

Rye Public Safety Building is not suitable for Rye Town Hall relocation for the following reasons:

- Insufficient space on second floor above police department and above apparatus bays to meet required town hall office space. Second floor has 3,179 in estimated usable square feet and unfinished space above bays has 4,381 estimated usable square feet compared to 8,000 square feet requirement based on prior space need assessments.
- Not economical to build/renovate two separate locations for town hall offices. Total cost to build space above apparatus bays and additional space at undetermined site to satisfy remaining town hall space needs is higher than construction costs for similar amount of new space. According to Town of Rye, Public Safety Second Floor Analysis prepared by AG Architects dated January 24, 2012, construction costs for second floor above apparatus bay is approximately \$60,000 - \$120,000 higher than cost for similar amount of new space elsewhere.
- According to Town of Rye Police and Fire Department officials, locating town hall offices in public safety building may interfere with police and fire department functions. Parts of public safety building are subject to lockdown for security reasons.
- Public Safety Building parking area is insufficient for additional vehicle traffic. Rye Public Library parking area serves as overflow parking space when there is not available parking at Public Safety Building. There are limited options for parking area expansion because Town of Rye uses land behind safety building for snow removal space from other town facilities.
- According to Town of Rye officials, there are both cost savings and intangible benefits to have all town of Rye office space in a single location

DEC 8, 2015, T. W. DURKIN

Old Trolley Barn (former Town of Rye Police Department building) is not suitable for Rye Town Hall relocation for the following reasons:

- Old Trolley Barn is in poor condition and would cost more to renovate than to demolish and build new space. According to Architectural Analysis prepared by Robert E. Doyle dated July 2013, the building interior has high levels of moisture and mold because the building has been vacant for a period of time without an operable heating system. Removal of all interior non- structural framing, cleaning of structural frame and concrete slab is recommended to address moisture and mold issues.
- Property is too small to build a new structure that would meet Rye Town Hall office space and parking requirements.
- Not economical to build a new facility that only partially meets Rye Town Hall office space requirements and identify another location to satisfy remaining office space requirements.
- According to Town of Rye officials, there are both cost savings and intangible benefits to have all Town of Rye office space in a single location.