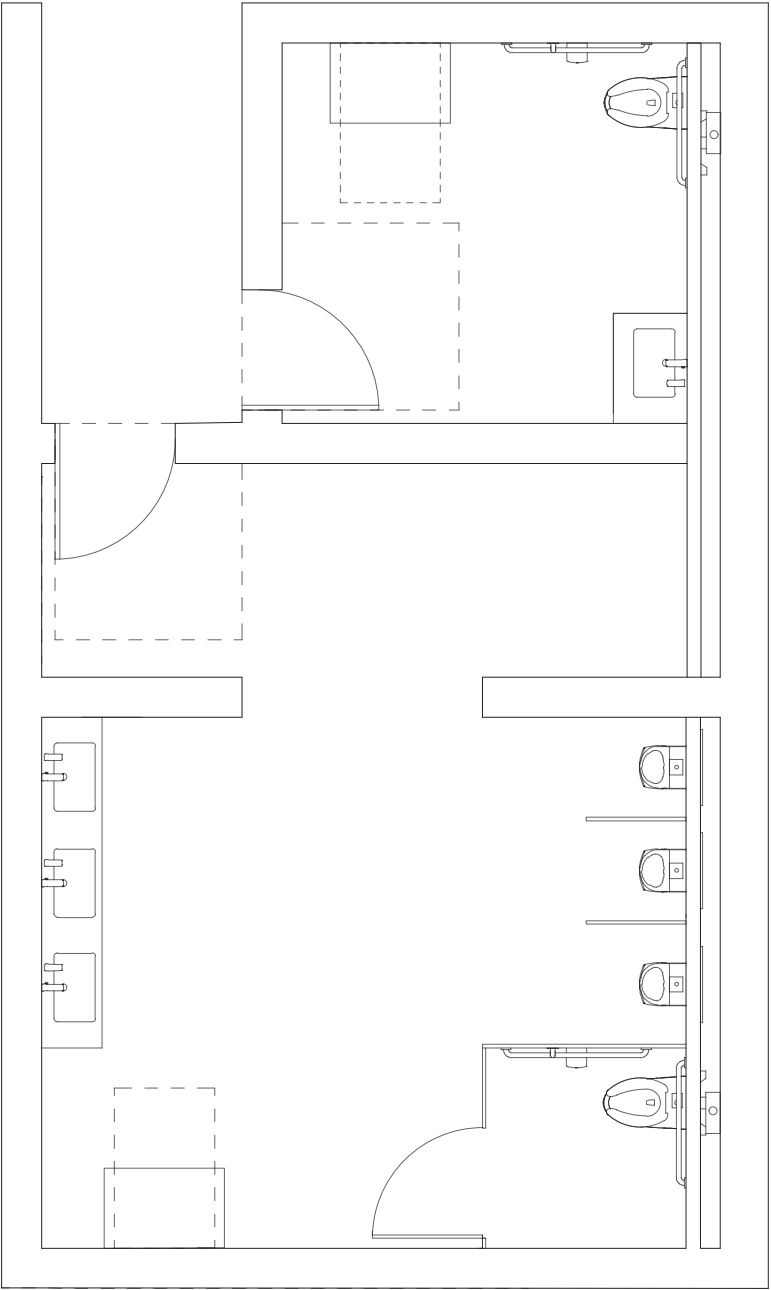
Aquinnah Town Hall Complex & Circle Presentation

Design Drawings

03/10/2022

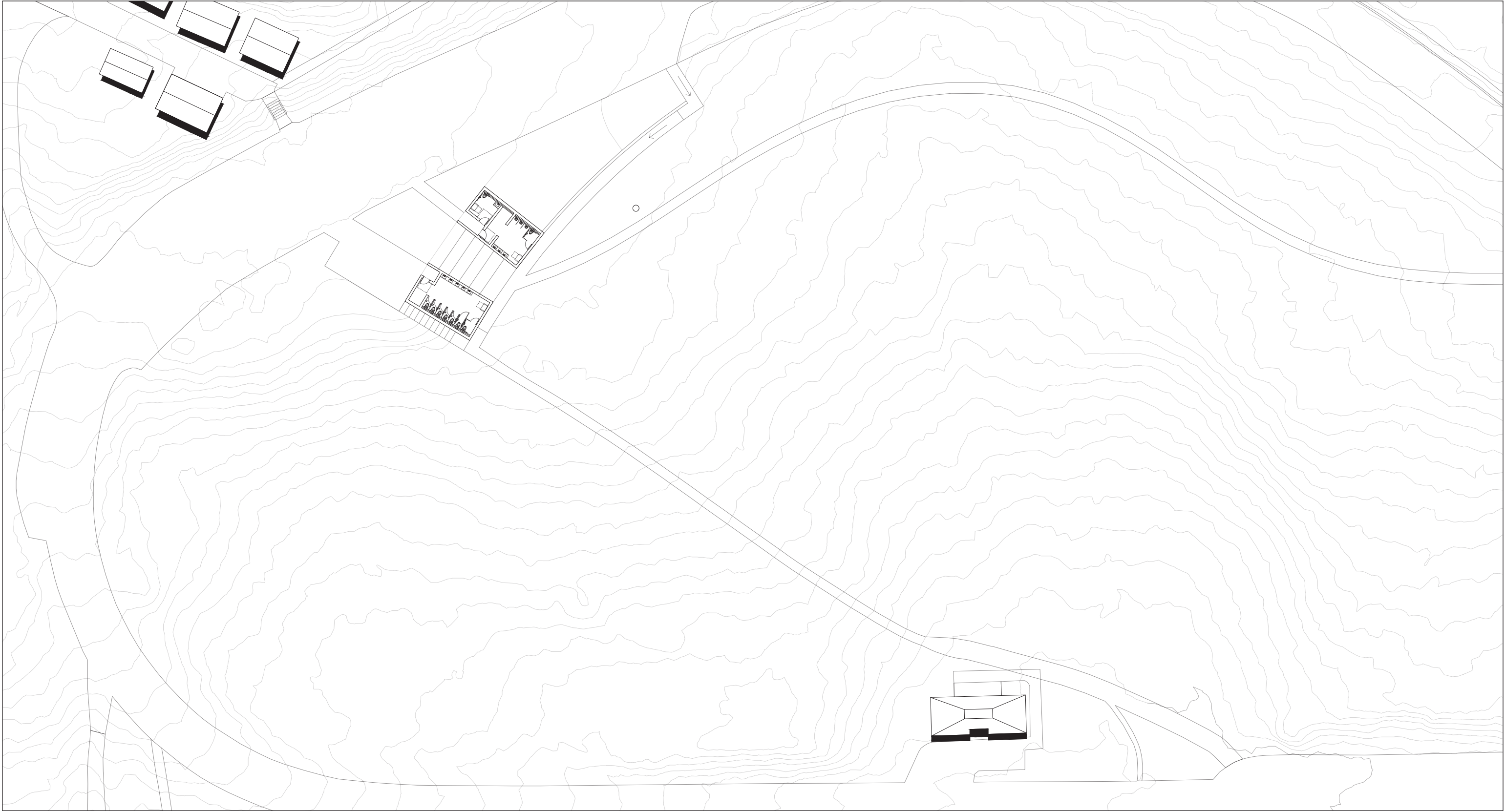


Women's Station



Family and Men's Station

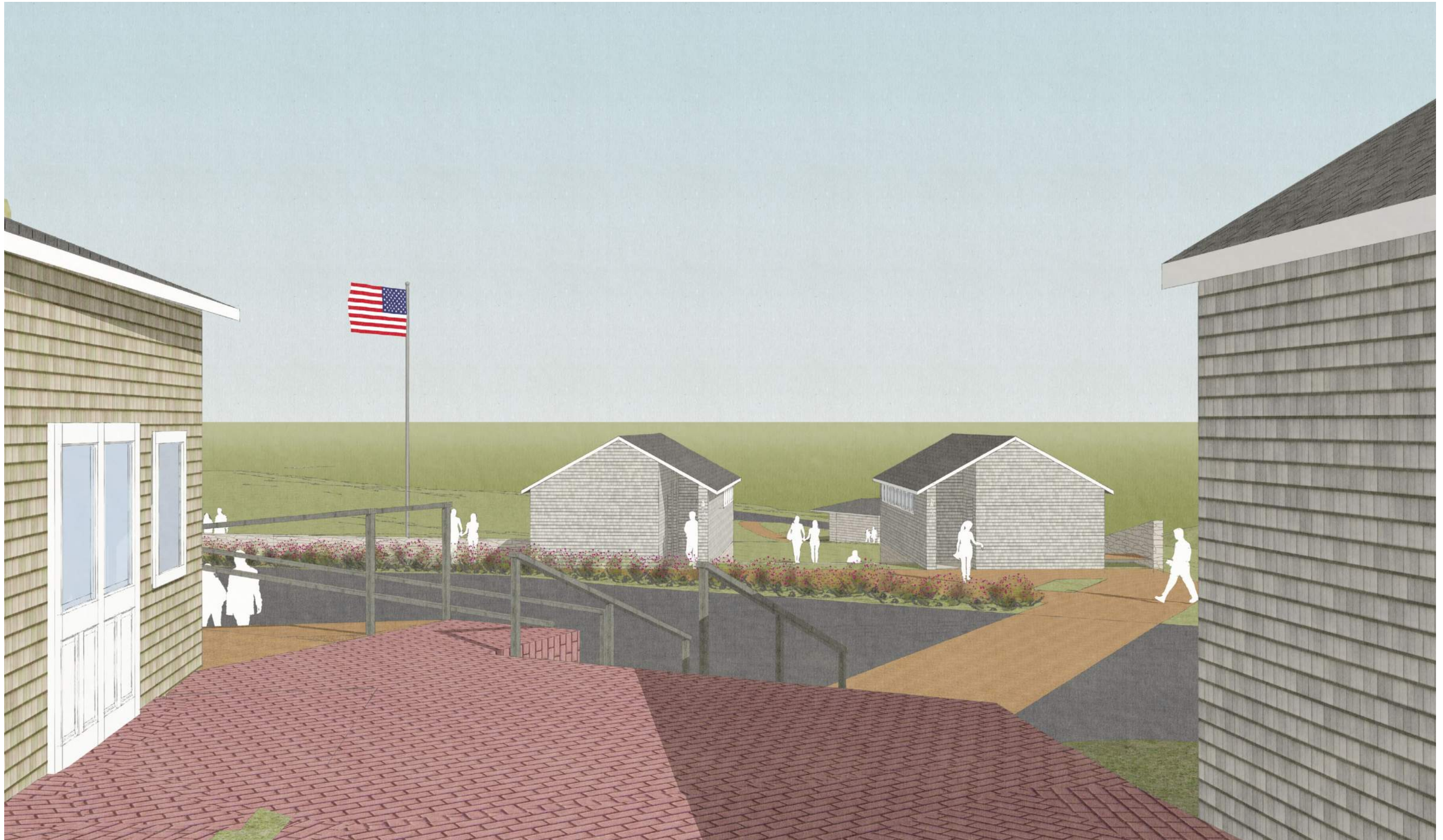




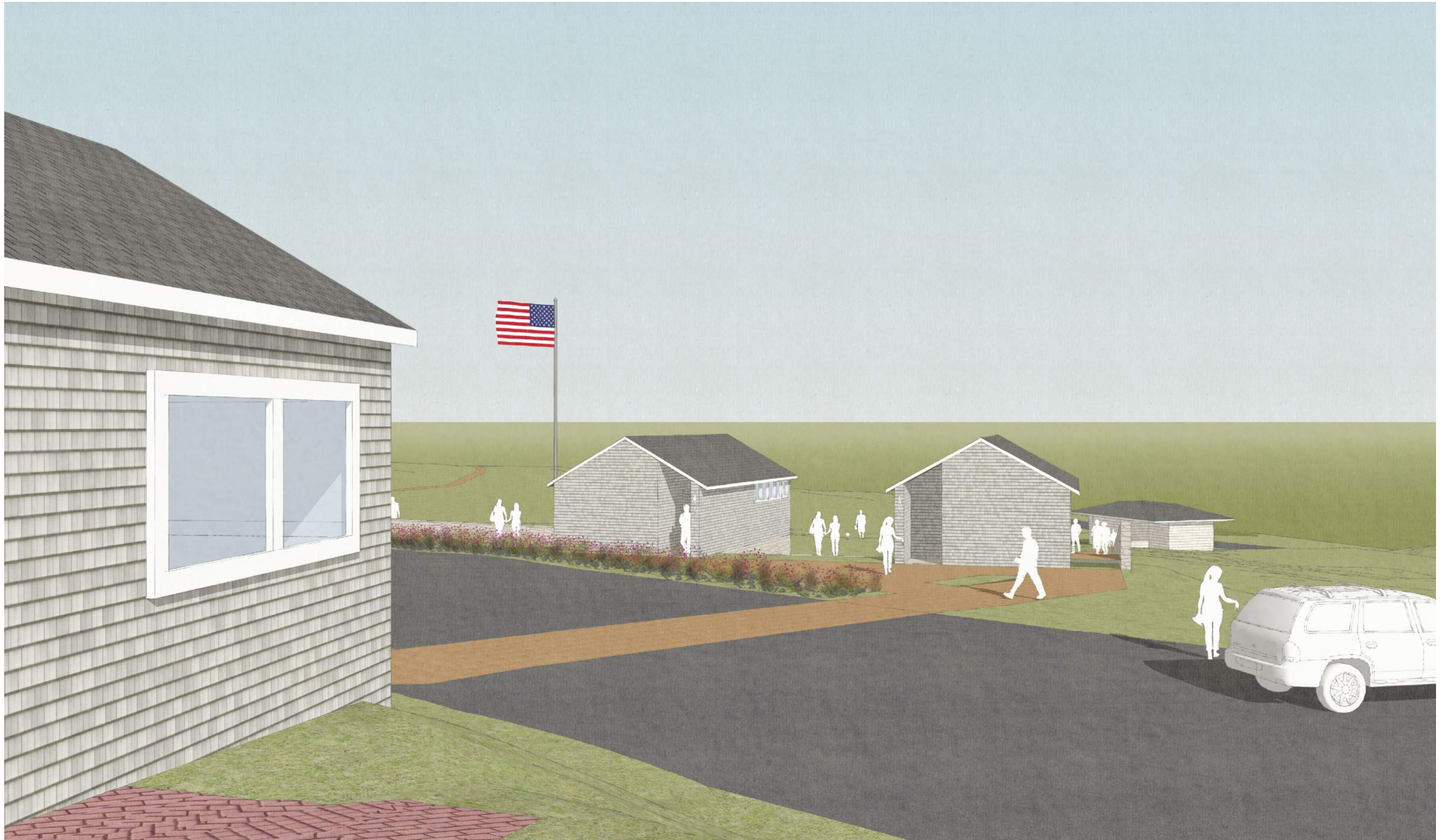
Circle Comfort Stations - Site Plan
Aquinnah, MA - March, 2022



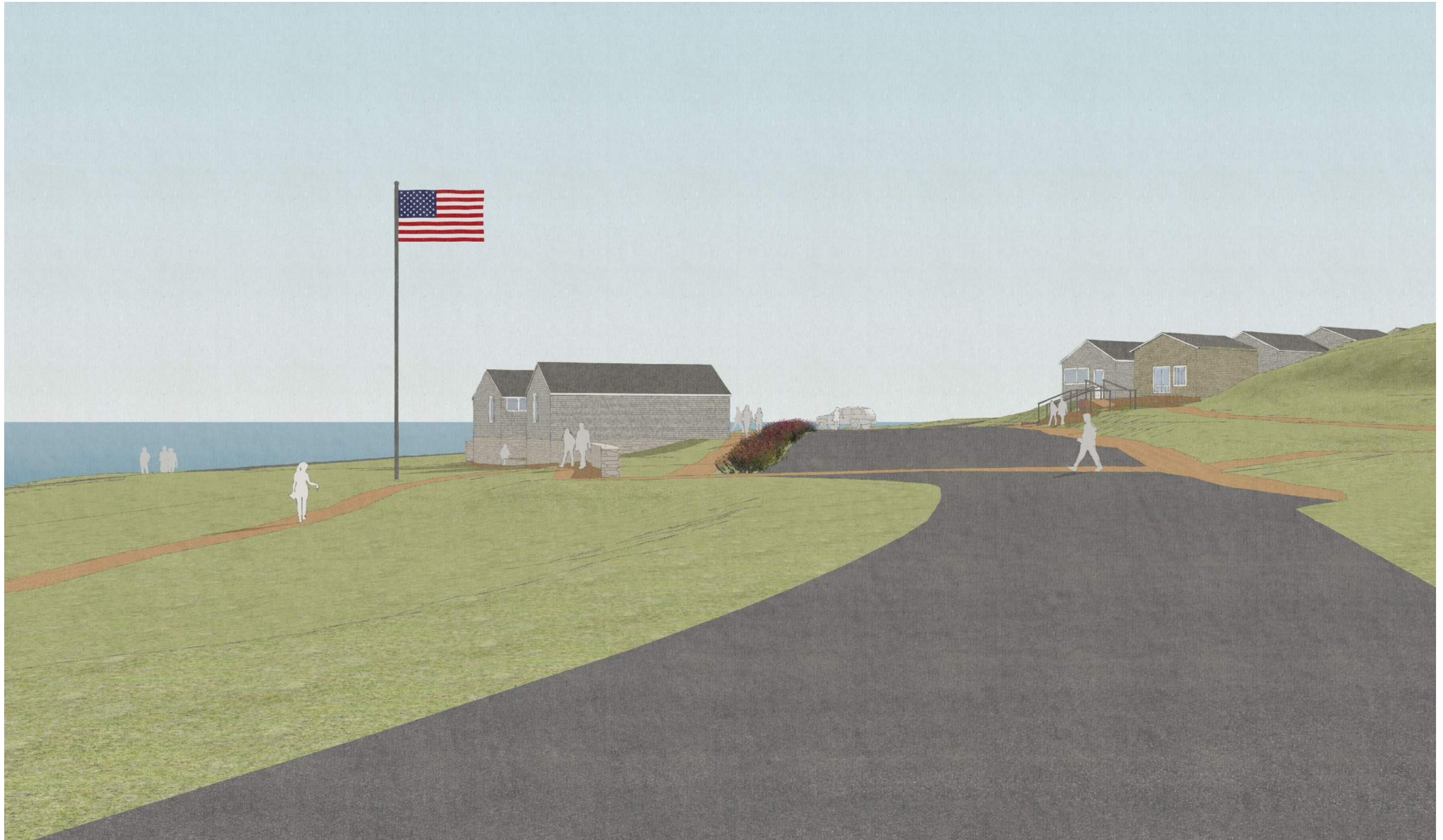
Circle Comfort Stations - Landscape Plan
Aquinnah, MA - March, 2022



Circle Comfort Stations - Perspective from Retail Area
Aquinnah, MA - March, 2022



Circle Comfort Stations - Perspective from Retail/Picnic Area
Aquinnah, MA - March, 2022



Circle Comfort Stations - Perspective from Road
Aquinnah, MA - March, 2022



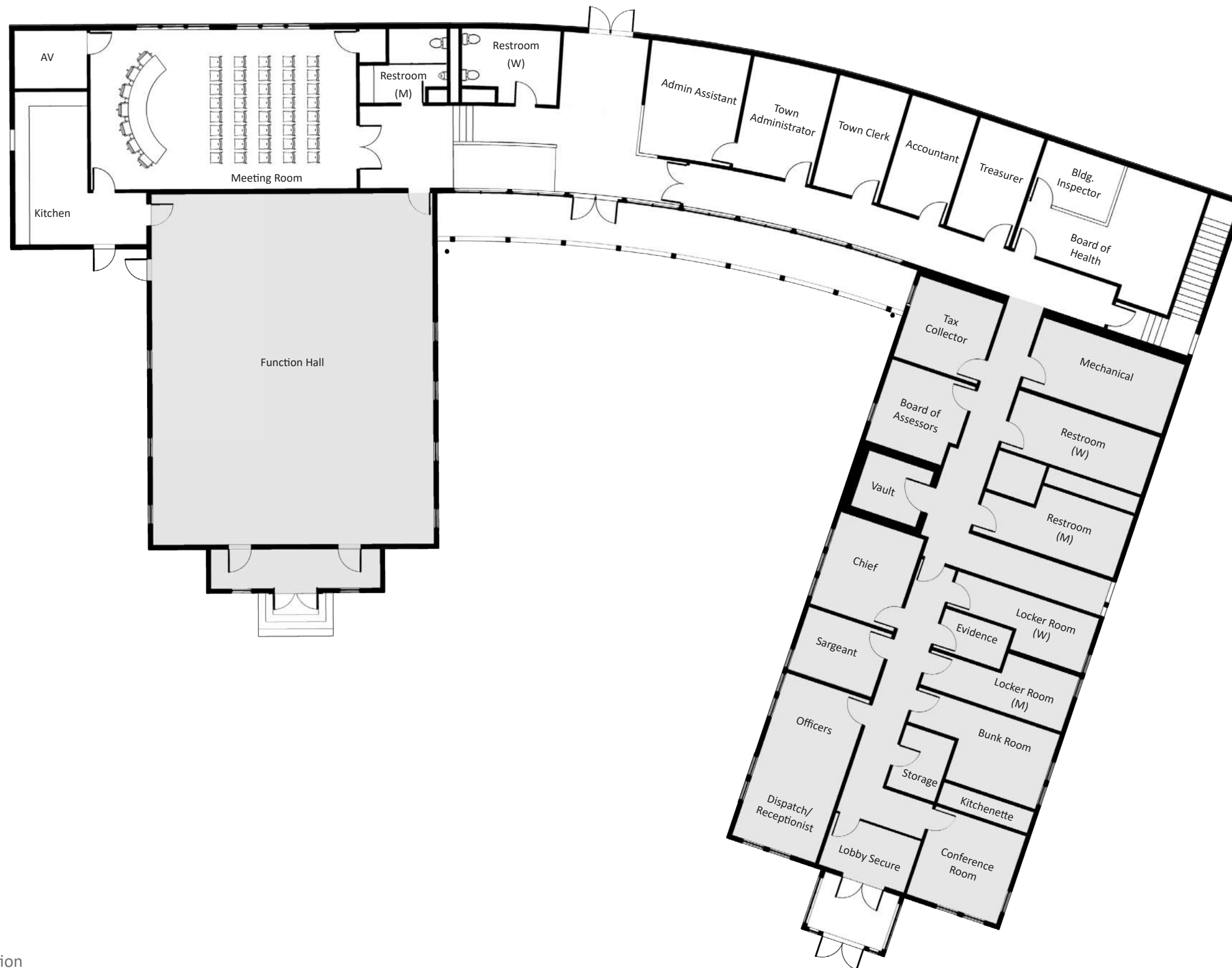
Circle Comfort Stations - Perspective from Circle Path
Aquinnah, MA - March, 2022



Circle Comfort Stations - Perspective from Circle Path
Aquinnah, MA - March, 2022



Circle Comfort Stations - Perspective from Circle
Aquinnah, MA - March, 2022



Legend



- New Construction
- Existing



Aquinnah Town Center - Landscape Plan
Aquinnah, MA - March, 2022



Aquinnah Town Center - Entrance Perspective
Aquinnah, MA - March, 2022



Aquinnah Town Center - Entrance Perspective
Aquinnah, MA - March, 2022



Aquinnah Town Center - Courtyard Perspective
Aquinnah, MA - March, 2022



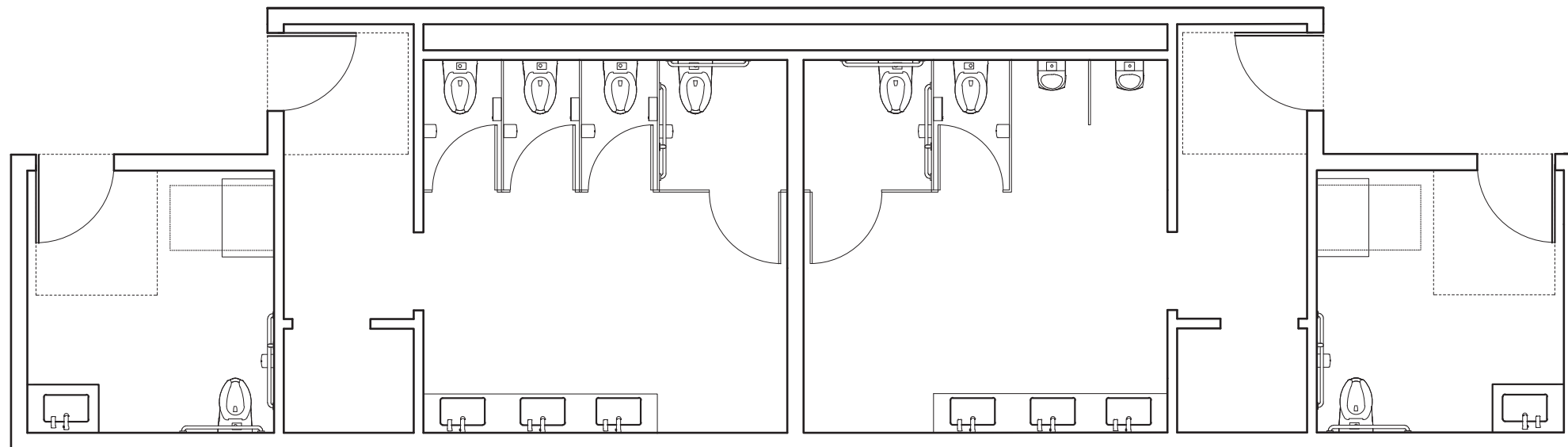
Aquinnah Town Center - Perspective from Road
Aquinnah, MA - March, 2022



Aquinnah Town Hall Complex & Circle Presentation

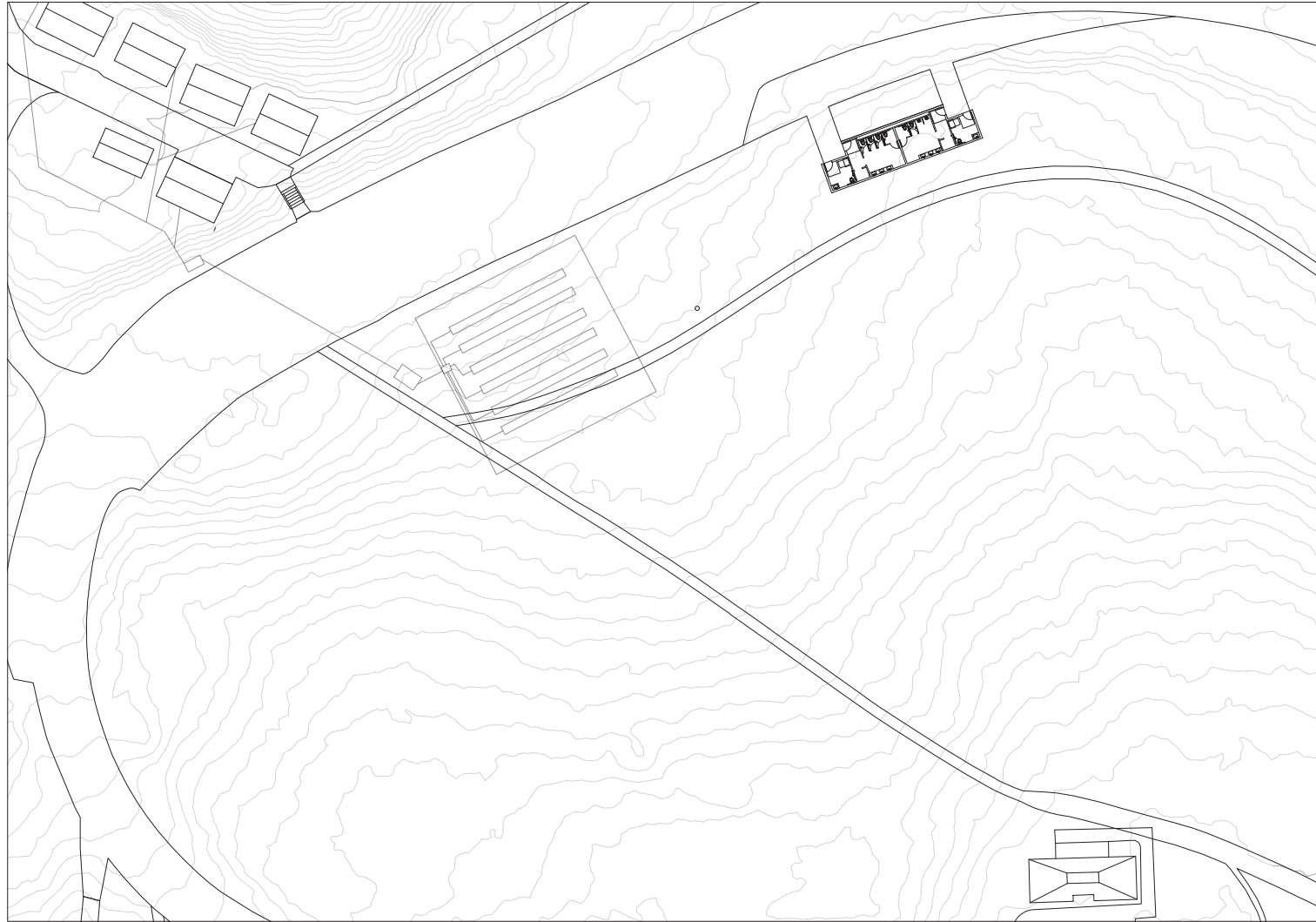
Design Drawings

03/31/2022

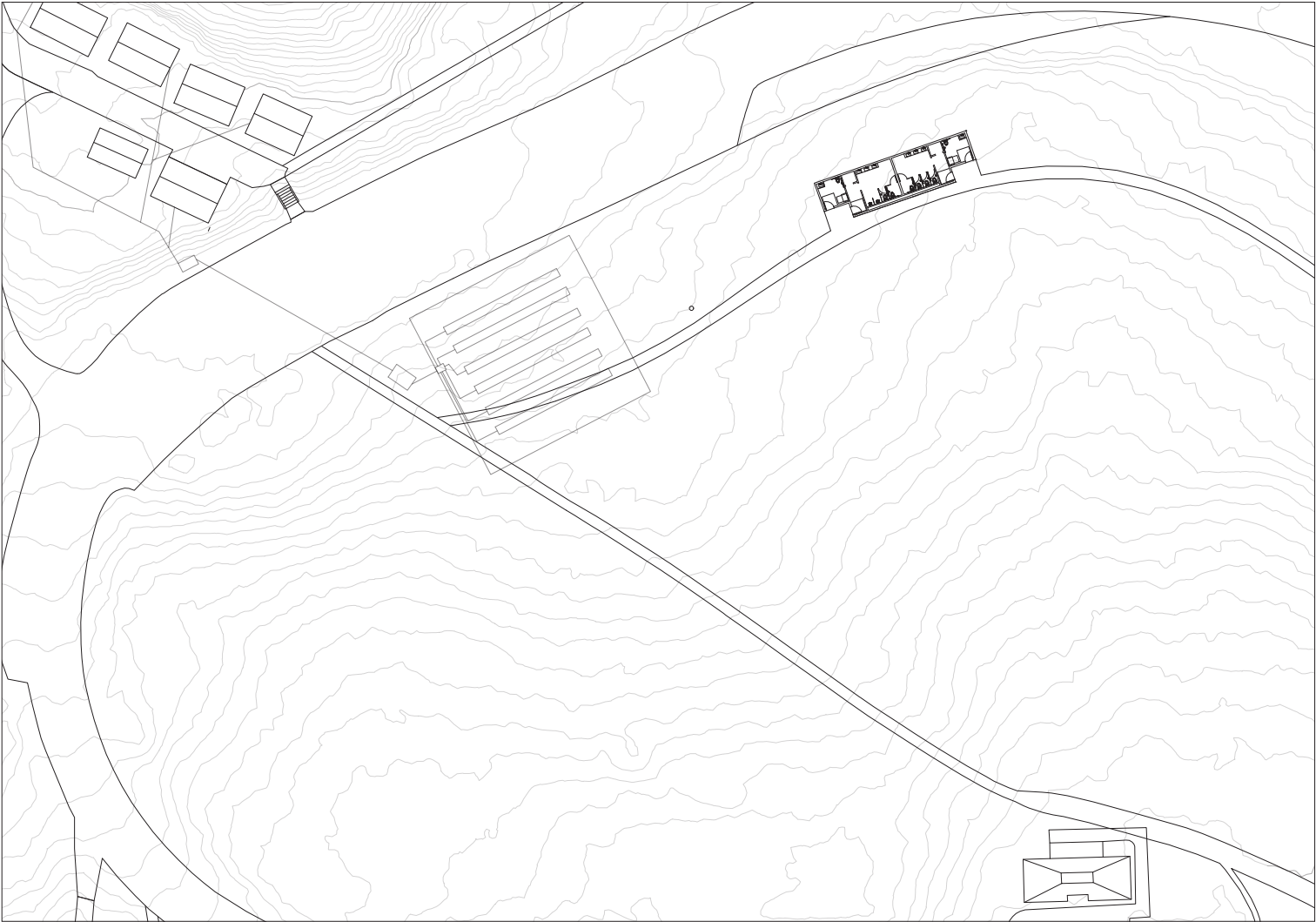


0' 2' 4' 8' 16'

Circle Comfort Stations - Floor Plans
Aquinnah, MA - March, 2022



Option 1



Option 2





Option 1



Option 2



Option 1



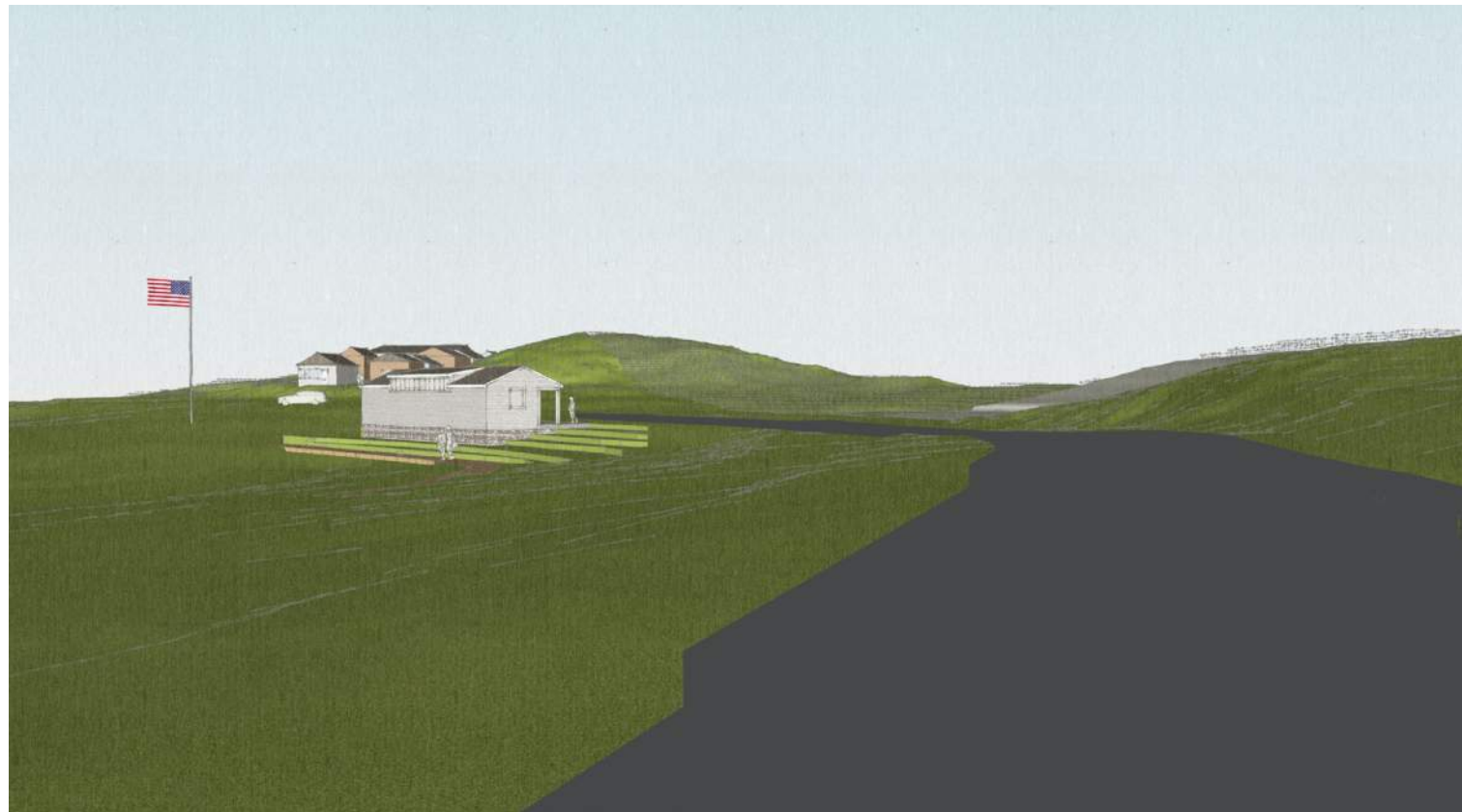
Option 2



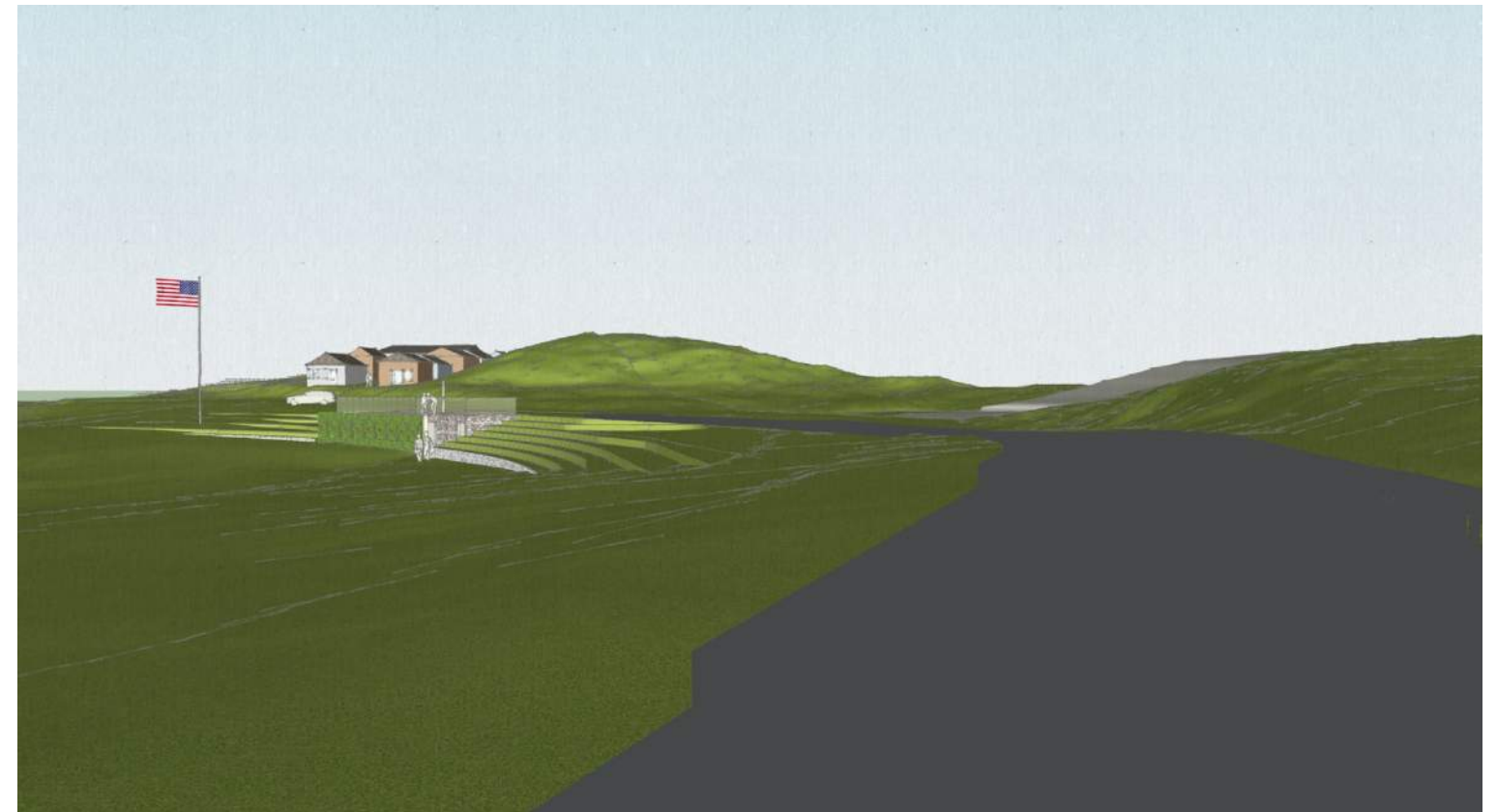
Option 1



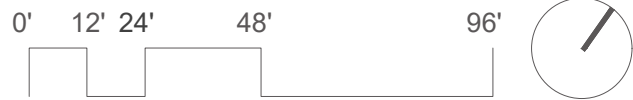
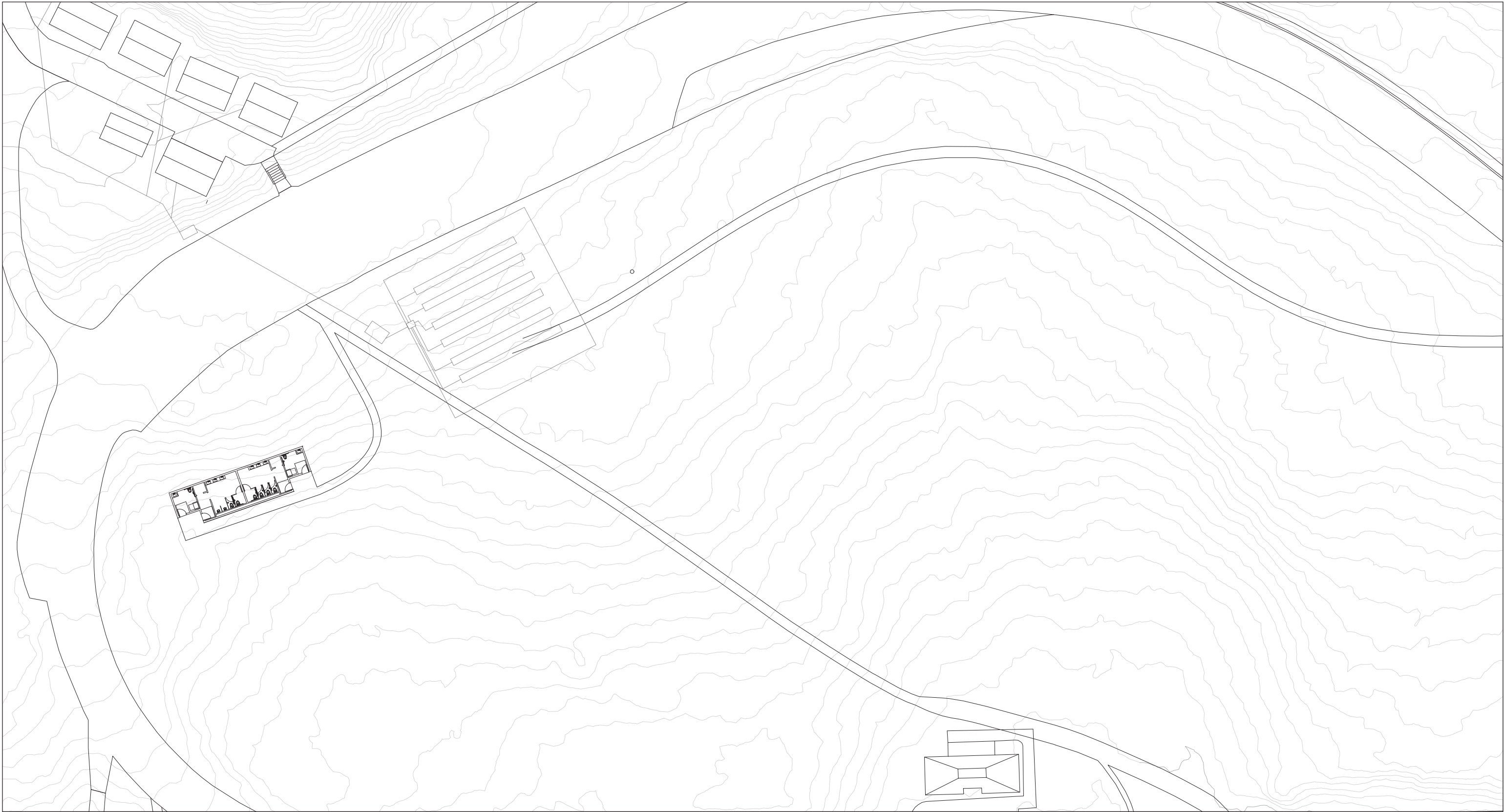
Option 2



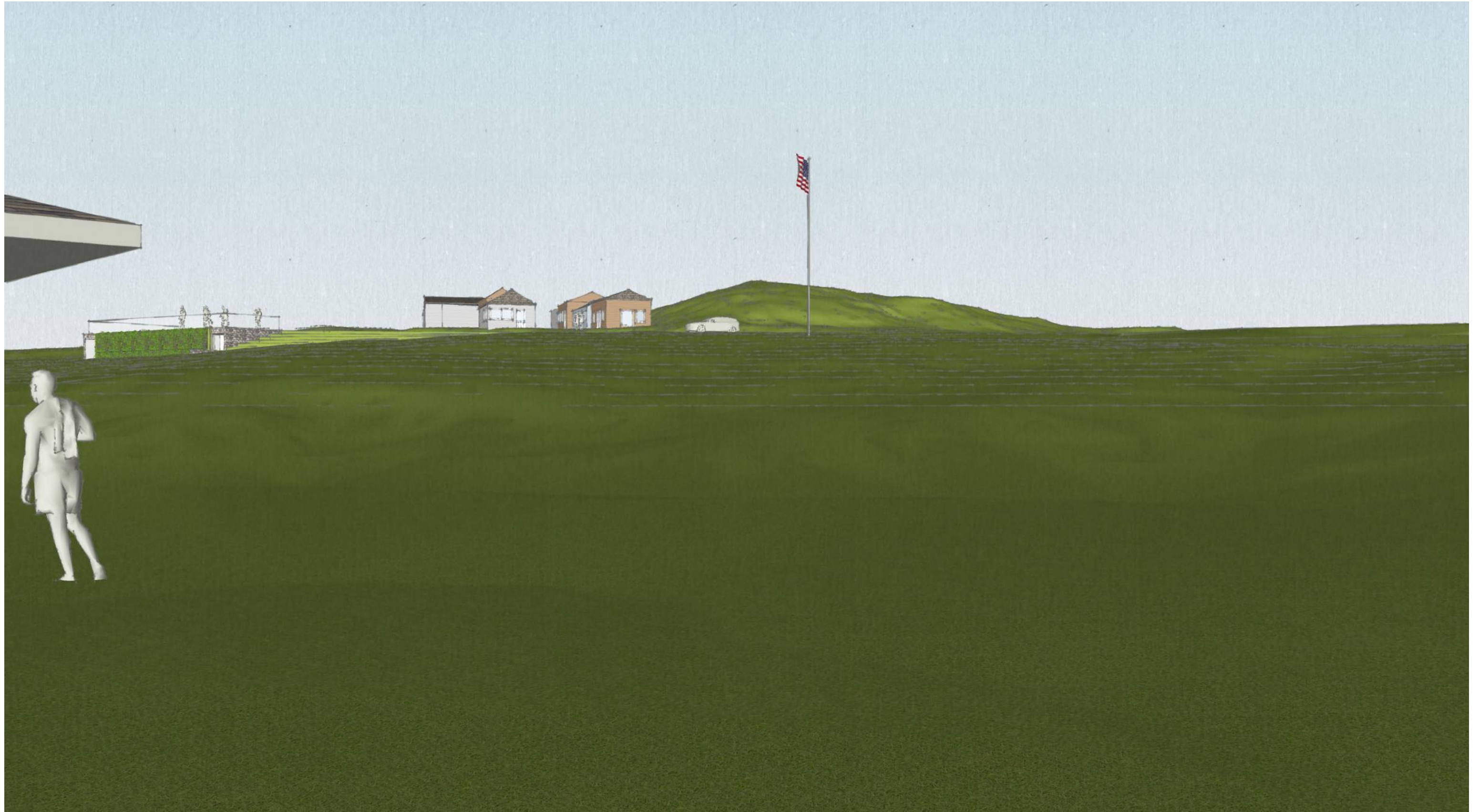
Option 1



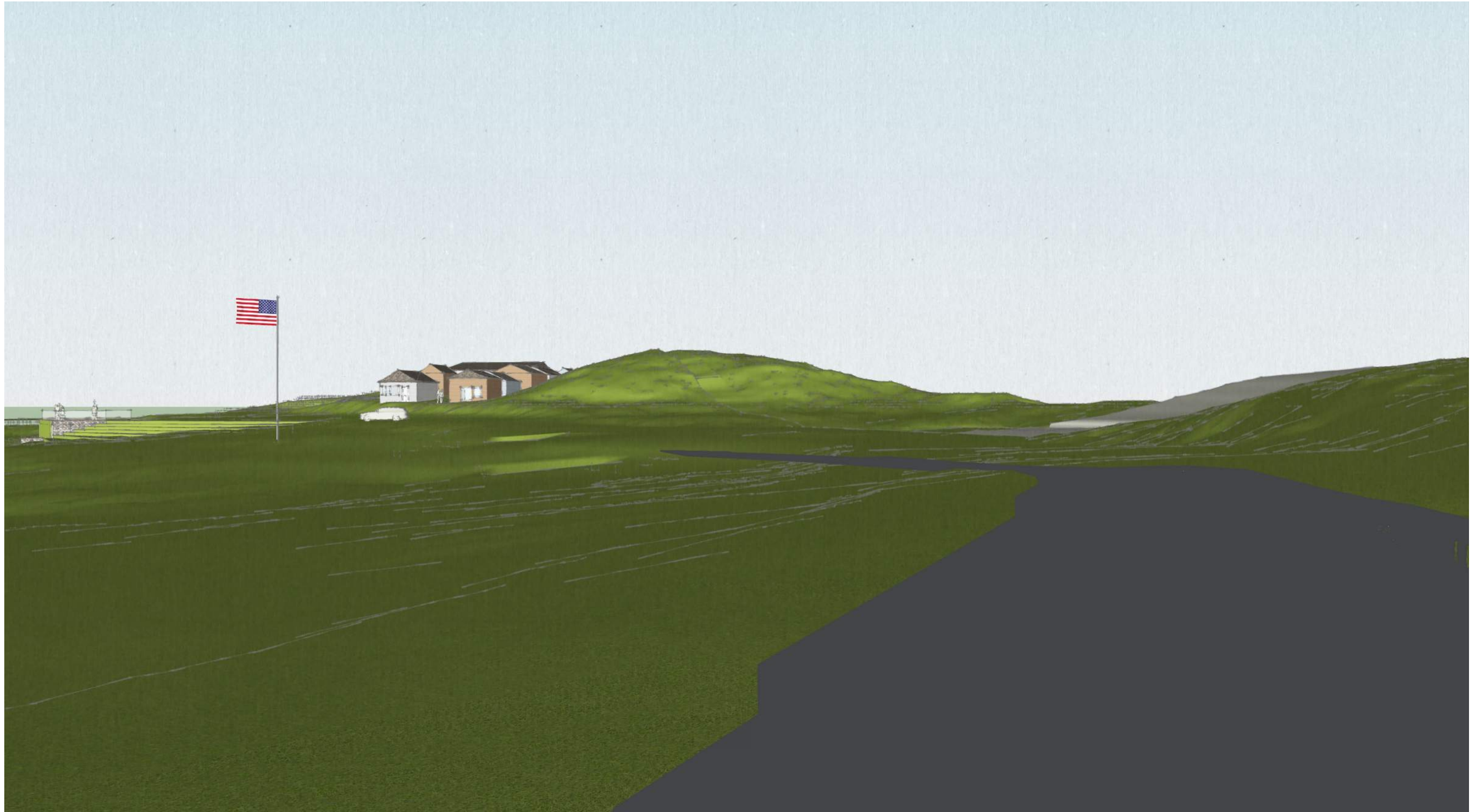
Option 2



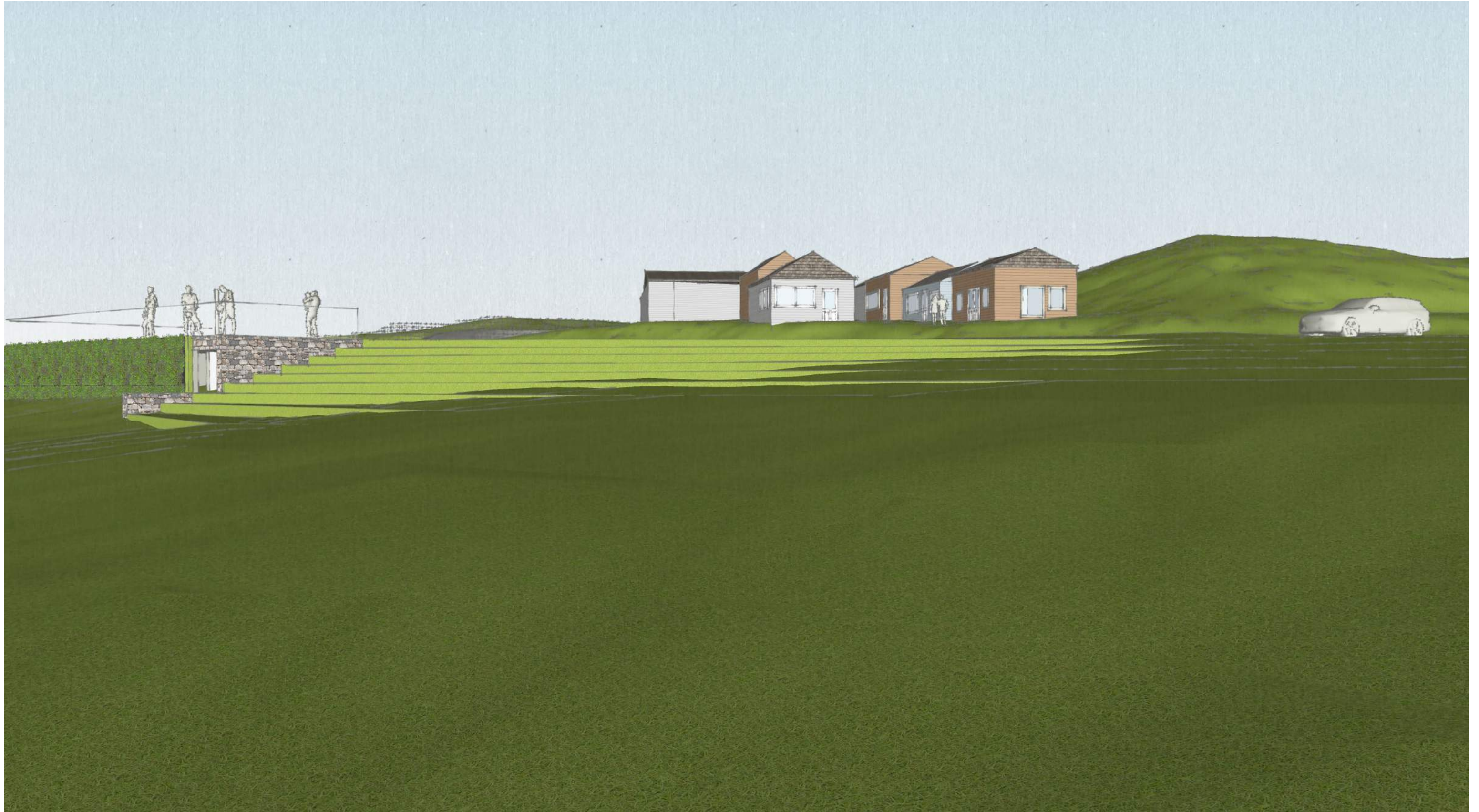
Circle Comfort Stations - Site Plan - Option 3
Aquinnah, MA - March, 2022



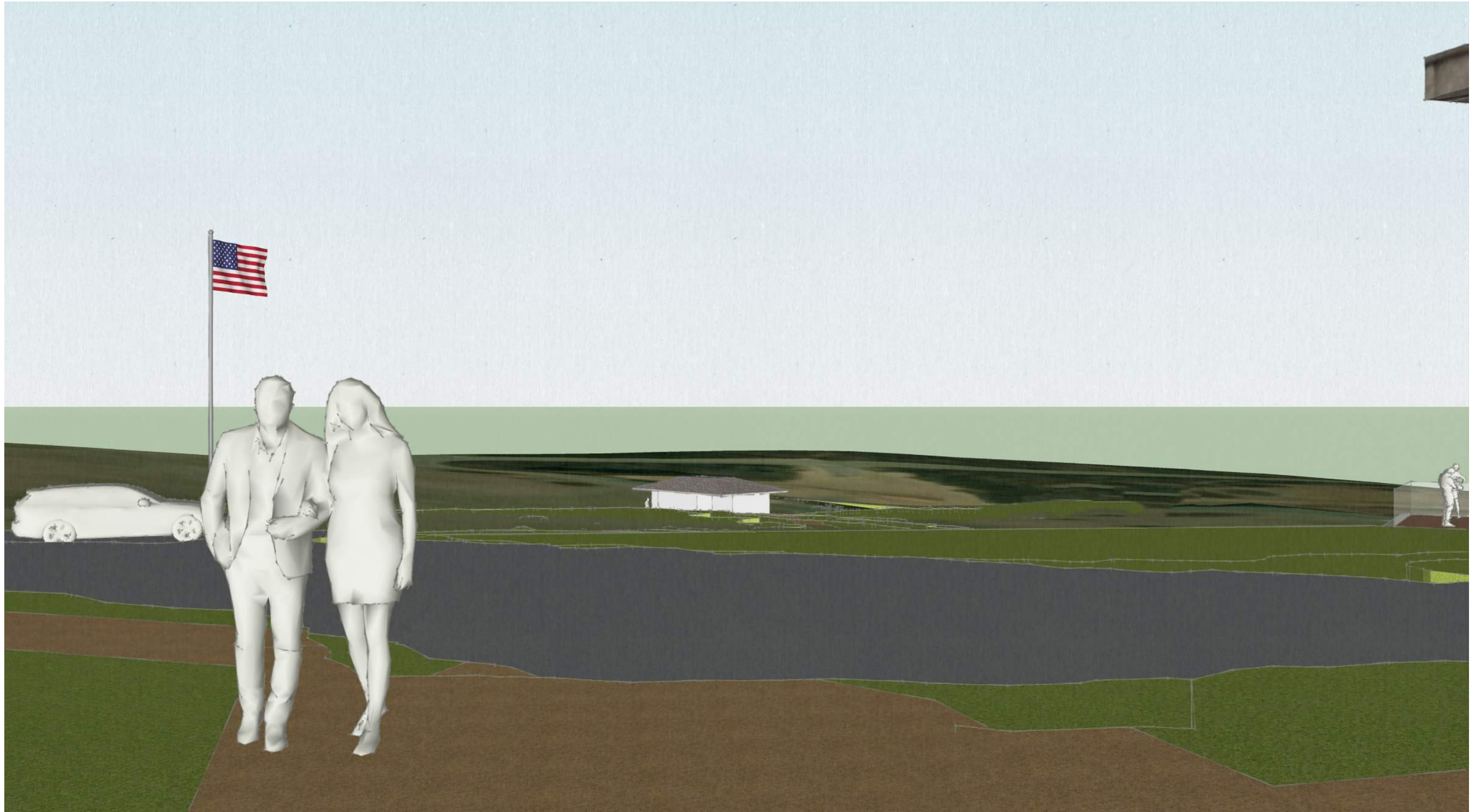
Circle Comfort Stations - View from Existing Restroom
Aquinnah, MA - March, 2022



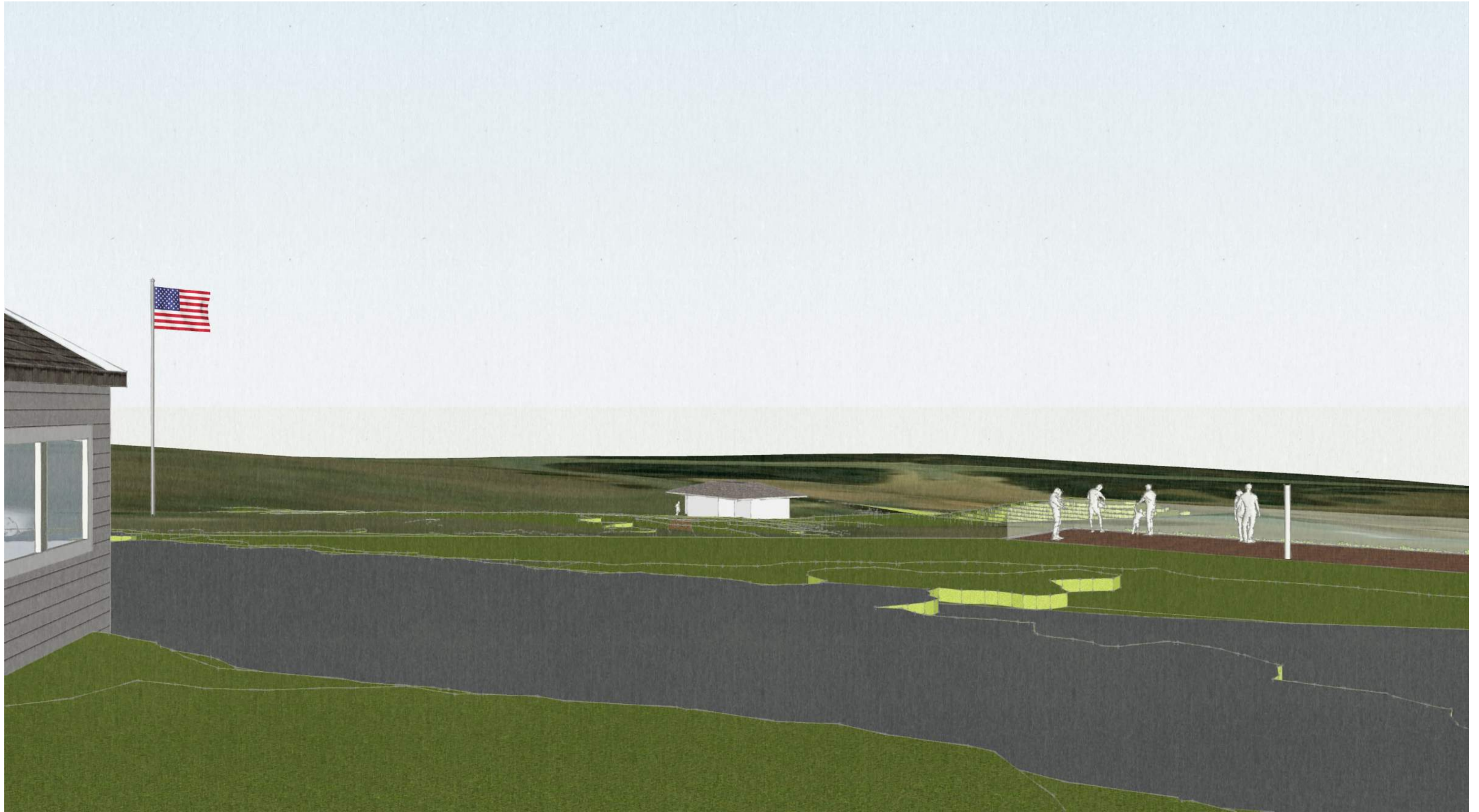
Circle Comfort Stations - View from Road
Aquinnah, MA - March, 2022



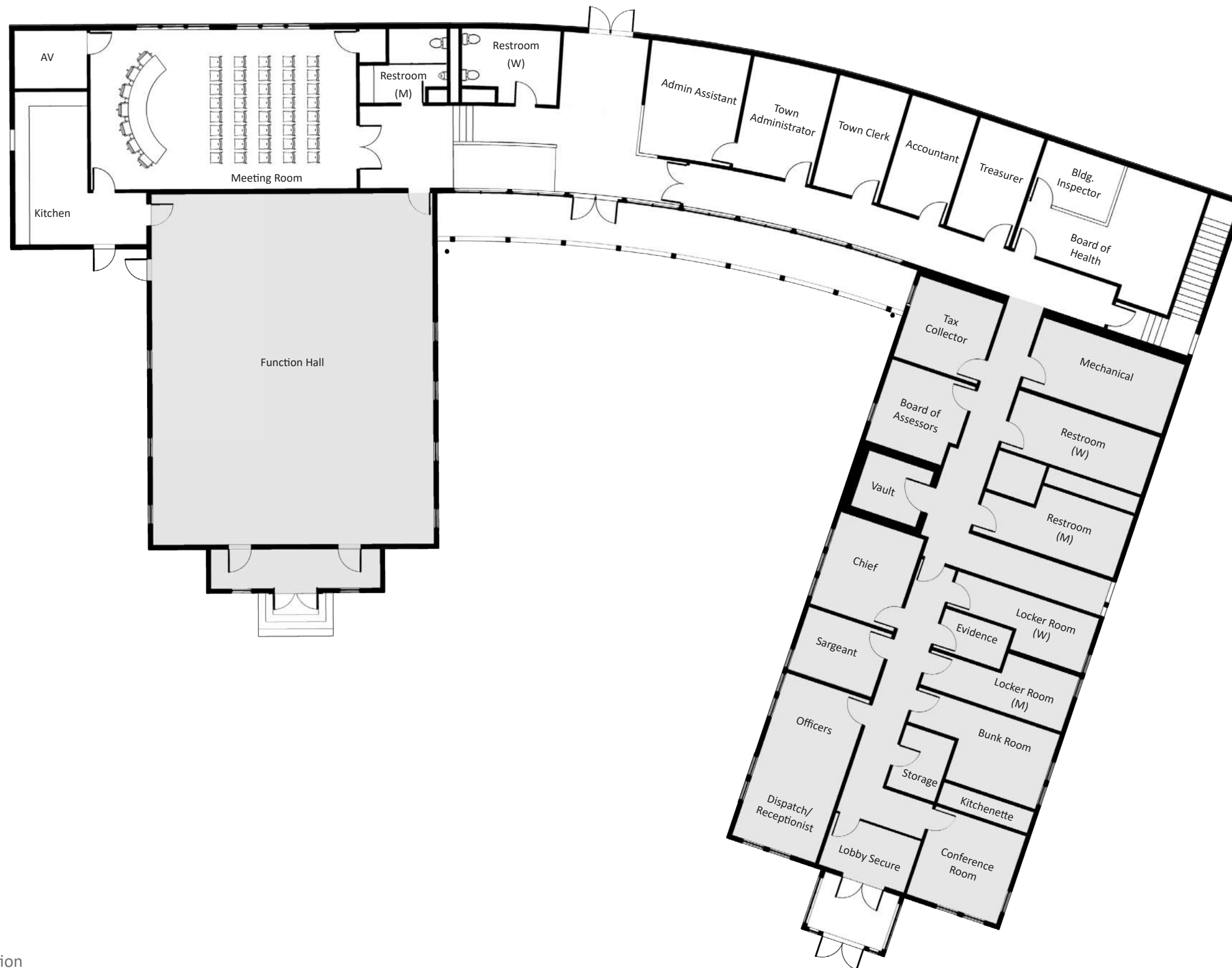
Circle Comfort Stations - View from Circle
Aquinnah, MA - March, 2022



Circle Comfort Stations - View from Retail
Aquinnah, MA - March, 2022



Circle Comfort Stations - View from Picnic Area
Aquinnah, MA - March, 2022



Legend



- New Construction
- Existing



Aquinnah Town Center - Landscape Plan
Aquinnah, MA - March, 2022



Aquinnah Town Center
Aquinnah, MA - March, 2022



Aquinnah Town Center
Aquinnah, MA - March, 2022



Aquinnah Town Center
Aquinnah, MA - March, 2022



Aquinnah Town Center
Aquinnah, MA - March, 2022



Aquinnah Town Hall Complex & Circle Presentation

Design Drawings

04/04/2022

Aquinnah Project Committee

Chief Belain

Jeffrey Madison

Kathy Newman

Jim Pickman

Mitzi Pratt

Karen Salvatore

Consultants

Atlantic Construction

Owner's Project Manager

Suresh Bhatia, President

Jorge Figueiredo, Vice President

ICON Architecture

Ned Collier, Principal-in-Charge

Mark McKevez, Project Manager

Landscape Architecture

Circle

Crowley Cottrell

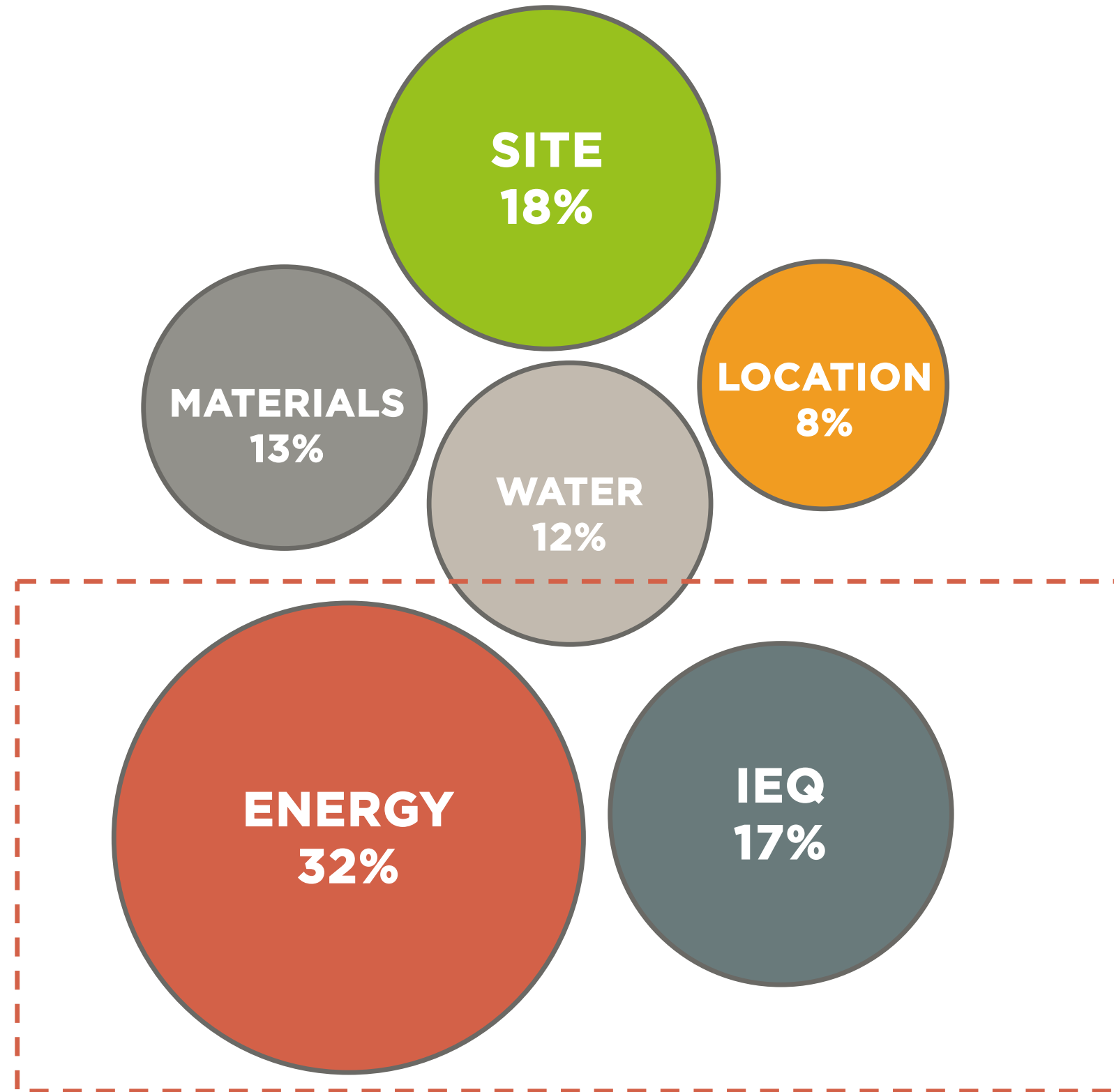
Naomi Cottrell, Principal

Town Hall

Gregory Lombardi Design

Bill Madden, Director





$$1 - 2 - 3 = 0$$

THREE STEPS TO NET ZERO OPERATIONAL ENERGY

1 minimize **EUI**

2 eliminate **FOSSIL FUELS**

3 add **RENEWABLES**

0 achieve **NET ZERO**

SUSTAINABILITY

Opportunities to be Greener + Healthier

PASSIVE STRATEGIES

Solar Orientation

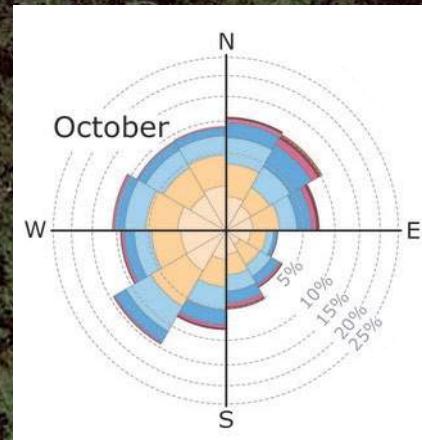
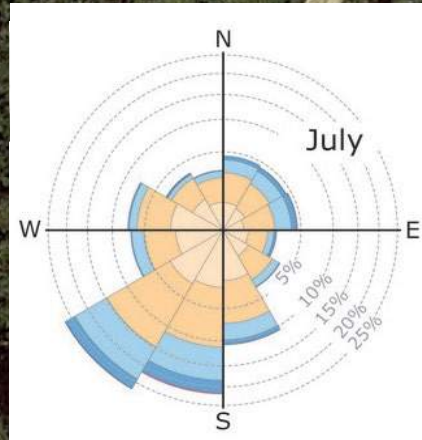
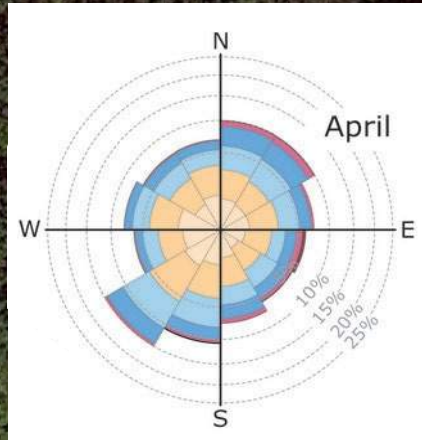
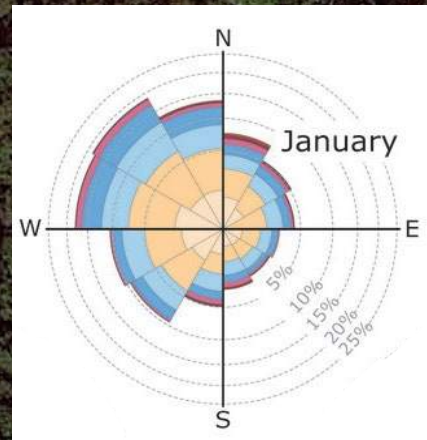
Daylight Harvesting

Self-shading Facades

Compact Footprint

Passive House Envelope

Microclimates



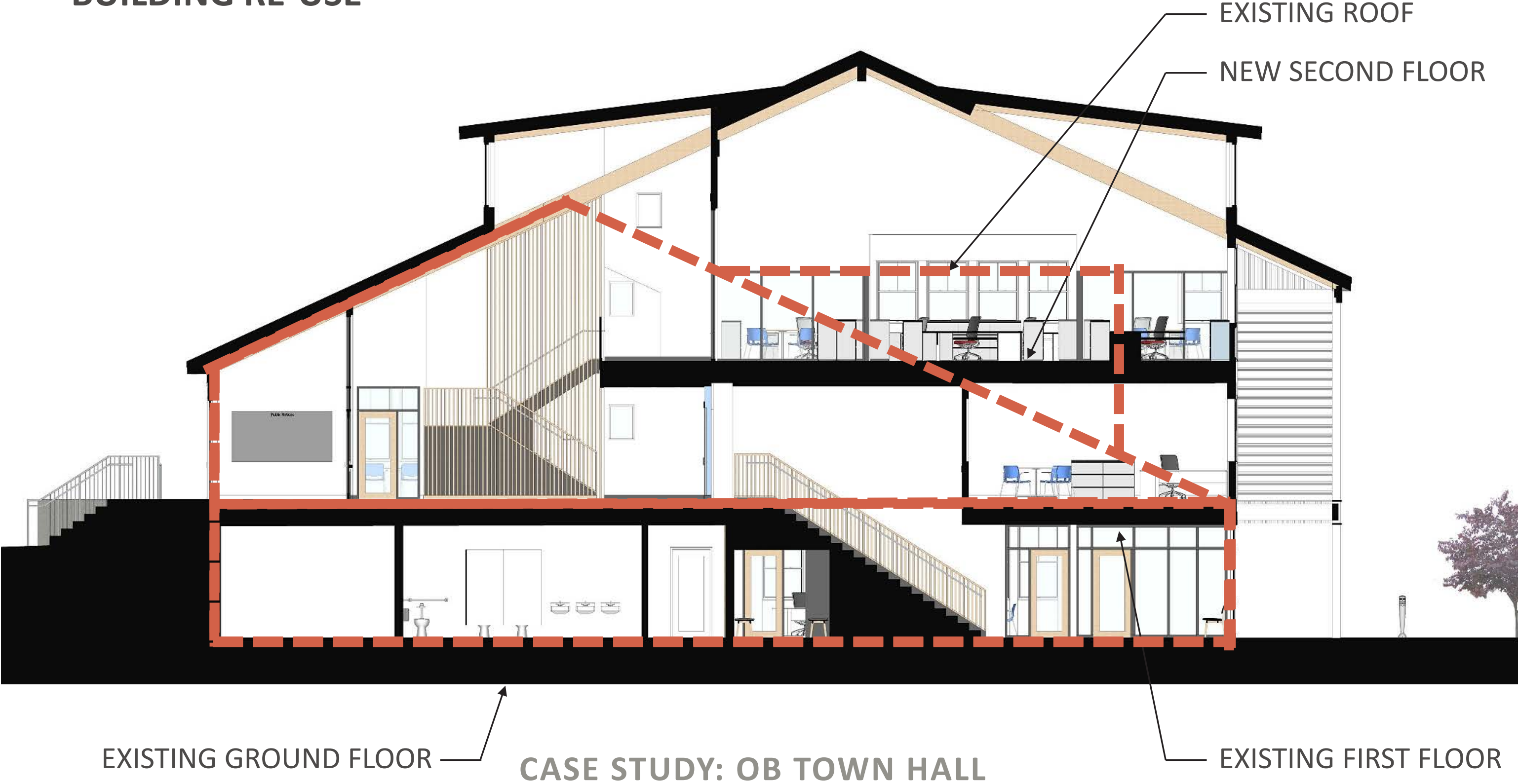
SUMMER SUN
PATH

WINTER SUN PATH

BENEFICIAL SOLAR ORIENTATION

Google Earth

BUILDING RE-USE



BUILDING RE-USE

What we kept



CASE STUDY: OB TOWN HALL

HIGH PERFORMANCE ENVELOPE



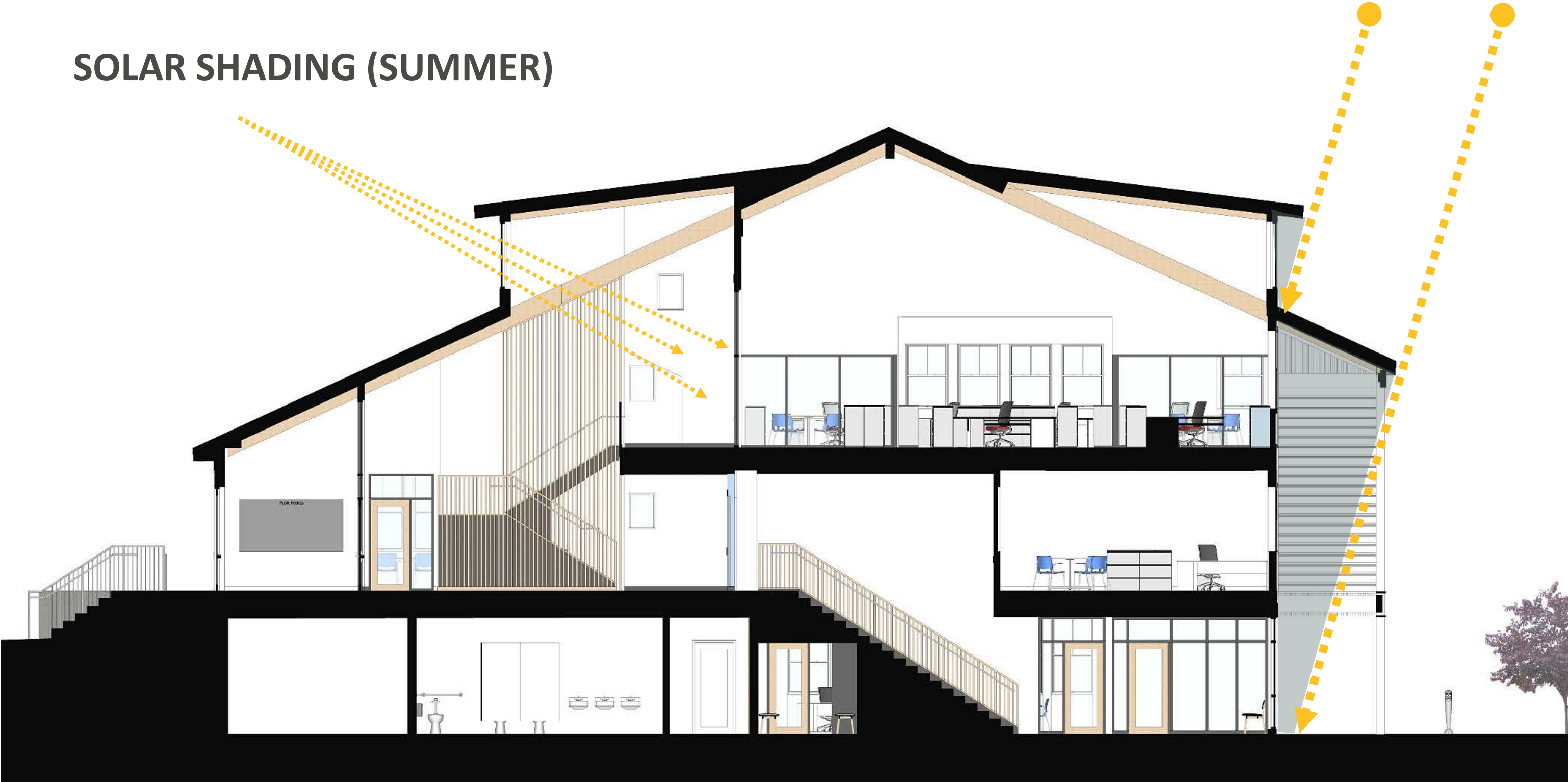
CASE STUDY: OB TOWN HALL

DAYLIGHT HARVESTING (WINTER)



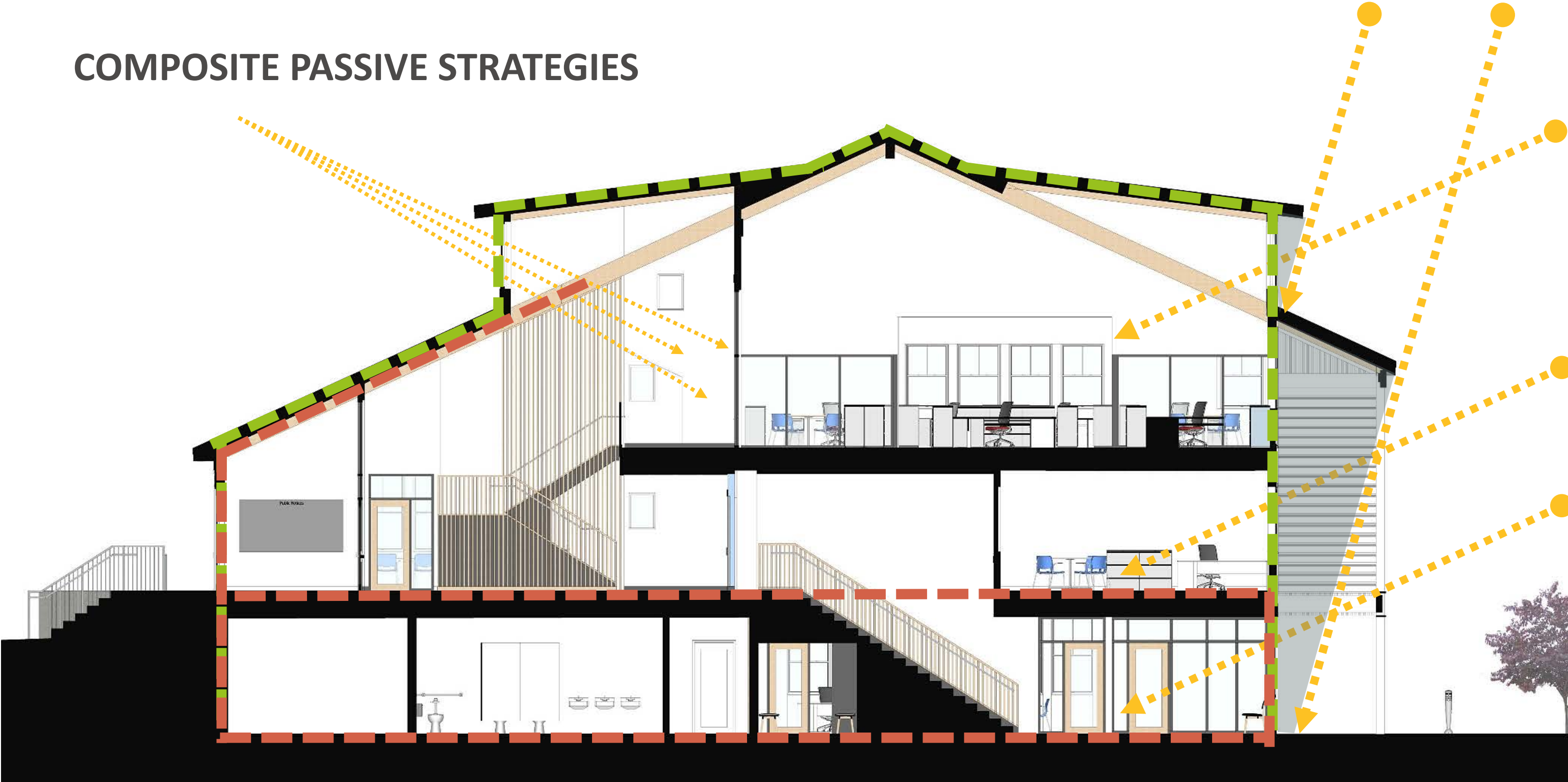
CASE STUDY: OB TOWN HALL

SOLAR SHADING (SUMMER)



CASE STUDY: OB TOWN HALL

COMPOSITE PASSIVE STRATEGIES



CASE STUDY: OB TOWN HALL

Opportunities to be Greener + Healthier

ACTIVE STRATEGIES

No Fossil Fuel / All Electric Mechanical System
Lower Operational Costs
Continuous Ventilation
Photovoltaic Panel Ready

WHAT WE HEARD

General:

What is the overall Town planning context?

Will there be maintenance and operational cost budgets?

Circle Public Facilities:

The view is paramount.

Proposed location is not acceptable.

What about gender neutral facilities?

Keep the architecture simple.

Town Hall:

Overall positive reaction.

Landscape/stonewall/signage not Aquinnah.

Interior organization of Town Offices needs development.

TOWN PLANNING STUDIES

Envision Community I Aquinnah - Aquinnah Village Center Master Plan Phase 1 - Rownan Cignoni & Marianna Zak Hill; The Conway School Spring 2020

Manning Property Restoration - Town of Aquinnah Community Preservation Committee

Aquinnah Overlook Park - Crowley Cottrell, LL; May 10 2019

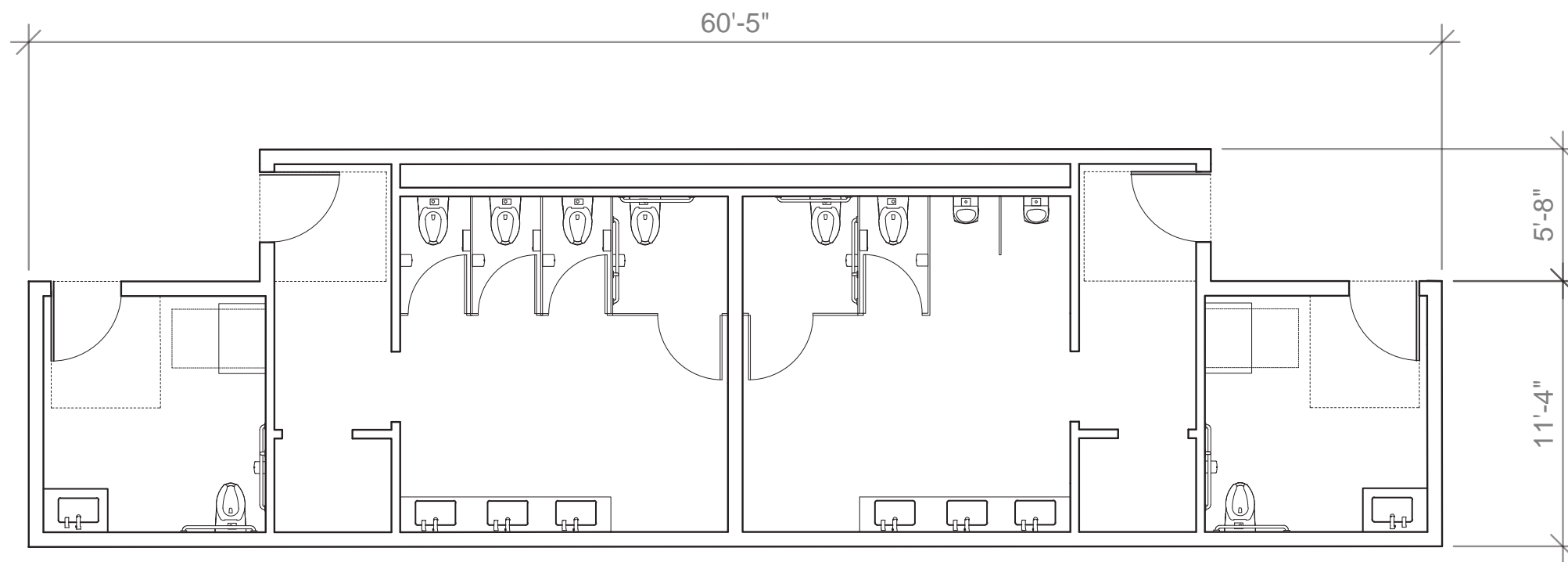
Aquinnah Circle Landscape Master Plan - Emma Vautour and Addie Halligan - The Conway School Spring 2017

20 Years of Aquinnah's Community Preservation Act

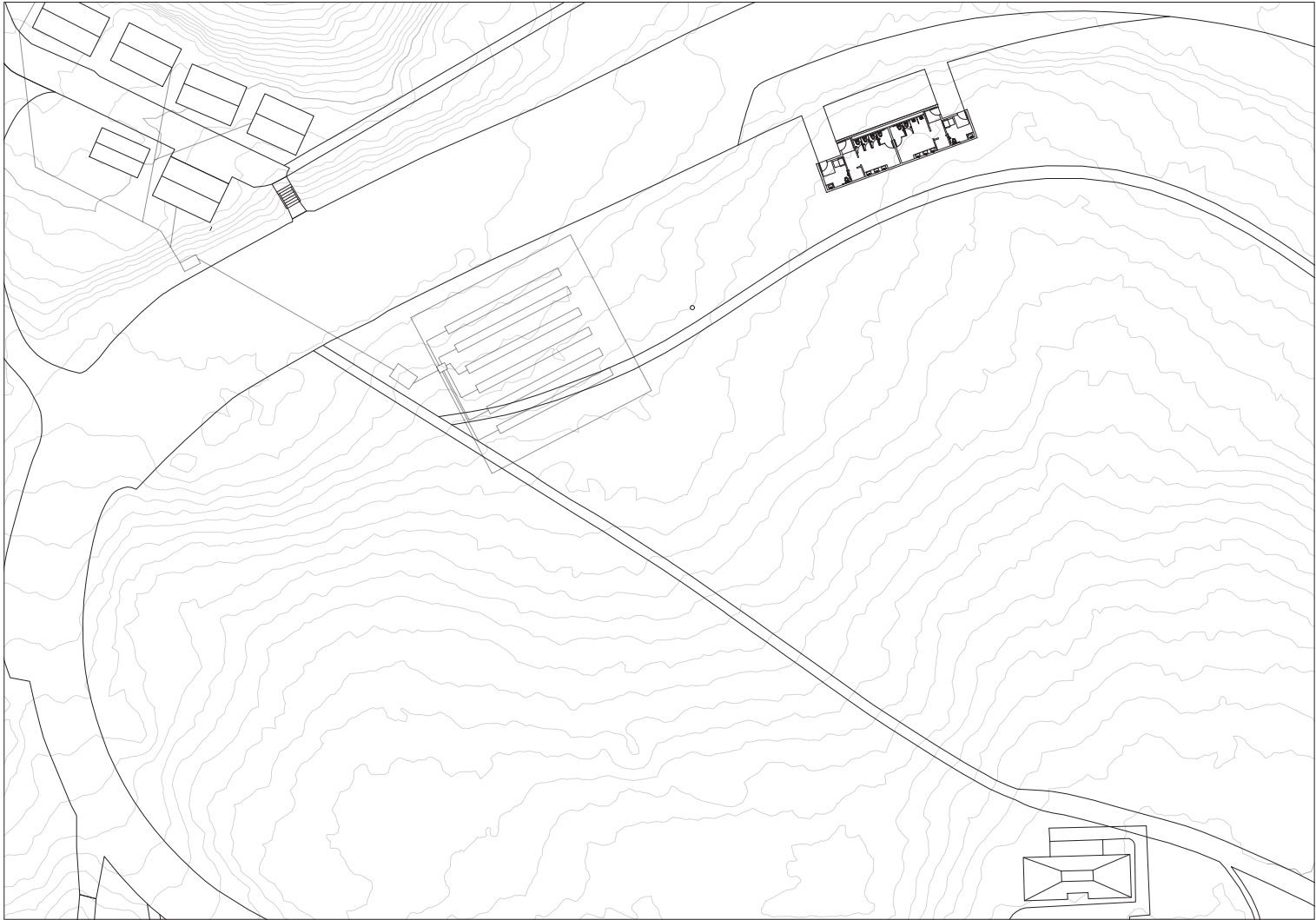
Climate Change Adaptation Context - Aquinnah - Martha's Vineyard Commission

Revisioning Aquinnah Circle - The Conway School; Winter 2016

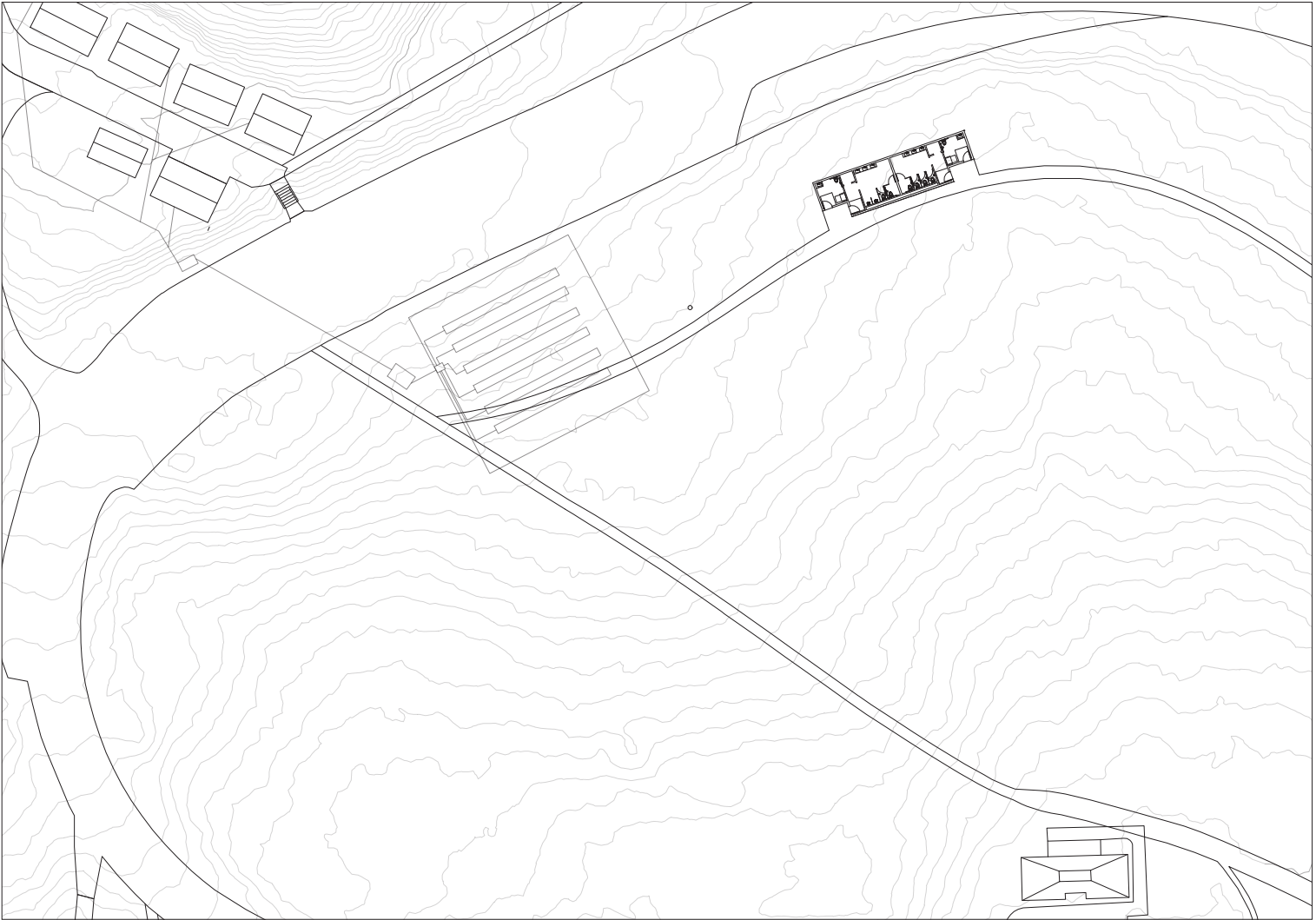
Open Space Plan for the Town of Aquinnah - Town Residents - The Martha's Vineyard Commission



Circle Comfort Stations - Floor Plan
Aquinnah, MA - April, 2022



Option 1



Option 2





Option 1



Option 2



Option 1



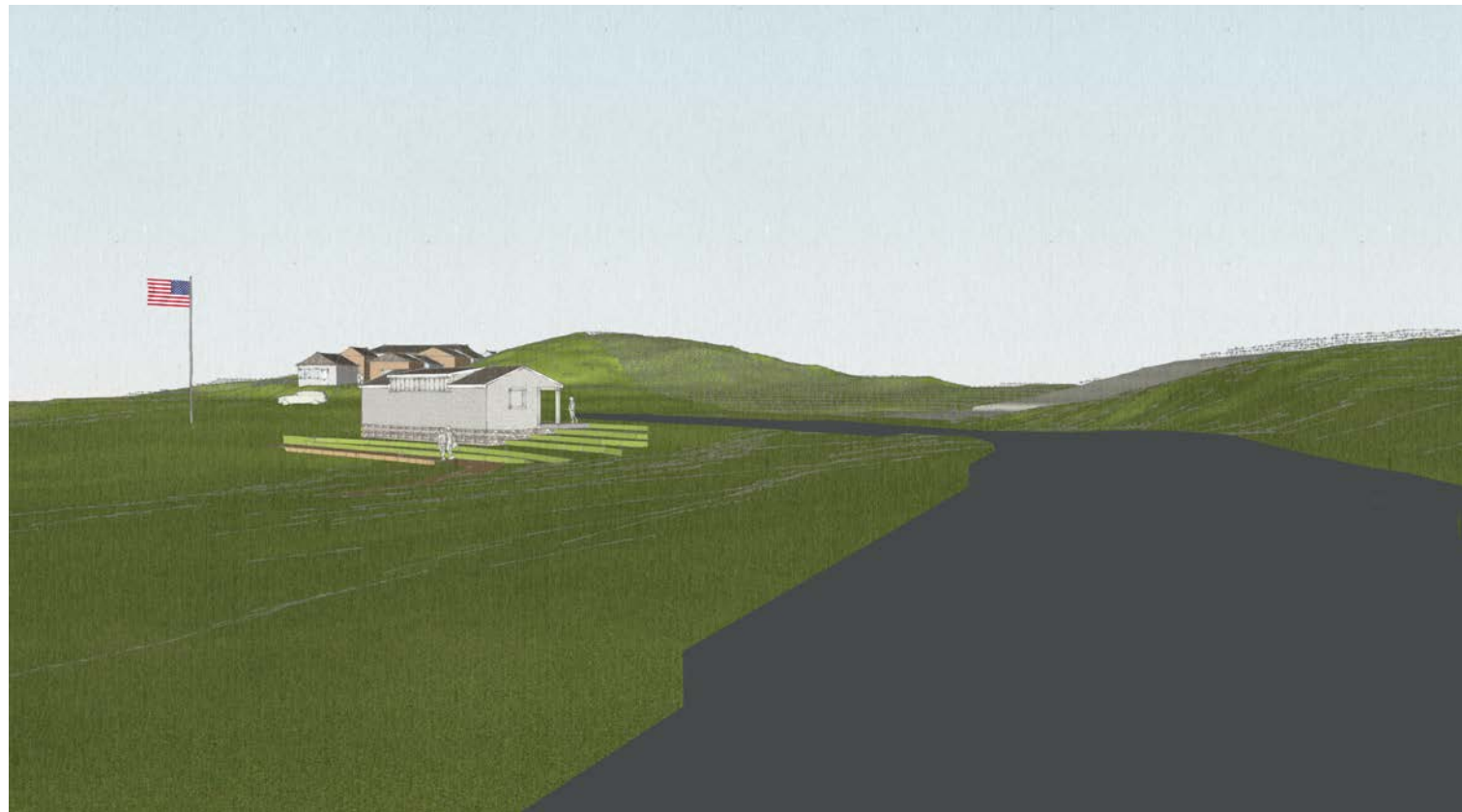
Option 2



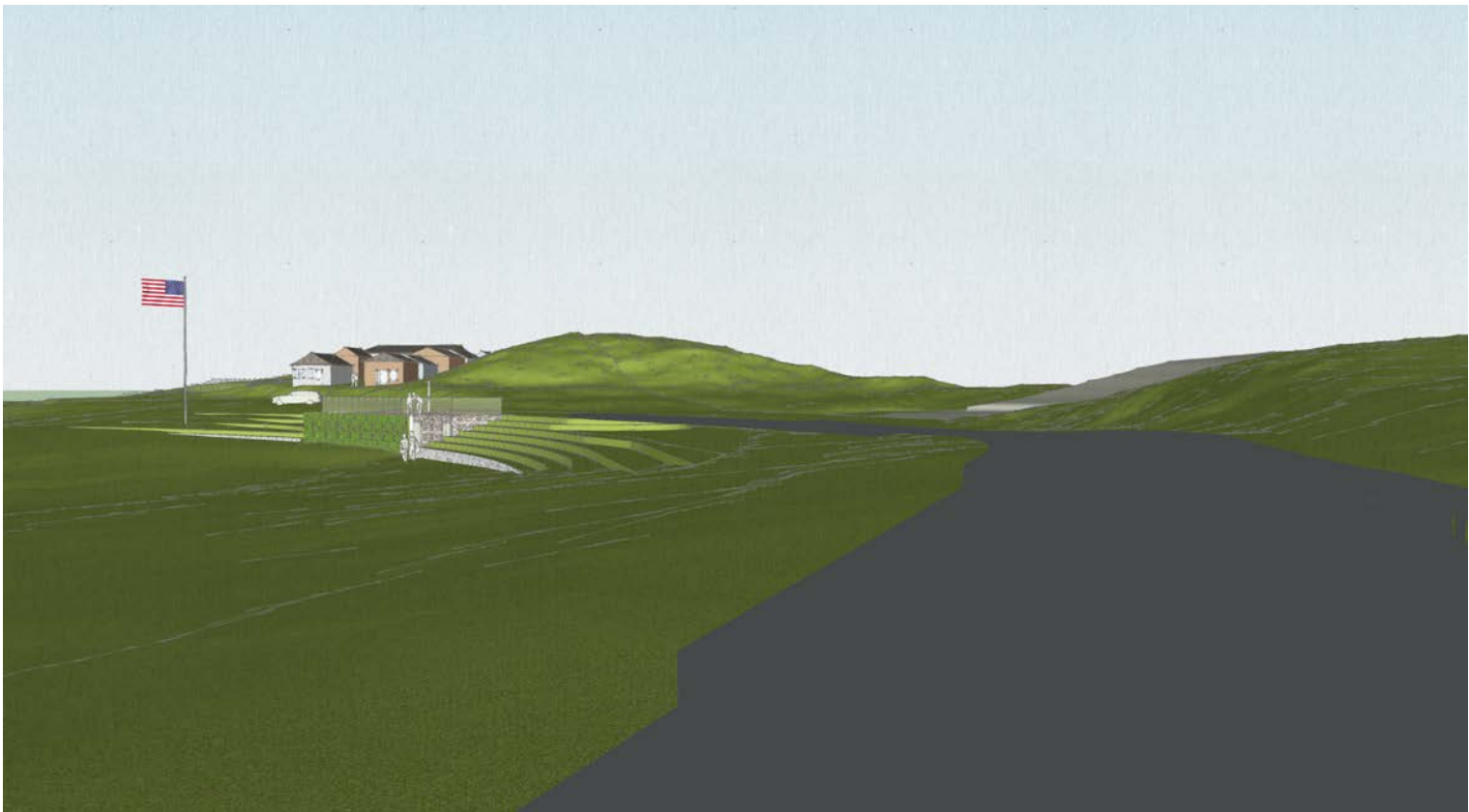
Option 1



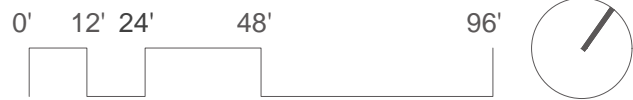
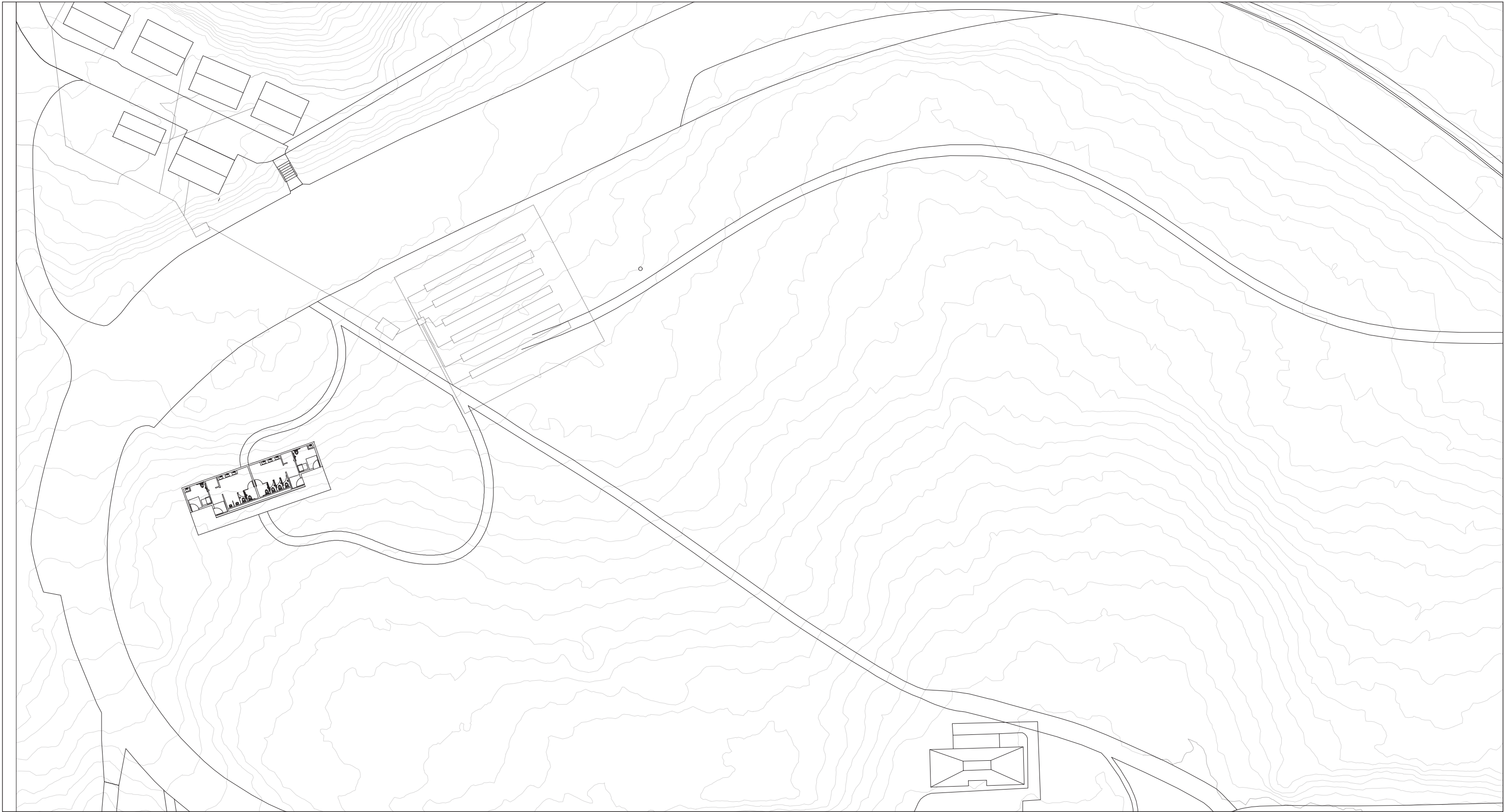
Option 2



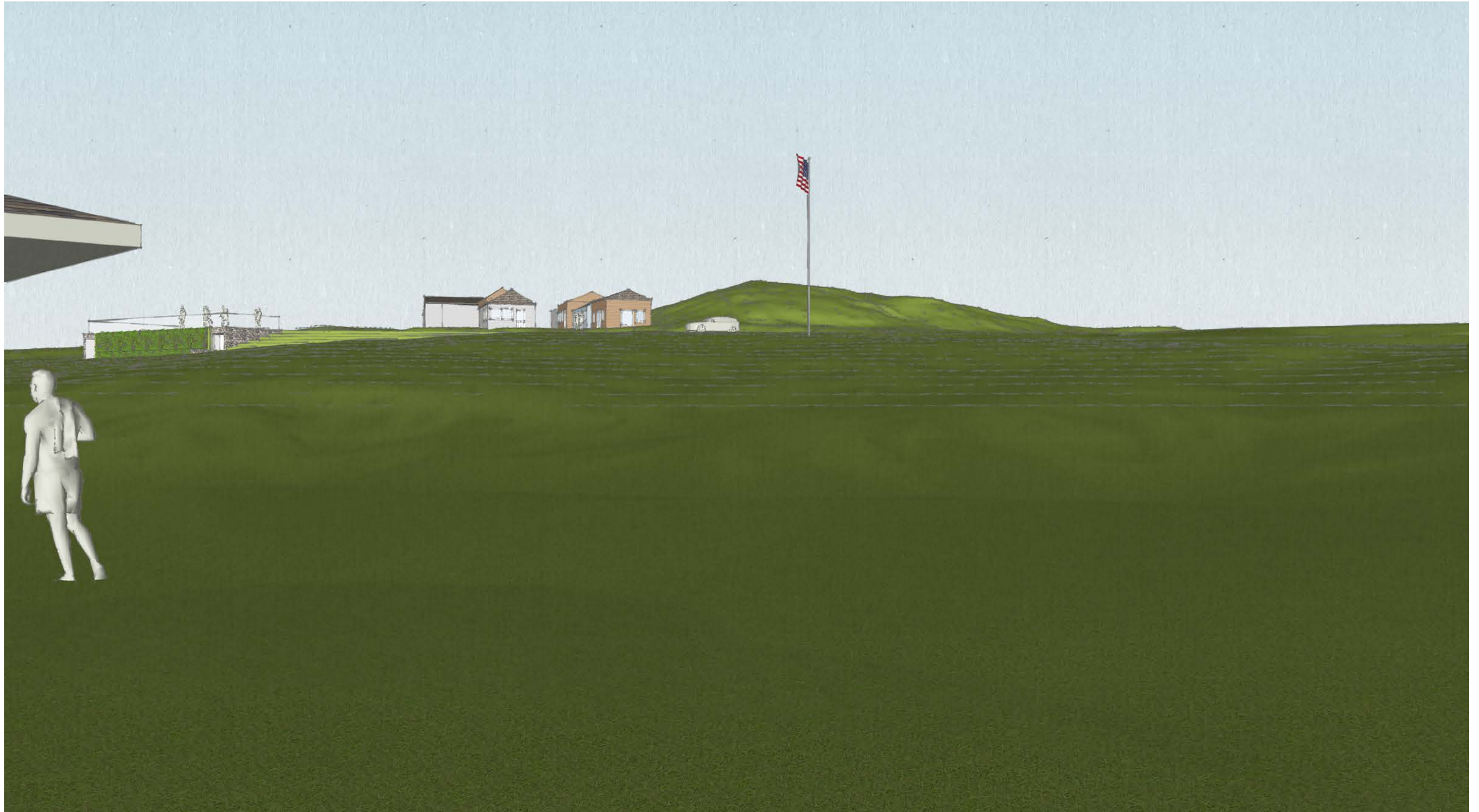
Option 1



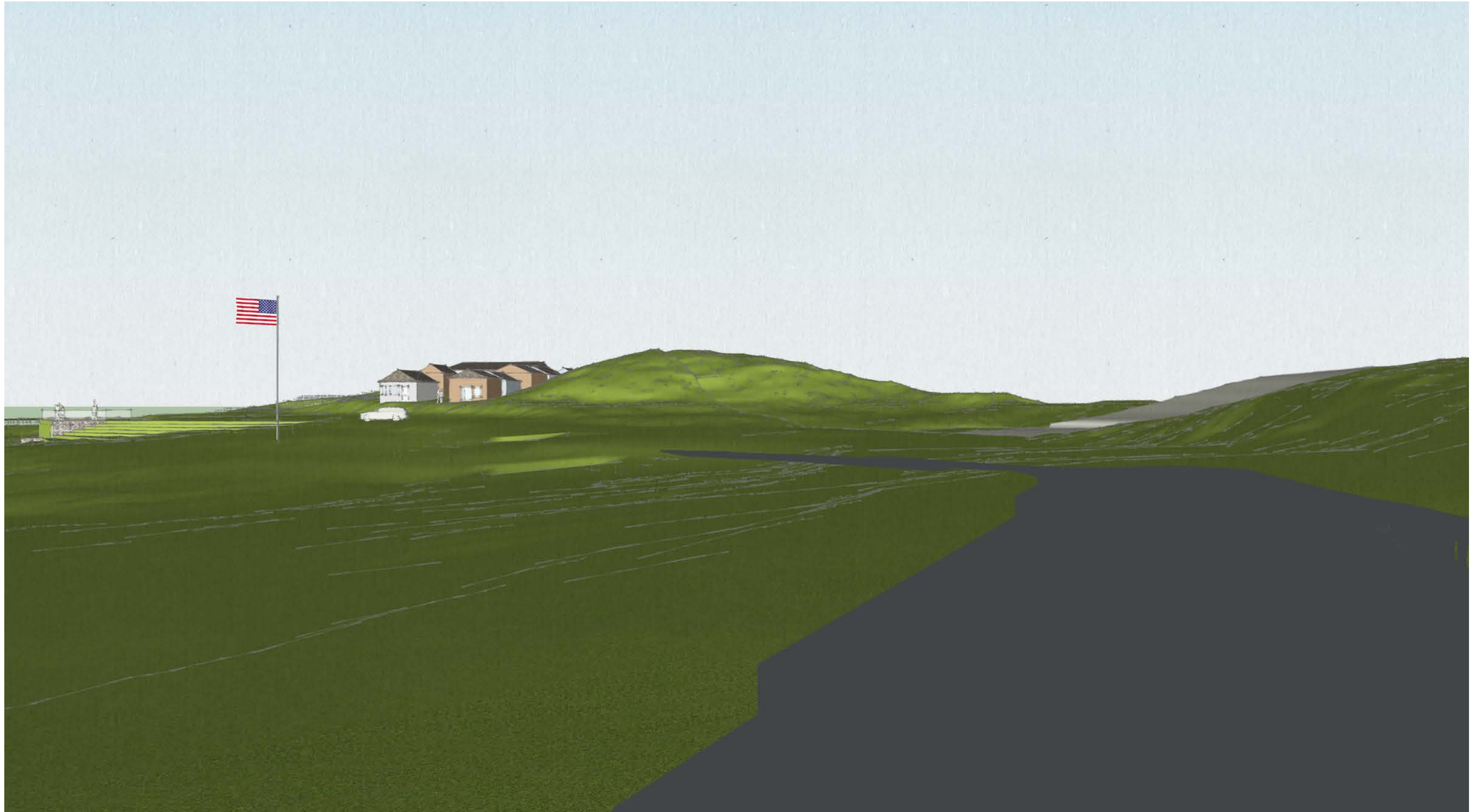
Option 2



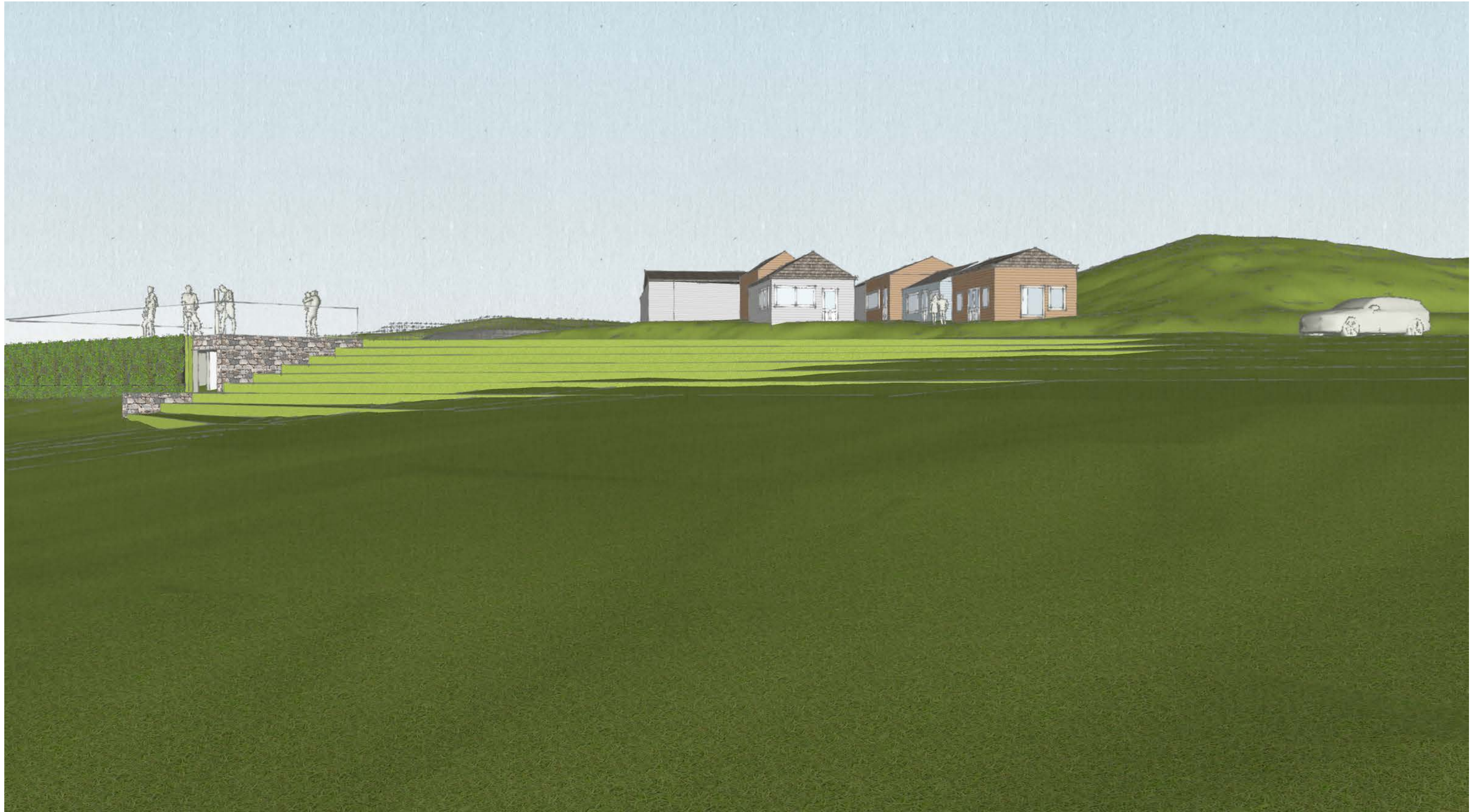
Circle Comfort Stations - Site Plan - Option 3
Aquinnah, MA - April, 2022



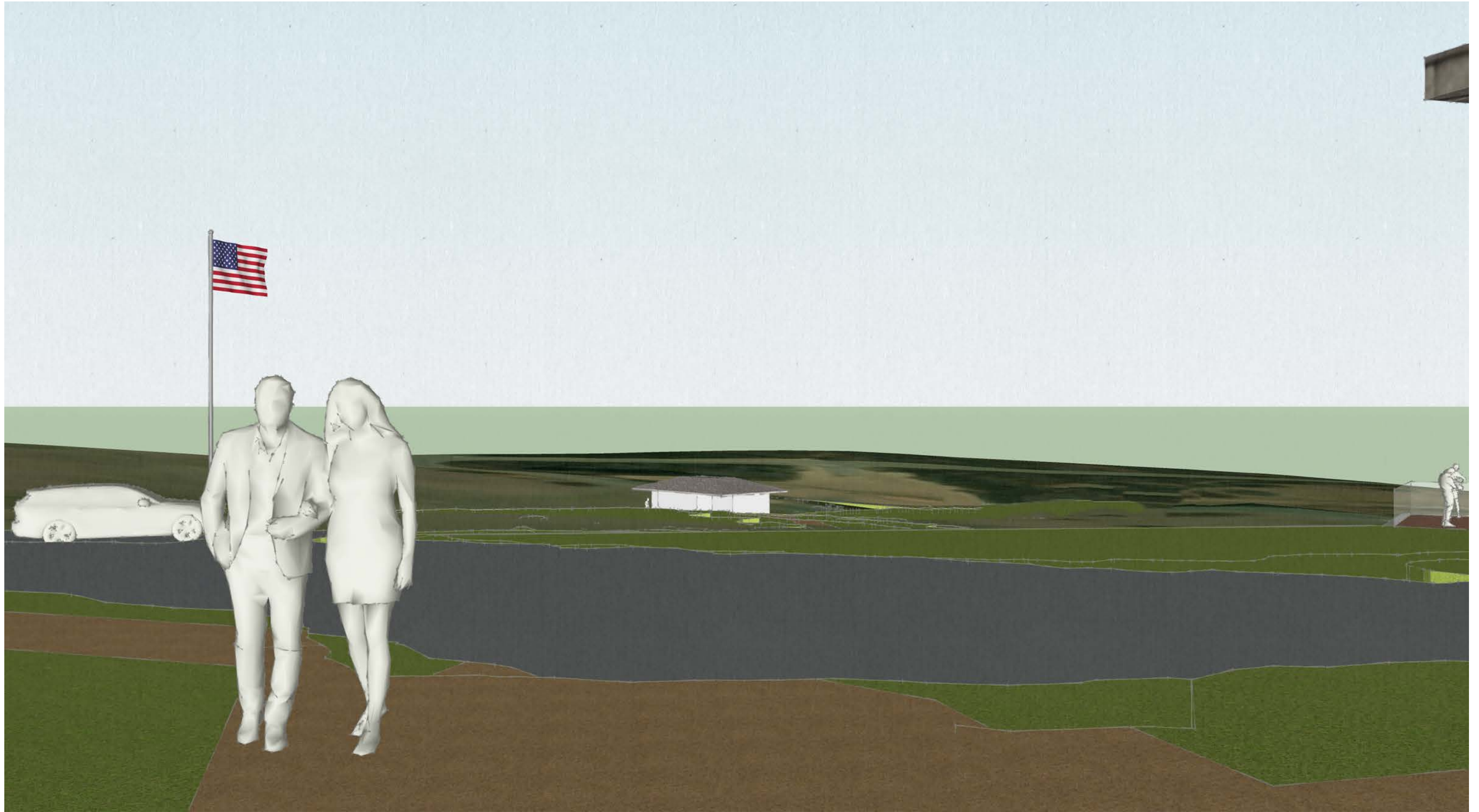
Circle Comfort Stations - View from Existing Restroom
Aquinnah, MA - April, 2022



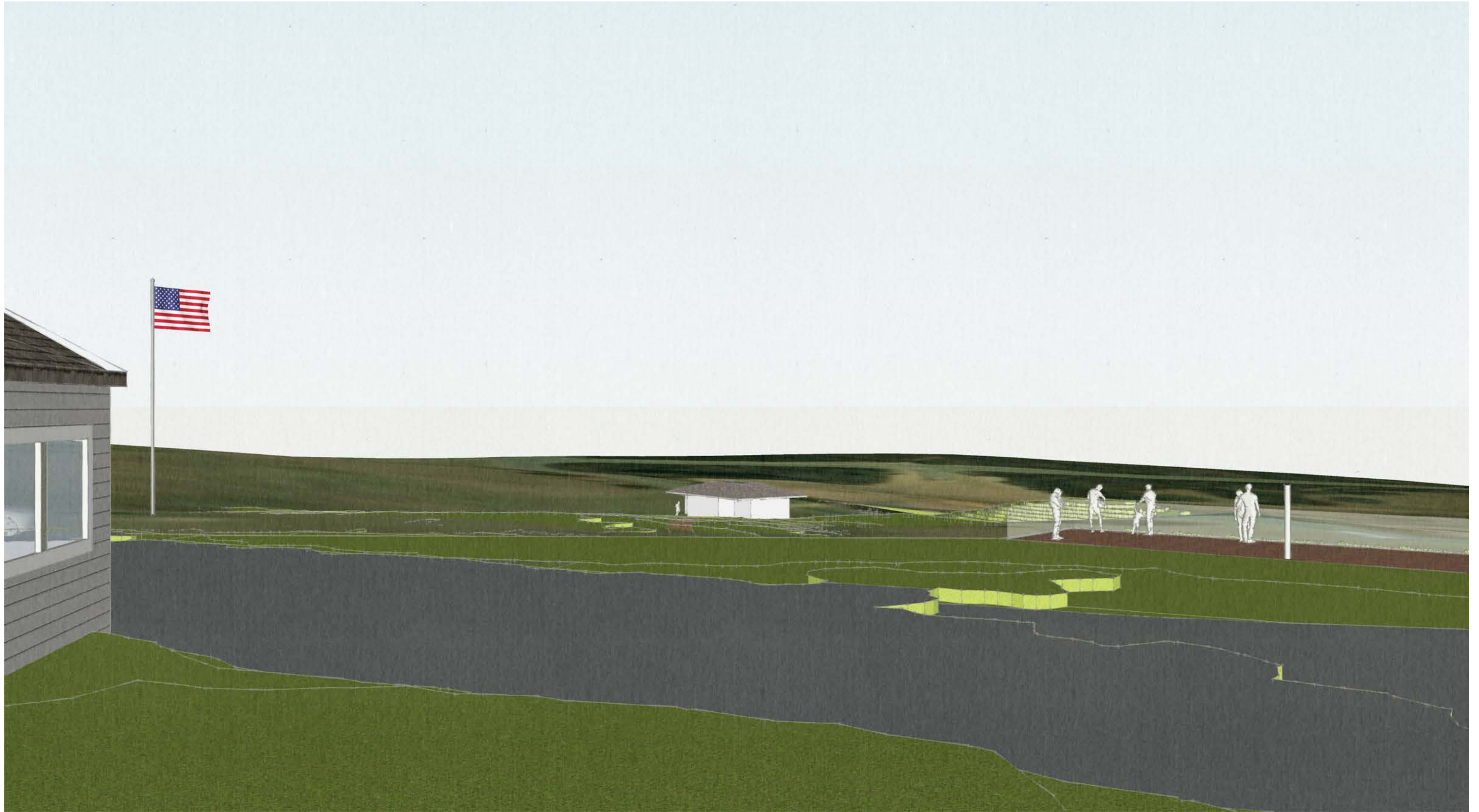
Circle Comfort Stations - View from Road
Aquinnah, MA - April, 2022



Circle Comfort Stations - View from Circle
Aquinnah, MA - April, 2022

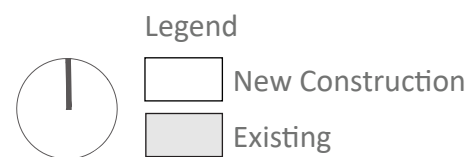
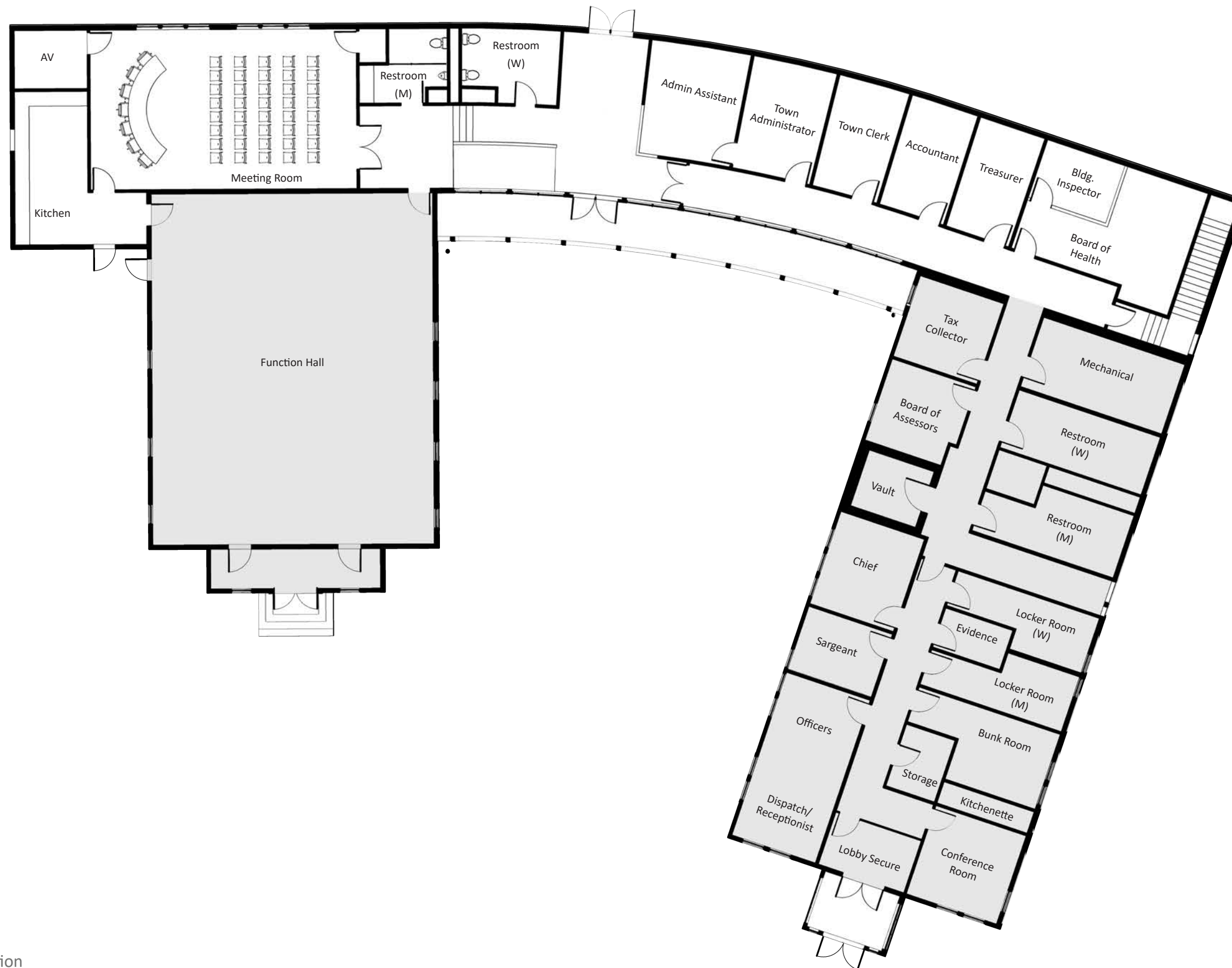


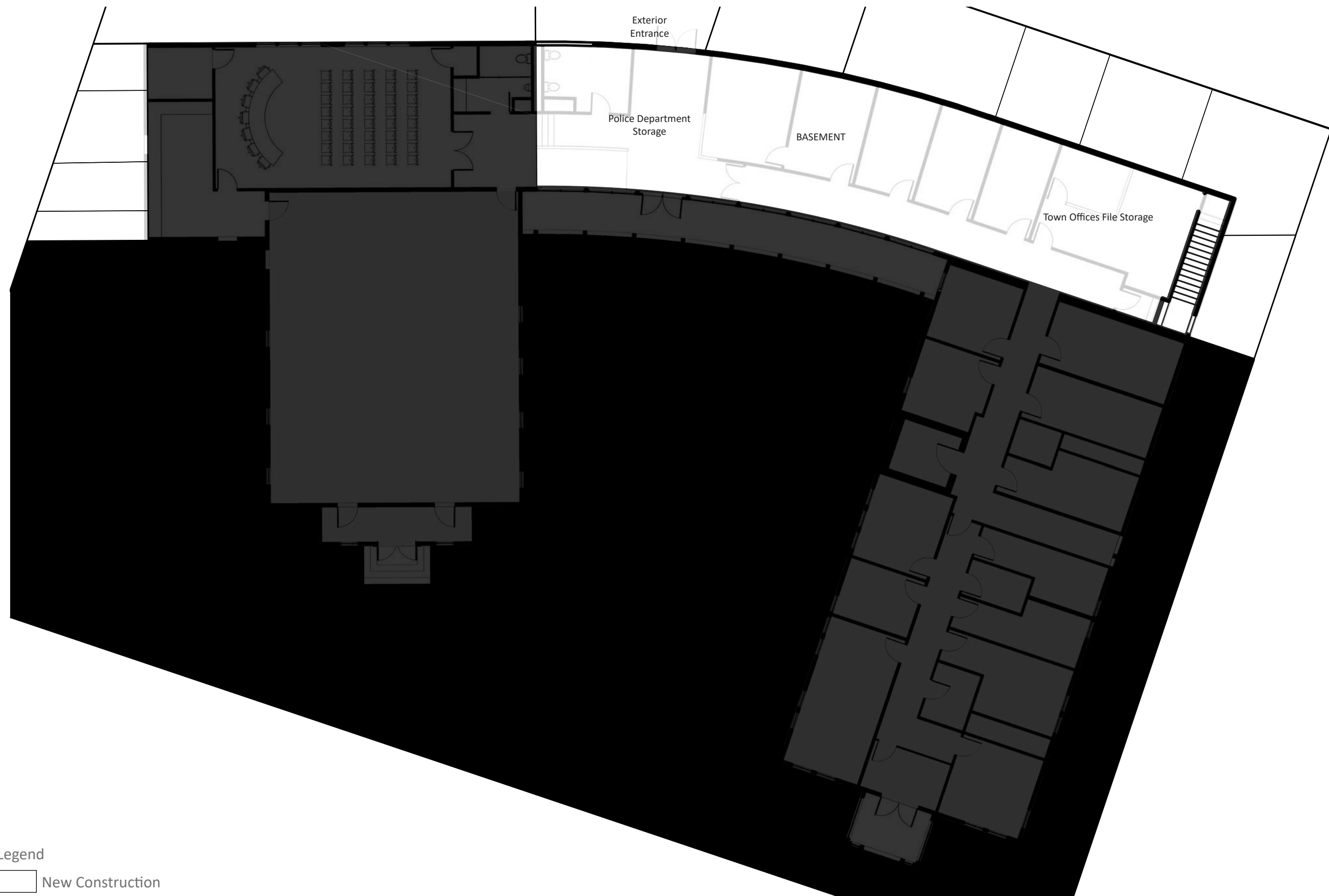
Circle Comfort Stations - View from Retail
Aquinnah, MA - April, 2022



Circle Comfort Stations - View from Picnic Area
Aquinnah, MA - April, 2022

CIRCLE DISCUSSION





Legend



New Construction



Existing



Aquinnah Town Center - Landscape Plan
Aquinnah, MA - April, 2022



Aquinnah Town Center
Aquinnah, MA - April, 2022



Aquinnah Town Center
Aquinnah, MA - April, 2022



Aquinnah Town Center
Aquinnah, MA - April, 2022



Aquinnah Town Center
Aquinnah, MA - April, 2022

TOWN HALL DISCUSSION

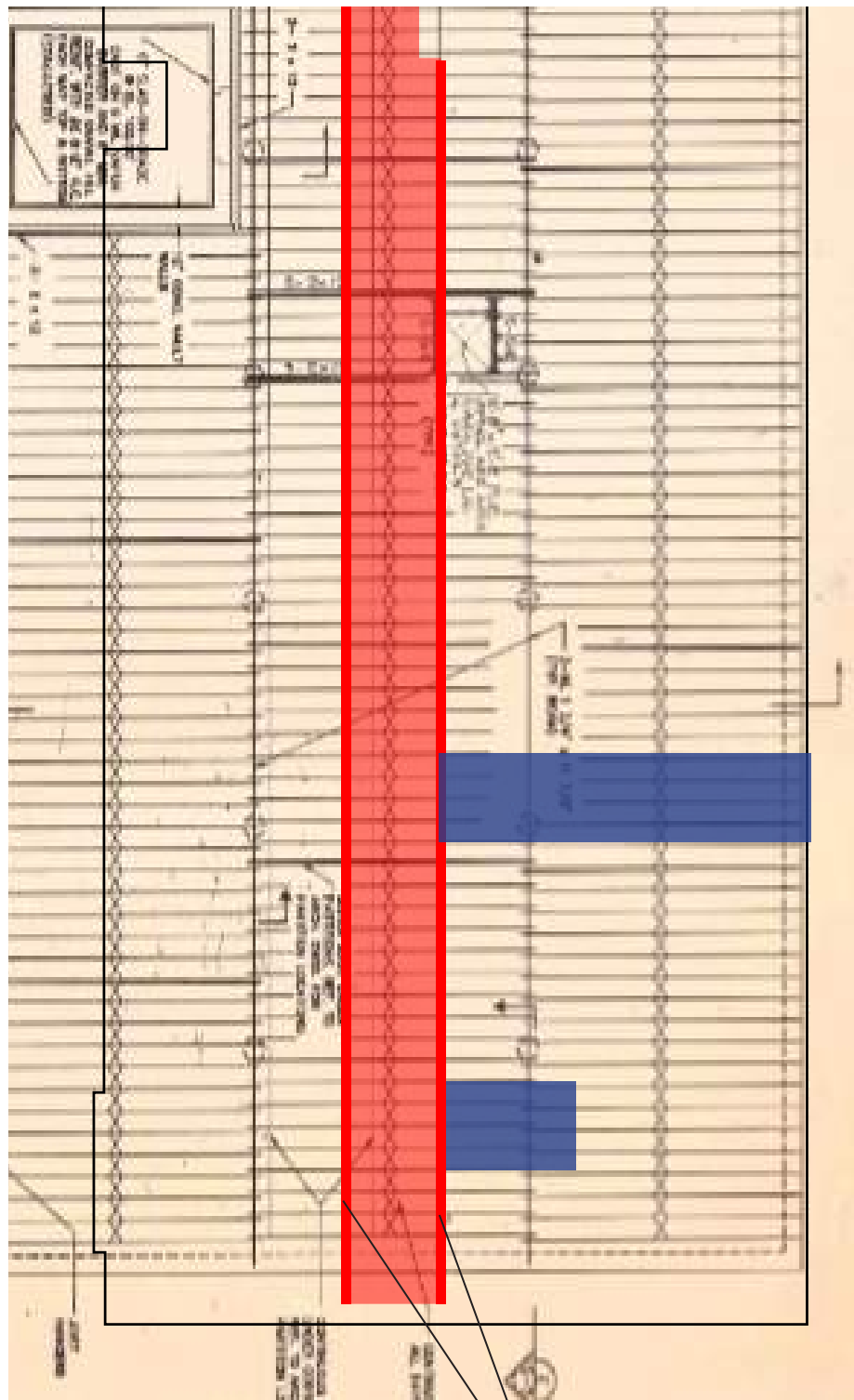
THANK YOU!



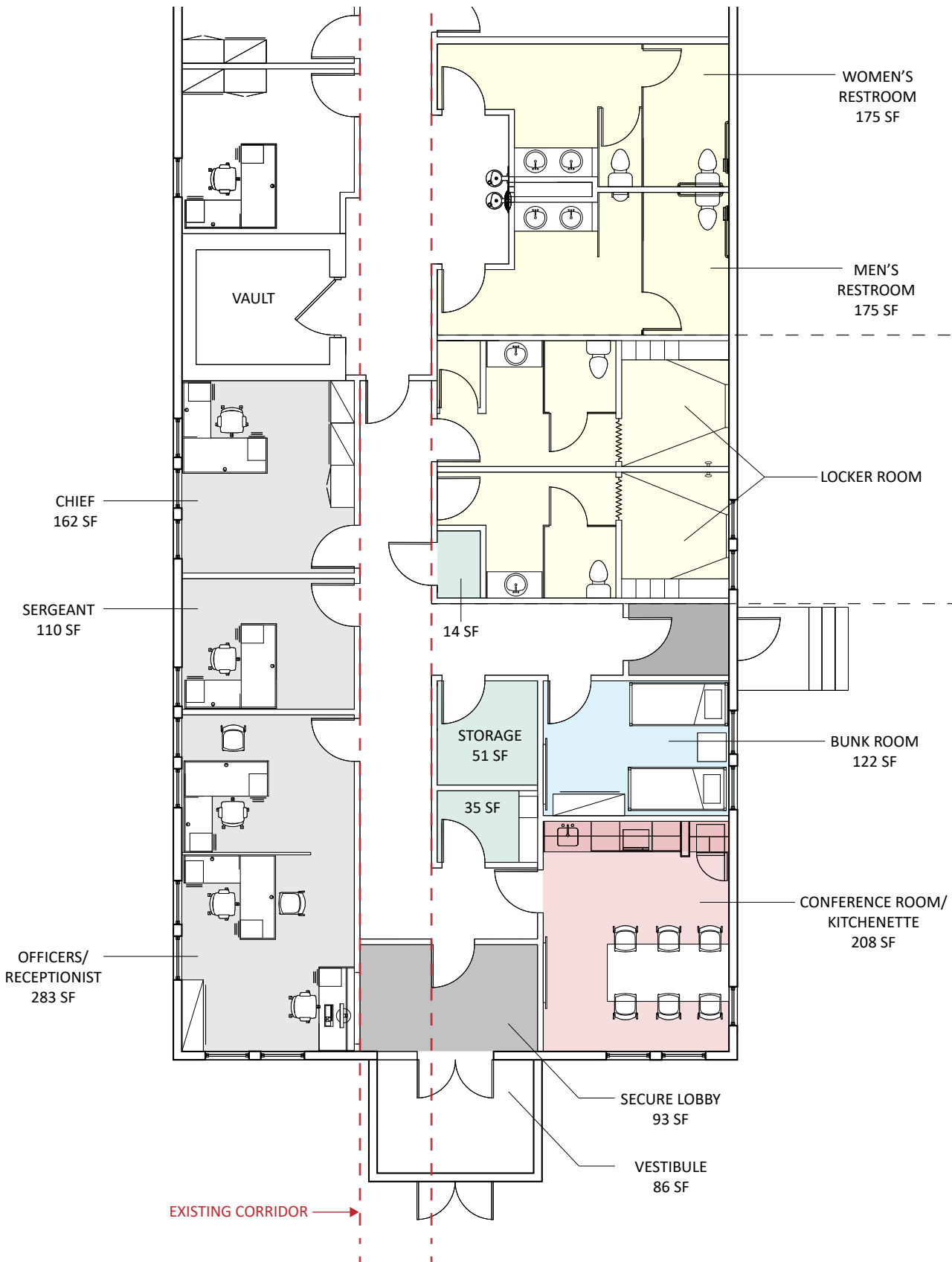
Aquinnah Town Hall Complex - Police Station

Design Drawings

06/22/2022

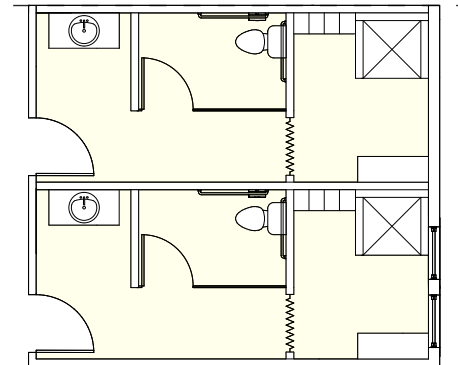


EXISTING CONTINUOUS
SOLID BLOCKING UNDER
CORRIDOR PARTITIONS



SCALE: 1'-0" = 1/16"

ALTERNATE LOCKER ROOM
LAYOUT



Pros

- Utilizes Existing Corridor
- Larger Locker Rooms
- More Potential Locker Room Layouts

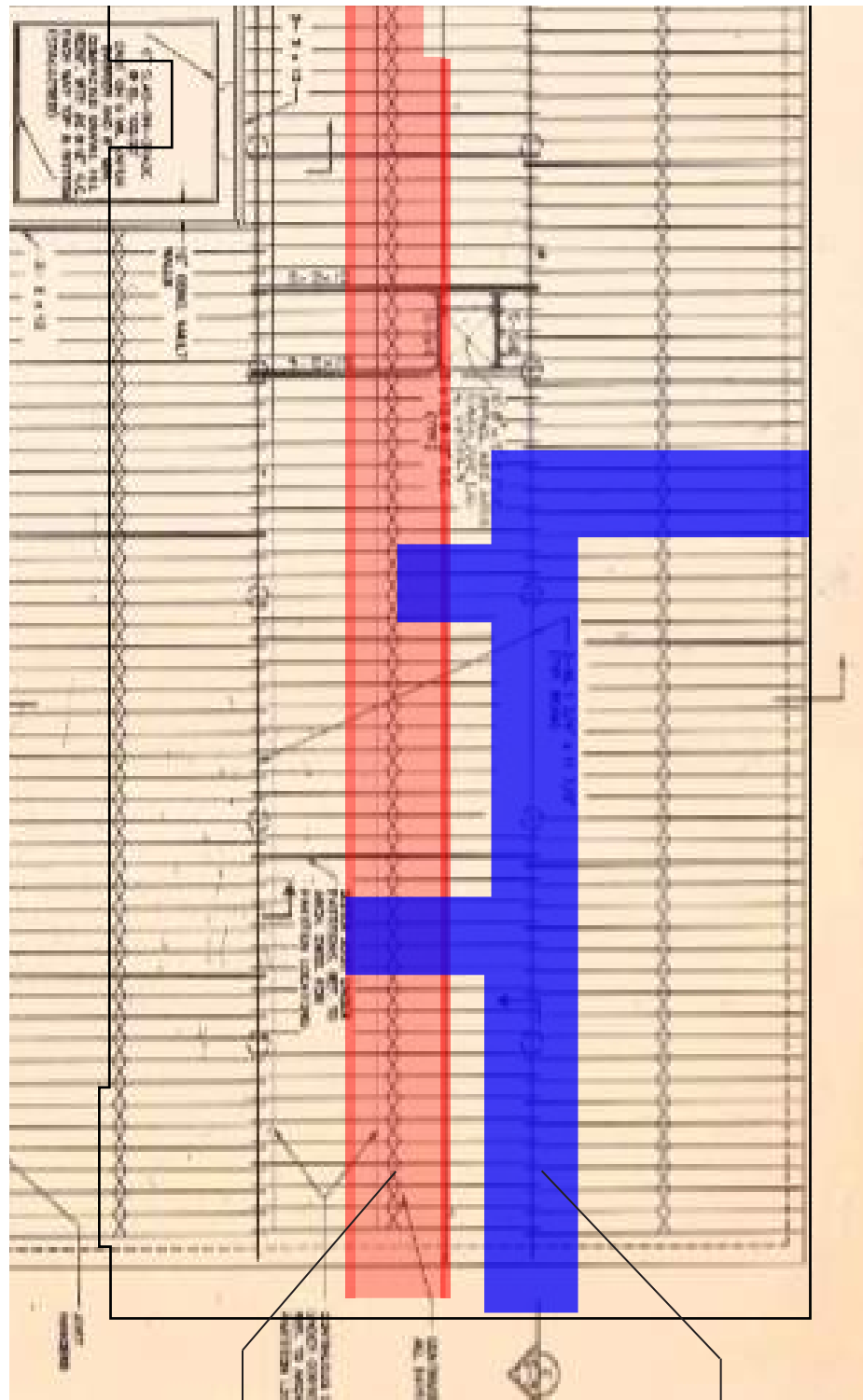
Cons

- Smaller Office Space
- Less Total Storage

Option A

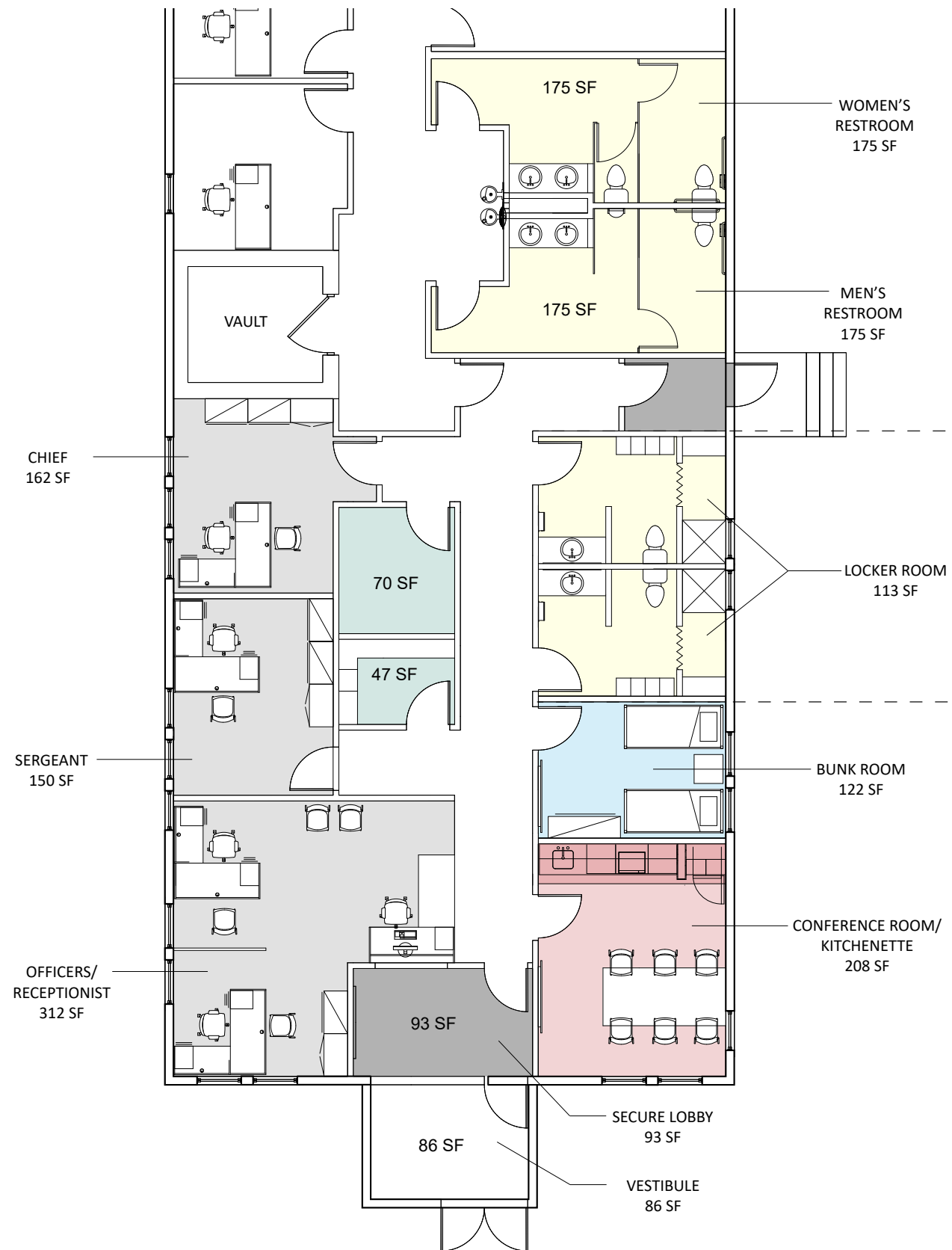
Aquinnah Town Hall - Police Station

Aquinnah, MA - June 22, 2022



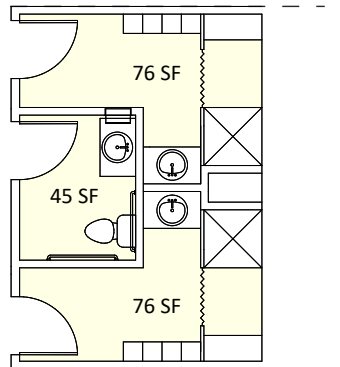
EXISTING CORRIDOR

NEW CORRIDOR



SCALE: 1'-0" = 1/16"

ALTERNATE LOCKER ROOM
LAYOUT



Pros

- Larger Office Space
- More Total Storage
- Better Circulation at South Entrance

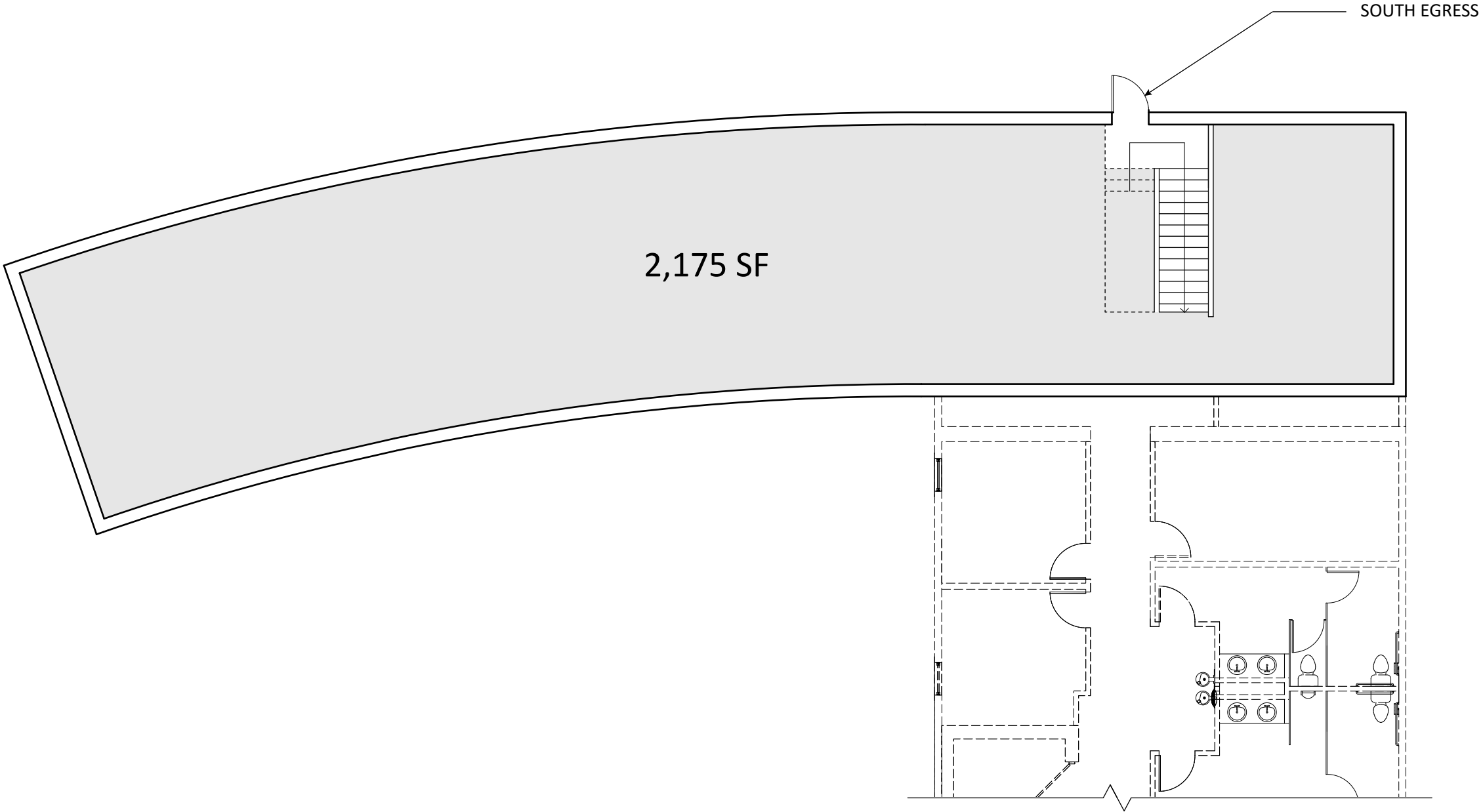
Cons

- Smaller Locker Rooms

Option B

Aquinnah Town Hall - Police Station

Aquinnah, MA - June 22, 2022



Basement

Aquinnah Town Hall - Police Station

Aquinnah, MA - June 22, 2022



Aquinnah Town Hall Complex & Circle Presentation

Design Drawings

07/07/2022

AQUINNAH
TOWN HALL

955 STATE ROAD
AQUINNAH, MA 02535

TOWN OF AQUINNAH

ARCHITECT



CONSULTANT

STAMP

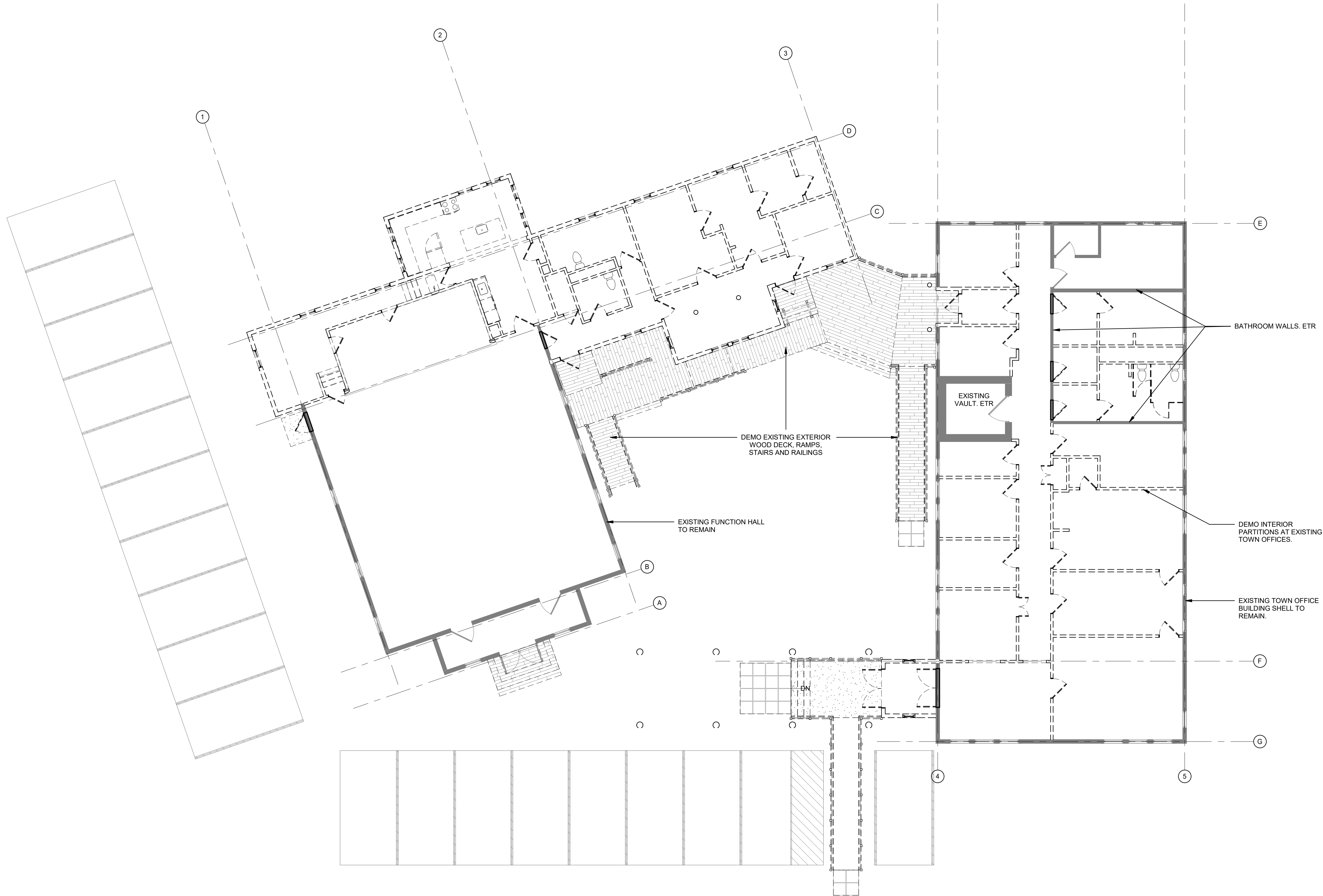
KEY PLAN

| | | |
|---------------------------|---------|------------------|
| 2 | 7/15/22 | Schematic Design |
| | NO. | DATE DESCRIPTION |
| PROJECT NUMBER: 000000.00 | | |
| DRAWN BY: Author | | |
| CHECKED BY: Checker | | |

SHEET TITLE

DEMO FIRST FLOOR
PLAN

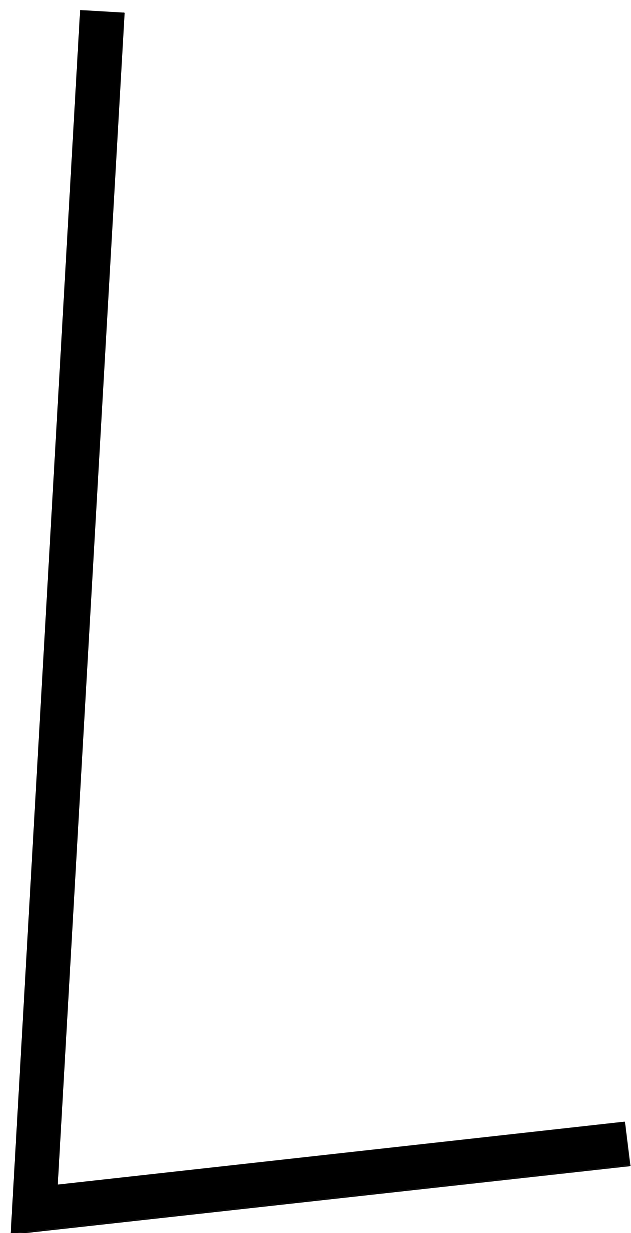
D-100



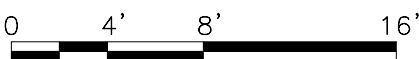
1 FIRST FLOOR DEMO PLAN
1/8" = 1'-0"

GENERAL PLAN NOTES

- 1. ALL CMU WALLS ARE DIMENSIONED FACE TO FACE.
- 2. ALL STUD WALLS ARE DIMENSIONED CENTERLINE TO CENTERLINE OF STUD.
- 3. ALL EXTERIOR WALLS ARE DIMENSIONED TO EXTERIOR FACE OF MASONRY OR EXTERIOR FACE OF STUD.
- 4. ALL OPENINGS WITHIN A MASONRY WALL ARE DIMENSIONED TO THE MASONRY OPENING.
- 5. ALL OPENINGS WITHIN A STUD WALL ARE DIMENSIONED TO CENTERLINE OF OPENING.
- 6. COORDINATE ALL FOOTINGS, PIERS, SLABS, AND DETAILS WITH STRUCTURAL DRAWINGS AND SPECIFICATIONS.
- 7. UNLESS OTHERWISE NOTED, INTERIOR DIMENSIONS ARE TO CENTERLINE OF STUD.
- 8. INTERIOR DIMENSIONS TO DEMISING PARTITIONS ARE TO CENTERLINE OF OVERALL PARTITION.
- 9. INTERIOR DIMENSIONS TO THE EXTERIOR WALL ARE TO THE OUTSIDE FACE OF STUD/OUTSIDE FACE OF FOUNDATION.
- 10. REFER TO A-900's FOR FINISH FLOOR AND REFLECTED CEILING PLANS.



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



AQUINNAH
TOWN HALL

955 STATE ROAD
AQUINNAH, MA 02535

TOWN OF AQUINNAH

ARCHITECT



CONSULTANT

STAMP

KEY PLAN

| | | |
|---------------------------|-----------------|---------------------------------|
| 2 NO. | 7/15/22 DATE | Schematic Design DESCRIPTION |
| | | |
| PROJECT NUMBER: 000000.00 | | |
| DRAWN BY: Author | | |
| CHECKED BY: Checker | | |

SHEET TITLE

PROPOSED FIRST
FLOOR PLAN

A-102

GENERAL PLAN NOTES

- 1. ALL CMU WALLS ARE DIMENSIONED FACE TO FACE.
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- 10. REFER TO A-900's FOR FINISH FLOOR AND REFLECTED CEILING PLANS.

AQUINNAH
TOWN HALL

955 STATE ROAD
AQUINNAH, MA 02535

TOWN OF AQUINNAH

ARCHITECT



CONSULTANT

STAMP

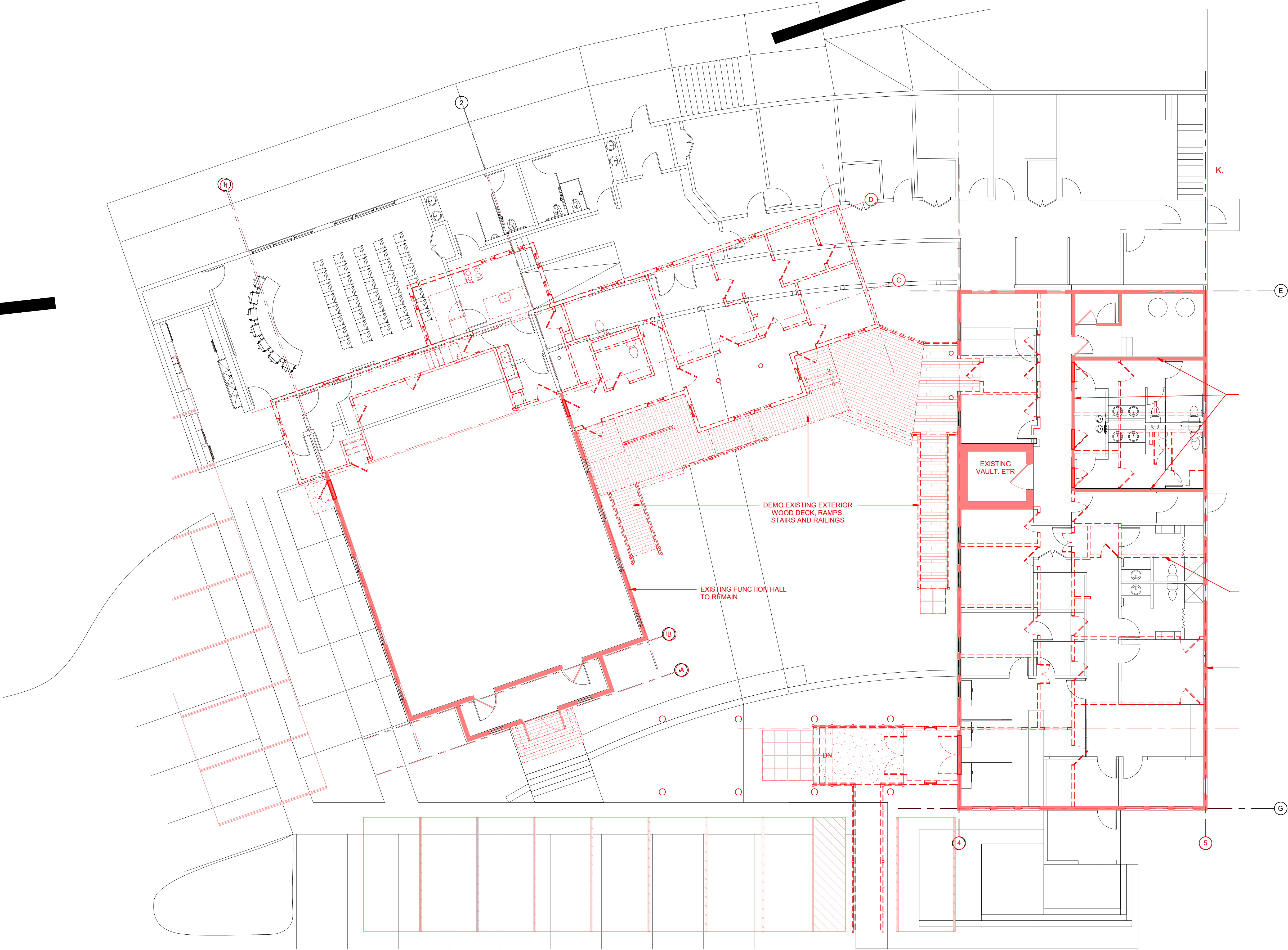
KEY PLAN

| | | |
|---------------------------|---------|------------------|
| 2 NO. | 7/15/22 | Schematic Design |
| | DATE | DESCRIPTION |
| PROJECT NUMBER: 000000.00 | | |
| DRAWN BY: Author | | |
| CHECKED BY: Checker | | |

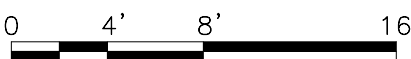
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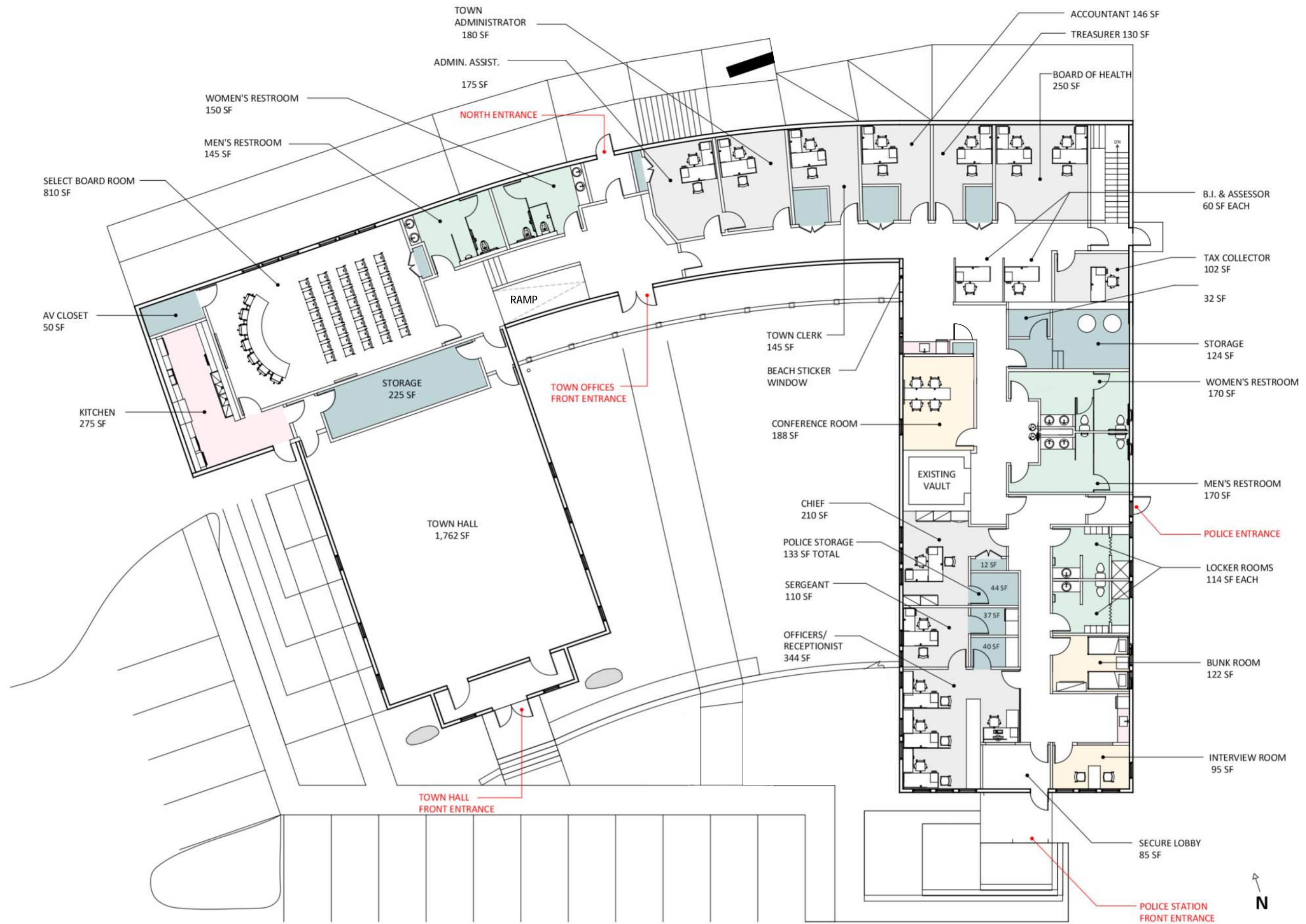
PROPOSED FIRST
FLOOR PLAN

A-102



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

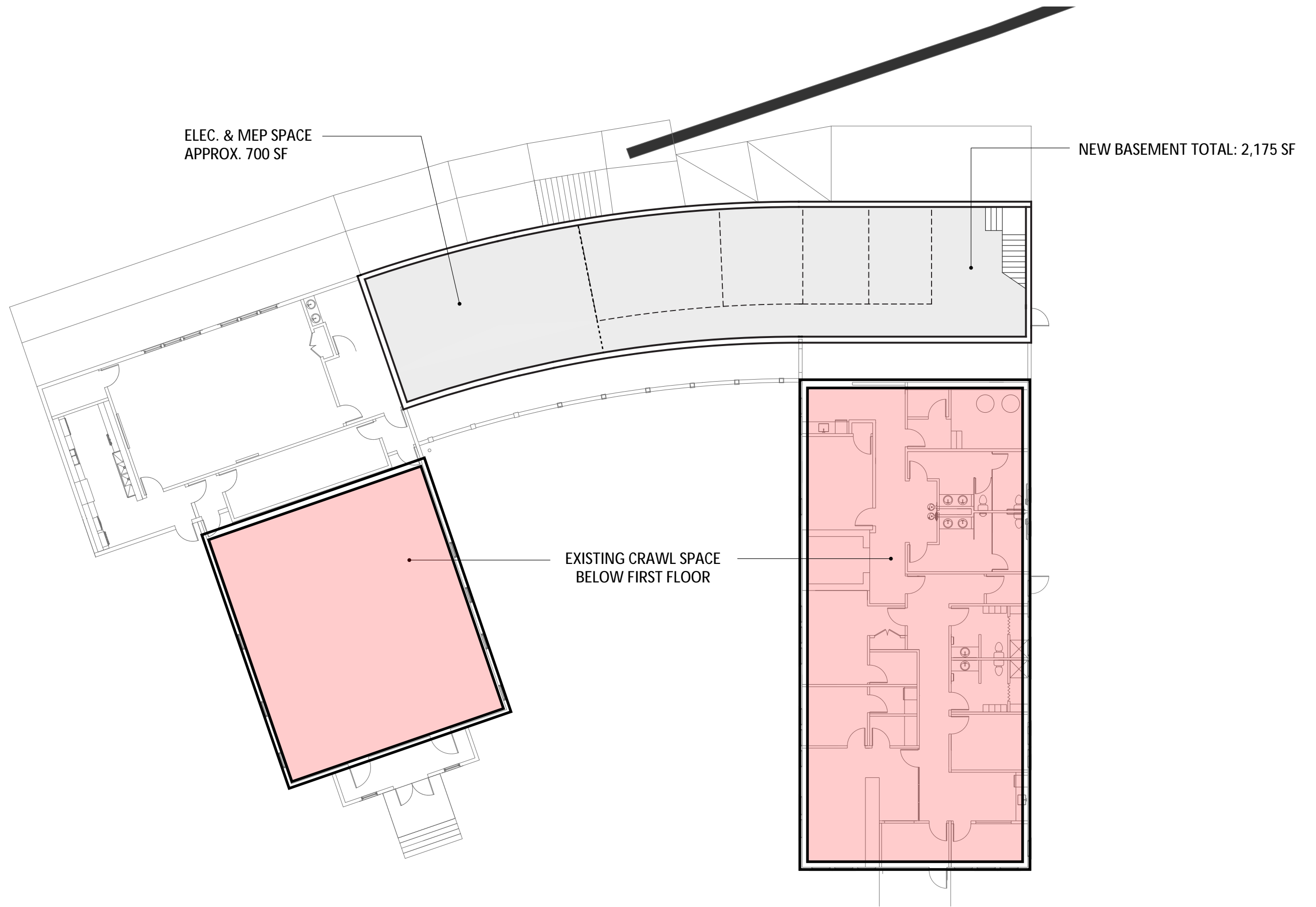




First Floor Plan

Aquinnah Town Hall

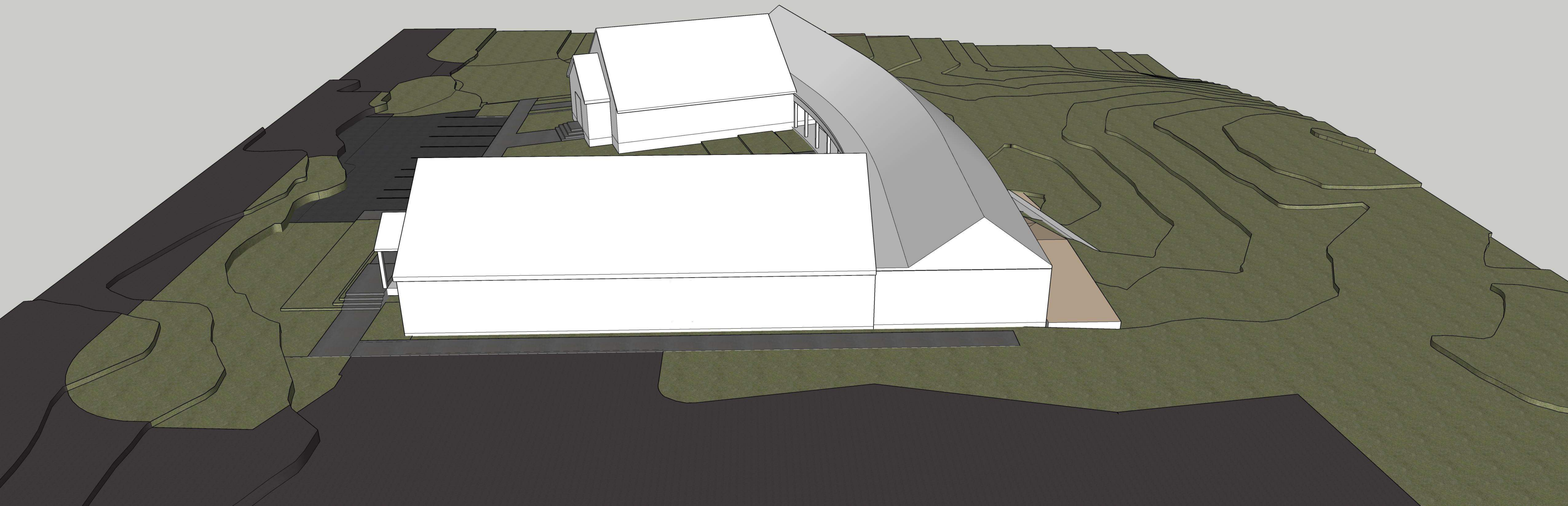
Aquinnah, MA - July 07, 2022



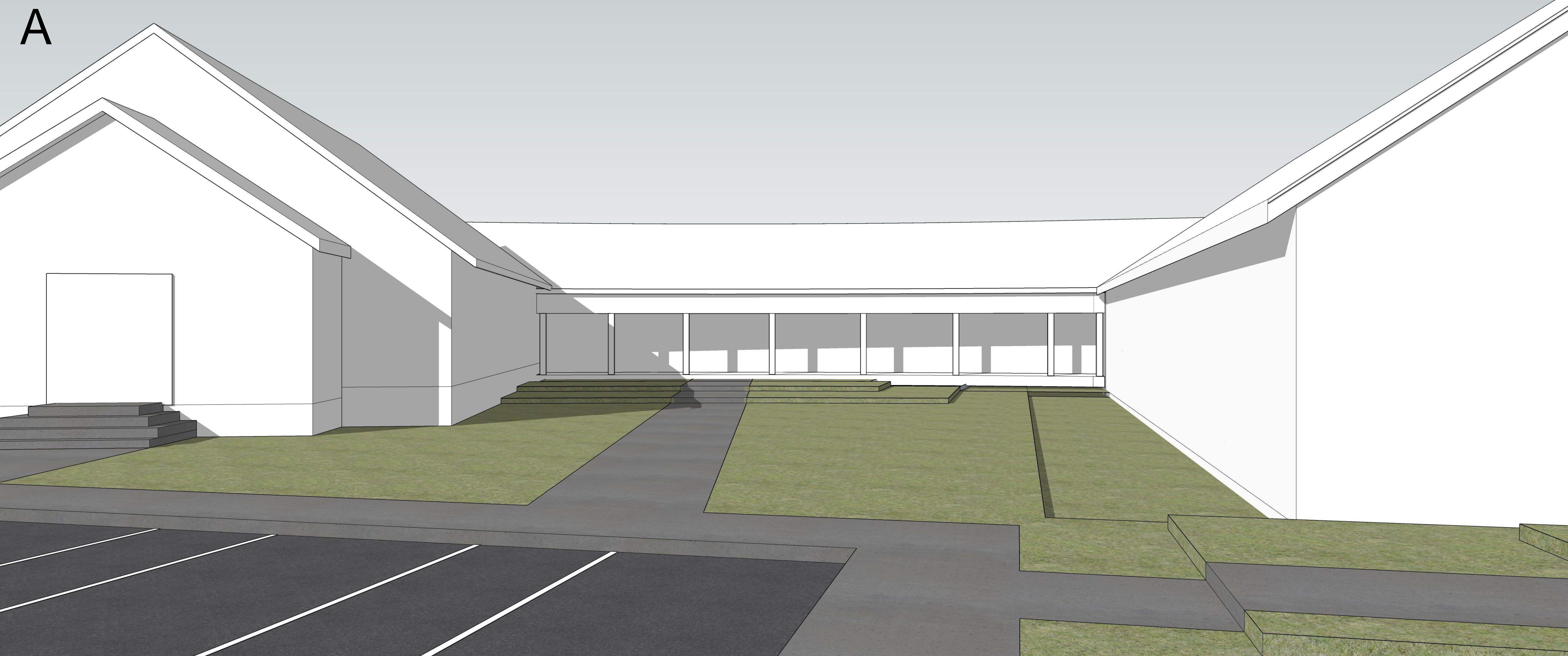
Basement

Aquinnah Town Hall
Aquinnah, MA - July 07, 2022

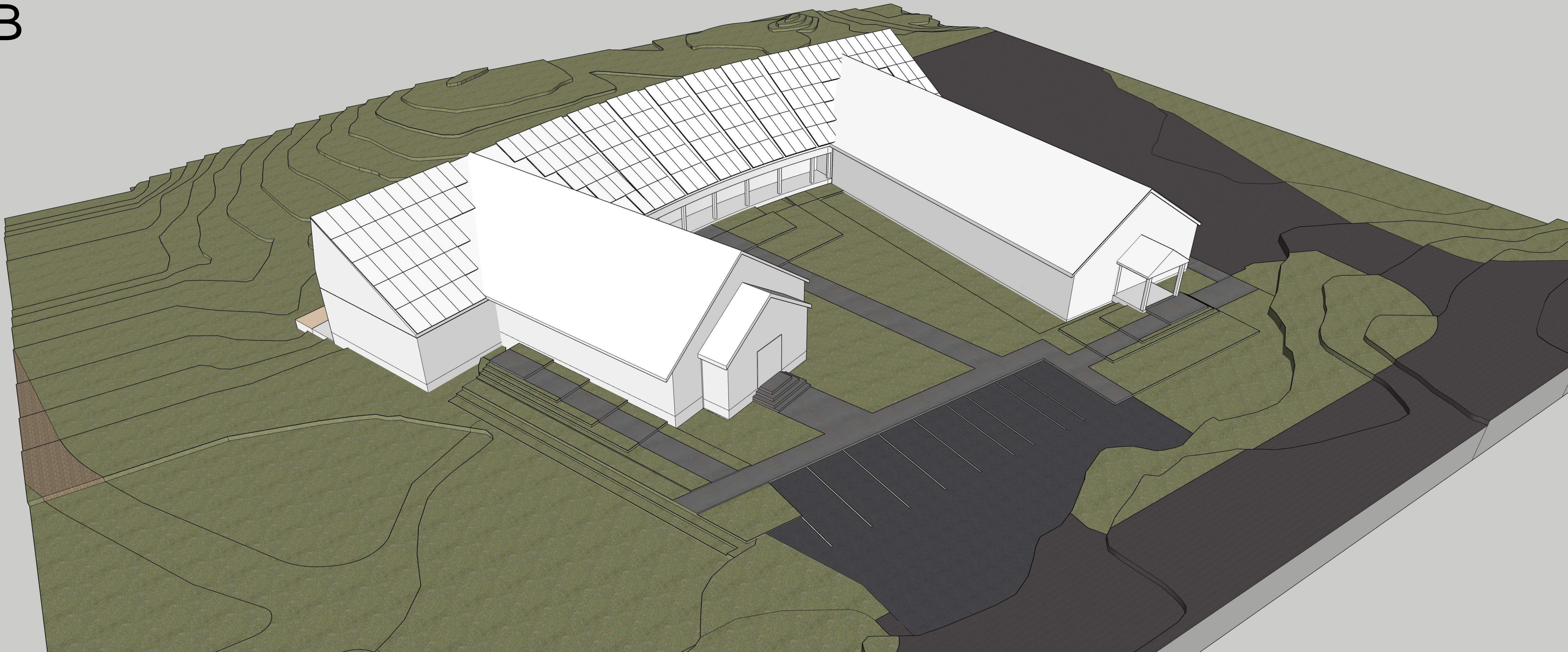
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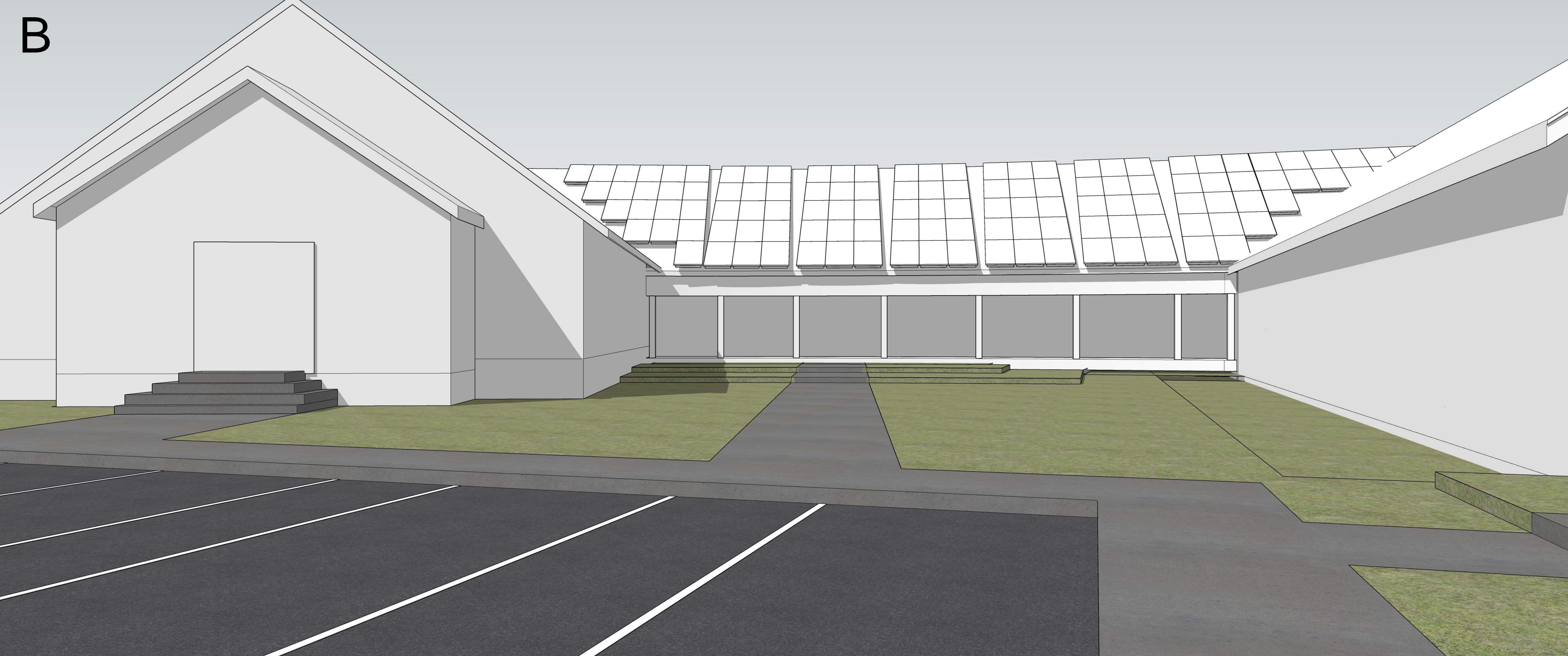
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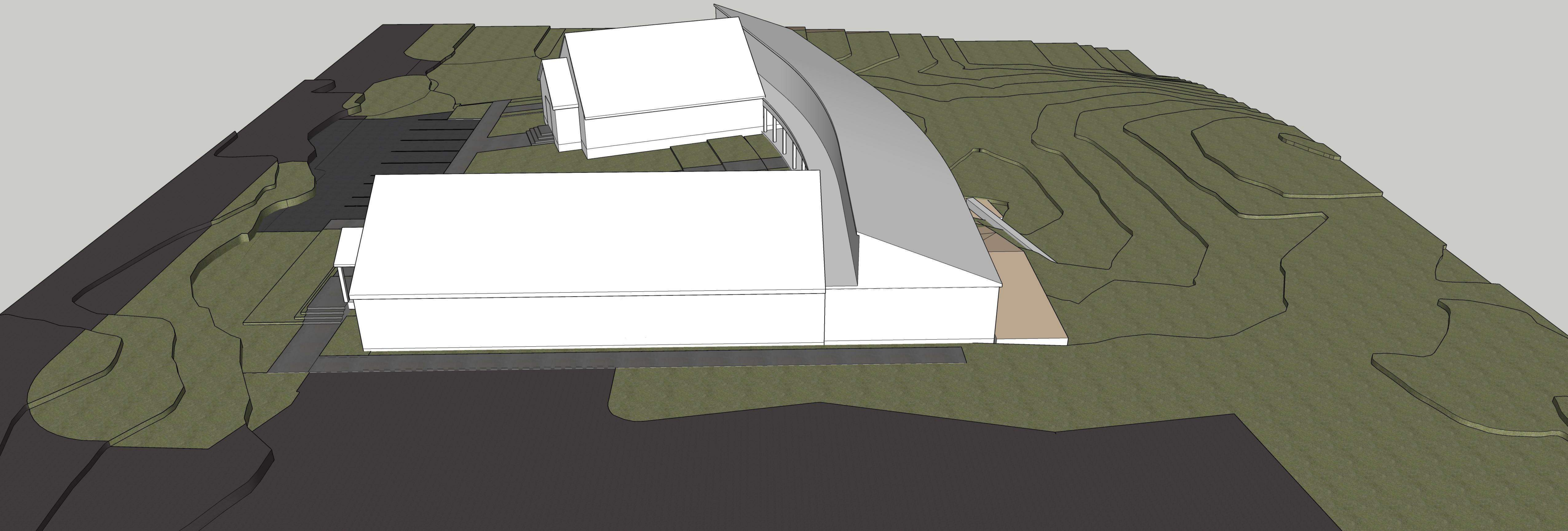
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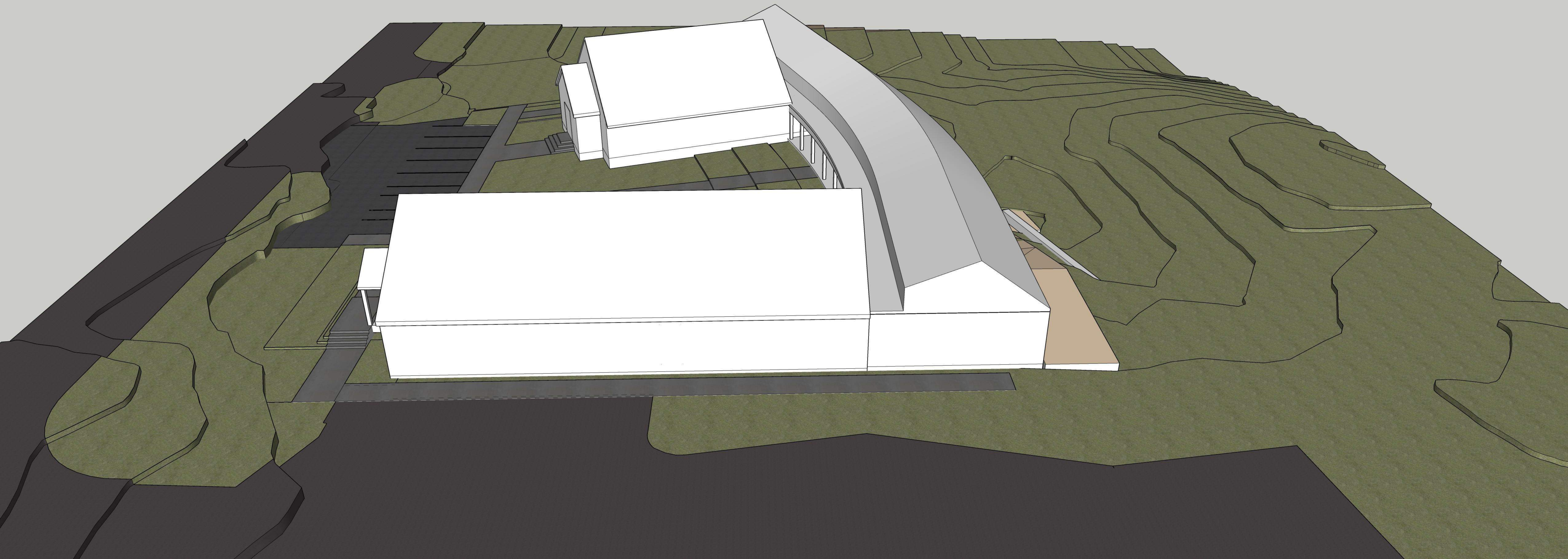
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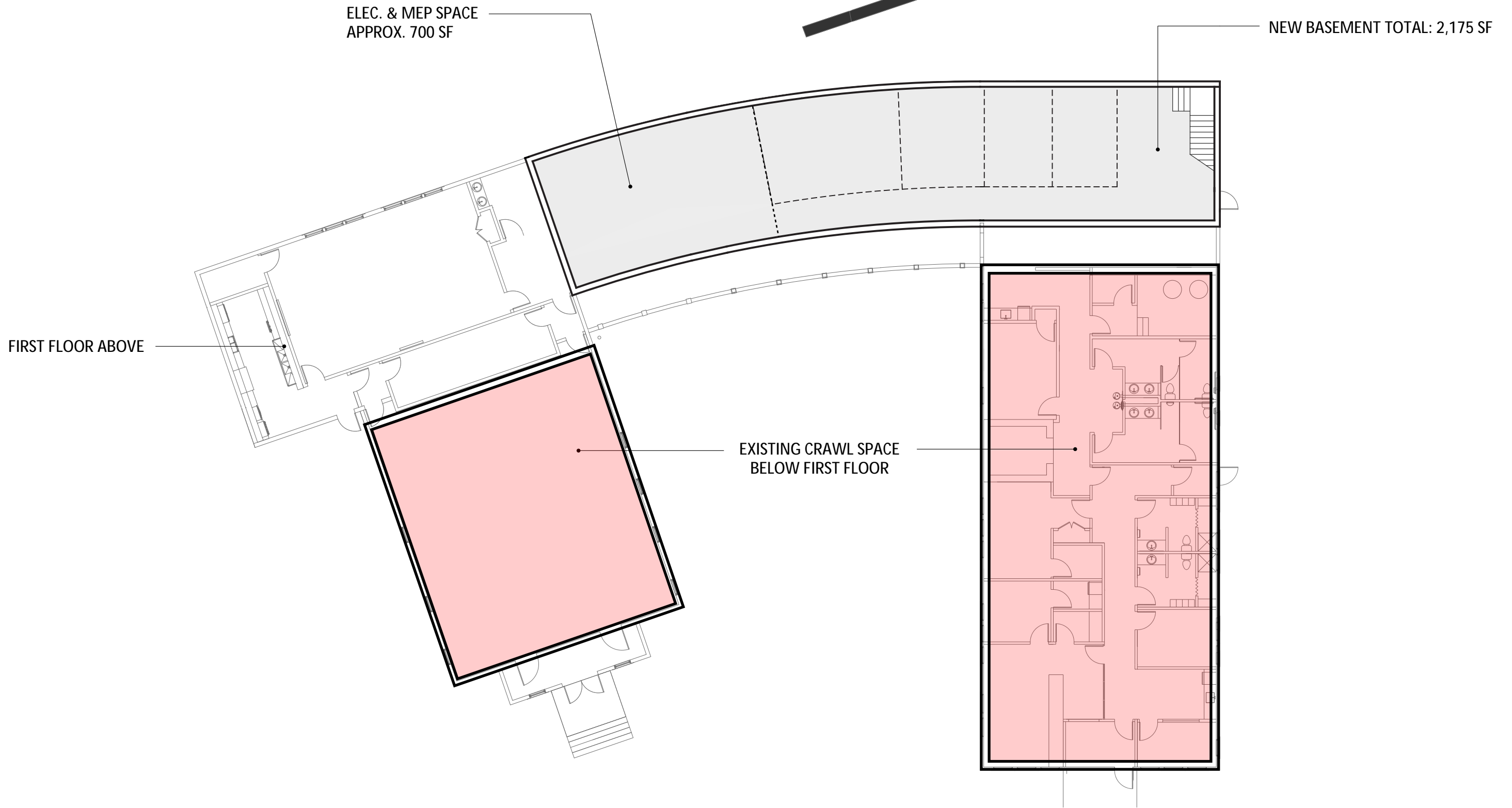


C



D





Basement