

MEMO

Date: 10/11/2018
To: Justin Hildreth, Town Engineer of Avon
From: Liz Hallas, Anderson Hallas Architects
Anne Cutrell, Anderson Hallas Architects
Andy Duckett-Emke, Anderson Hallas Architects
Re: Hahnewald Barn – Preliminary Schemes A, B, & C - Costs

These preliminary designs for the rehabilitation and repurposing of the Hahnewald Barn provide the town with three different schemes for consideration, each with specific benefits, a range of uses, and different relationships with the spaces around the building.

Scheme A: Orthogonal to the Park, Two-Story, Event/Café/Meeting Spaces/Office

Scheme B: Diagonal to the Park, Two-Story, Event/Meeting Spaces/Office

Scheme C: Fire Station Site, Single Story, Mixed Use

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Scheme A: Orthogonal to the Park, Two-Story, Event/Café/Meeting Spaces/Office

This scheme offers the most variety of uses within the two-story barn, with a grand entrance stair off the park. The upper level would have a café for daily use and be able to be rented out for events ranging from weddings and anniversary parties to fundraisers and pre-event mixers. The café area and adjacent staging area would be available for caterers serving during events. Multipurpose rooms, conference rooms, and meeting rooms would provide smaller-scaled spaces for volunteer organizations, small business meetings, yoga classes, or other groups to meet privately. A few small offices on the lower level could be rented or be identified as community shared workspaces. The public restrooms would be easily accessible on the lower level from an entry off the park.

This site focuses on creating a variety of outdoor spaces that relate to the building, such as a wide south deck, a generous interpretive plaza off Lake Street, and to the west, either a multi-use lawn or additional parking. The lawn would provide a more intimate setting for outdoor gatherings, like weddings, family reunions, and private parties.

Scheme A is estimated to cost between \$ 5.3 and 5.5 million.

Scheme B: Diagonal to the Park, Two-Story, Event/Meeting Spaces/Office

This scheme offers more open, flexible space and fewer rooms, with a lower level entry from the parking lots and the park and a terraced upper level entry on the east side. The upper level is almost completely open, with a small amount of space at either end associated with storage and a warming kitchen for caterers to stage food and drink. The lower level would be divided into two areas: public space, with a large lobby and public restrooms, and a rentable open office space with associated meeting rooms. This office space could be rented to one company or could be set up as a co-working space with shared resources. The upper level would have a large movable glass panels on the south side that would allow either an expansive view of the mountains through the panels in the



closed position or unrestricted movement between the inside space and the deck outside in the open position.

This site focuses more on the relationship of the new spaces with the greater park. The barn is angled to maximize views to Beaver Creek and to allow an easier flow between the multi-use lawn and the park. A deck on the north side of the building overlooks the park for a visual connection during park events.

Scheme B is estimated to cost between \$ 5.1 and 5.3 million.

Scheme C: Fire Station Site, Single Story, Mixed Use

This scheme offers potential private uses for the building and looks for cost saving opportunities in both the building and the site by eliminating the lower, concrete level of the barn and retaining the upper wood structure and cladding. This provides half as much space as the other two schemes and eliminates the stairs and elevator. The single level has public restrooms as well as three distinct spaces, two for rental to small businesses and one for community use. The community room can be used for holiday gatherings, yoga classes, scout meetings, and when not rented for these purposes would serve as a reading room.

This site is closely related to the library and community center and has a single plaza with interactive historical displays on the lake street side. The first site plan aligns the building and the community deck with the view of Beaver Creek. An alternate site plan explores the options of changing the orientation of the building to relate more with Lake street.

Scheme C is estimated to cost between \$ 3.7 and 3.9 million.

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Notes (for All Schemes):

- Costs are for Construction Only
- Costs are based on a Traditional Open Competitive Bid Basis
- Costs are based on a Construction Start of Spring 2021 and include anticipated inflation effect on cost.
- Costs include a design contingency to account for potential increase due to the nature of this schematic, preliminary design phase.
- Costs include hiring the building movers, storage of the barn for 2 years, structural reinforcements, finishes inside and out, mechanical, electrical, AV, and fire suppression upgrades.
- Costs exclude the following:
 - o Furniture, Finishes, and Equipment not attached to the building or site, items such as interior art, chairs, tables, desks, museum displays, printers and other office equipment, conference tables, consoles, etc.
 - o Demolition of the Old Town Hall or Fire Station.
 - o Undergrounding the electrical lines to the south of the Old Town Hall site.

