



ACADEMY BUILDING RESTORATION AND REUSE FEASIBILITY STUDY

August 29, 2012



TEAM INTRODUCTION

Municipal Building Committee (MBC)

- John Gerrish
- Pat Discroll
- Chris Flynn
- Marille Hunt (CPC Liason)
- Michael White (Building Commissioner)
- Peter Colombotos (Town Council Representative & District 5)

Town Planner

- Greg Guimond

HKT Architects, Inc.

- Bill Hammer, AIA, LEED-AP
- Amy Blake-Baldwin, AIA, LEED-AP
- Nancy Smith, LEED-AP

Other Contributors

- Jennifer Goldson (JM Goldson Community Preservation + Planning)
- Bridgewater Improvement Association
- Others

FEASIBILITY STUDY OBJECTIVES

- Consolidation of municipal services into Academy Building (Efficiency and Convenience)
- Space planning and project cost estimating
- Historic restoration of Academy Building
- Identify and investigate potential reuses for Town Hall and Memorial Building
- Seek community input and support

HISTORY + BACKGROUND

- 2007 Town Meeting Commissions "NCA Report"
- 2008 Town Meeting votes on CPA funding for Town Hall & Academy Building Exterior Renovation/Preservation
- 2009 MBC commissions designers for Town Hall & Academy Building Renovation/Restoration
- 2010 MBC receives increased CPA funding for the restoration of Town Hall and emergency repairs for the Academy Building
- 2010 / 2011 Design is complete; construction begins for Town Hall restoration and Academy Building emergency repairs
- 2010 Town Meeting votes on CPA funding for Academy Building Feasibility Study
- 2011 Town Hall construction and Academy Building emergency repairs completed
- 2012 MBC Commissioned Feasibility Study is underway

PROGRAMMING OPTION 1:

THE ACADEMY BUILDING

Departments in Academy Building

- Administration
 - Town Manager
 - Town Council
- Planning Department
- Inspectional Services
- Town Clerk
- Finance
- Town Accountant
- Town Collector/Treasurer
- Assessing
- Veteran's Affairs
- Conservation Commission / ZBA
- Health Department
- Information Technology
- Available – 16,869 GSF
- Departmental space – 11,009 NSF
- Common spaces -
 - Circulation
 - Conference Rooms
 - Copier/Storage
 - Kitchen
 - Locker/Shower Areas
 - Mechanical Spaces

PROGRAMMING OPTION 2:

THE ACADEMY BUILDING + TOWN HALL

Departments in The Academy Building

- Administration
 - Town Manager
 - Town Council
 - Conservation Commission / ZBA
 - Health Department
 - Information Technology
 - Inspectional Services
 - Planning
 - Town Accountant
 - Available – 14,226 GSF
 - Departmental space – 8,570 NSF
 - Common spaces –
 - Circulation
 - Conference Rooms
 - Copier/Storage
 - Kitchen
 - Locker/Shower Areas
 - Mechanical Spaces
-

Departments in Town Hall

- Town Clerk
- Assessing
- Town Collector / Treasurer
- Veteran's Affairs
- Existing Departmental Space –
~3,600 GSF (First floor)

PROGRAMMING OPTION 3:

THE ACADEMY BUILDING + THE MEMORIAL BUILDING

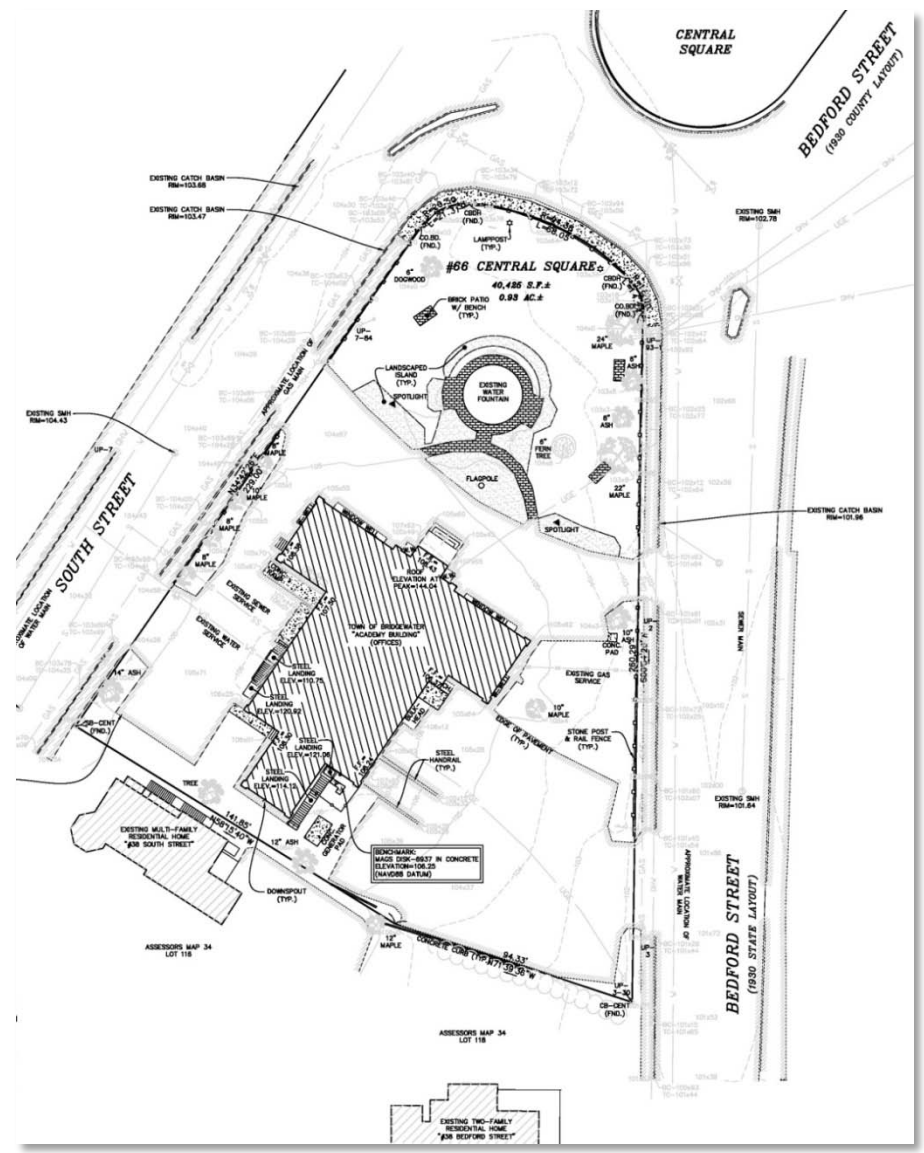
Departments in The Academy Building

- Town Manager
- Conservation Commission / ZBA
- Health Department
- Information Technology
- Inspectional Services
- Planning
- Town Accountant
- Assessing
- Town Collector / Treasurer
- Veteran's Affairs
- Available – 14,226 GSF
- Departmental space – 7,694 NSF
- Common spaces –
 - Circulation
 - Conference Rooms
 - Copier/Storage
 - Kitchen
 - Locker/Shower Areas
 - Mechanical Spaces

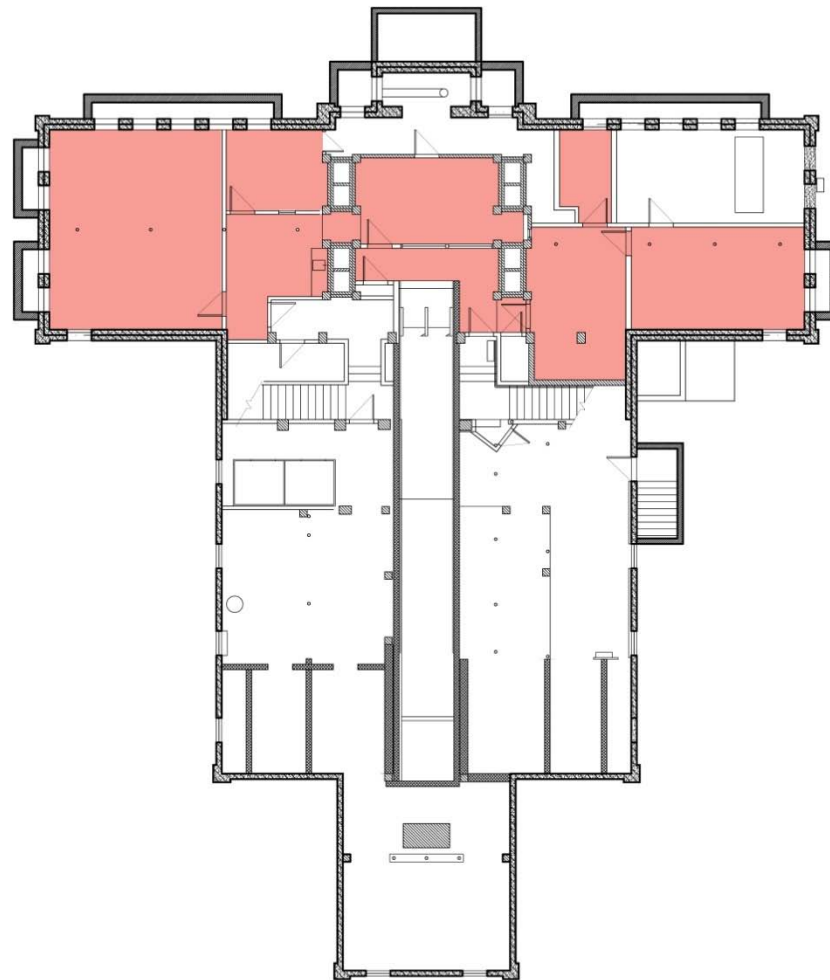
Departments in The Memorial Building

- Town Council + Town Council Administrator

EXISTING SITE PLAN



EXISTING LOWER LEVEL PLAN



EOC



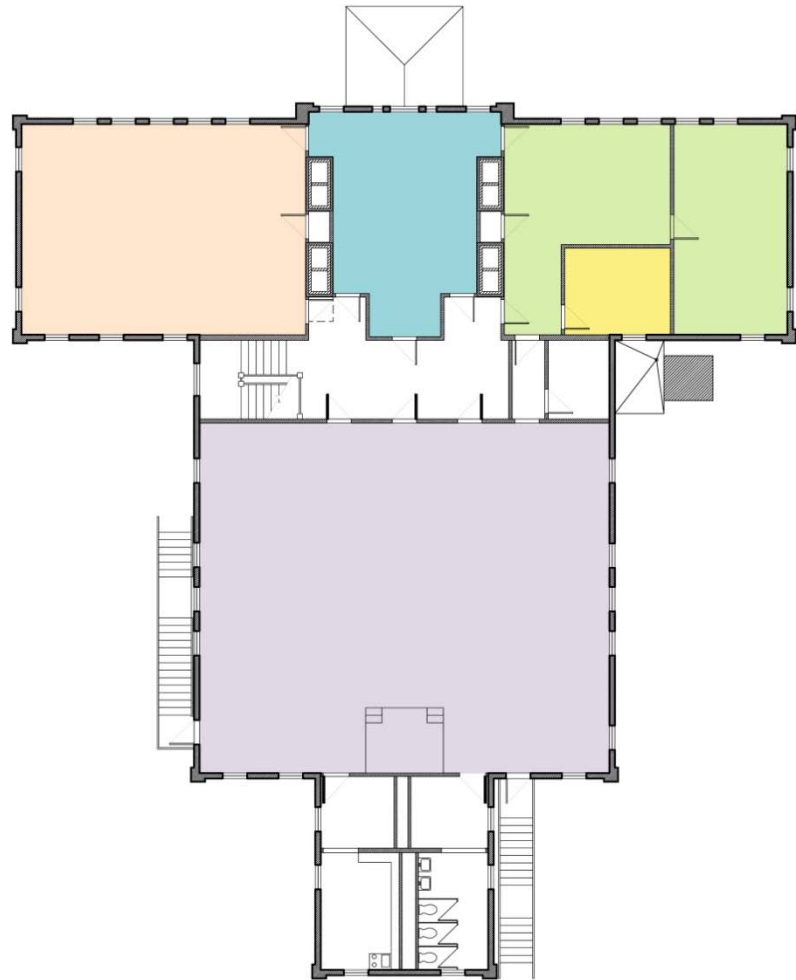
EXISTING FIRST FLOOR PLAN



- TOWN MANAGER
- HEALTH DEPT.
- IT



EXISTING SECOND FLOOR PLAN



- INSPECTIONAL SERVICES
- WATER & SEWER DEPT.
- TOWN ACCOUNTANT
- IT
- PLANNING / CON-COMM ZBA



EXISTING NORTH ELEVATION

Open joint in granite foundation



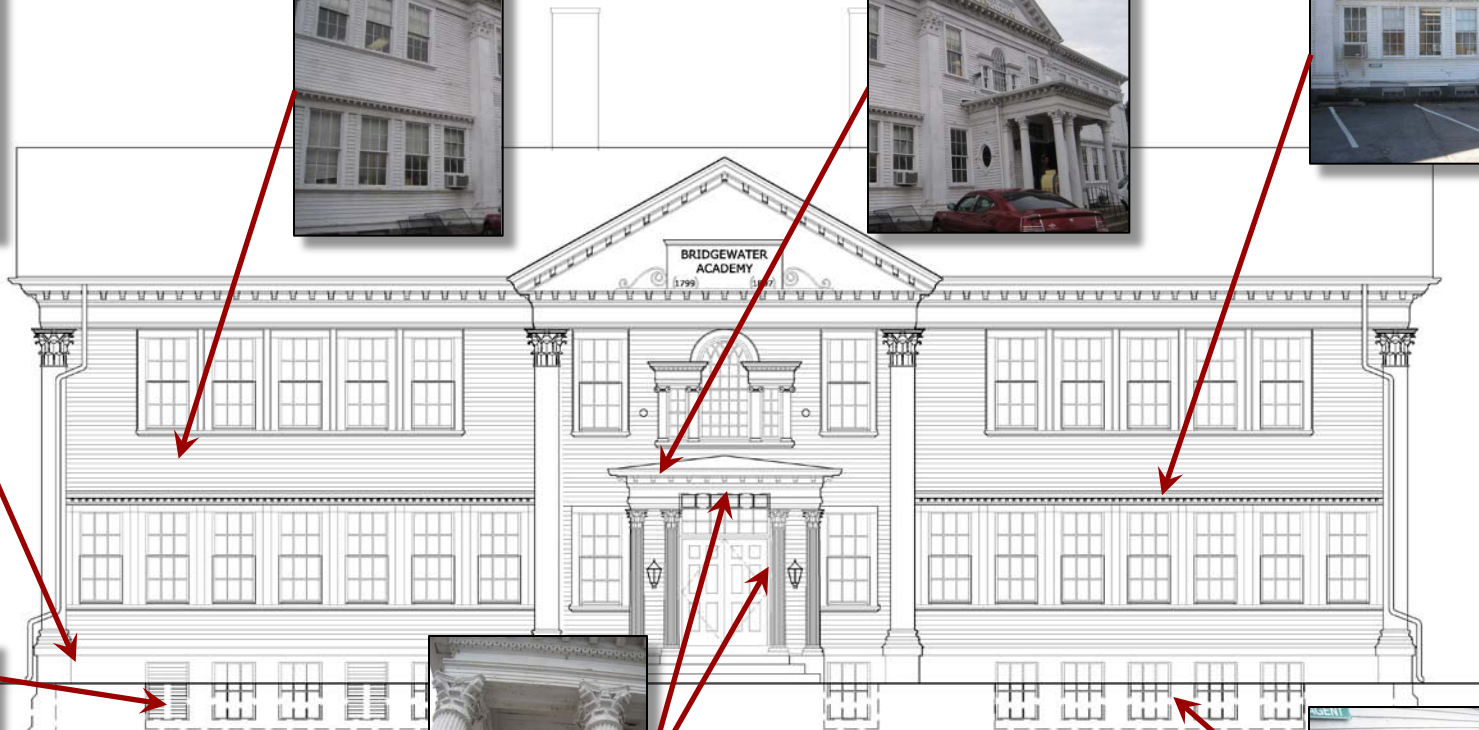
Extensive peeling paint over entire building



Reinstall missing historic balustrade



Broken and missing dentils



Unsafe light well, filled with debris and plant growth; a source of water infiltration to the lower level



Water damaged wood causing paint to delaminate; missing column



Unsafe light well

EXISTING EAST ELEVATION

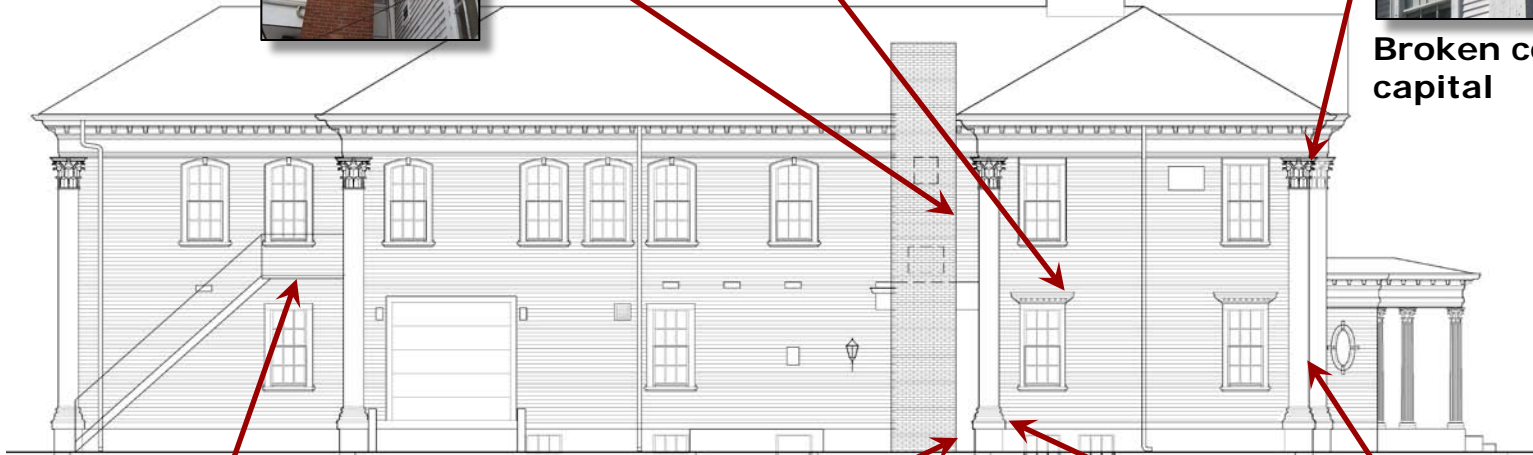
**Chimney masonry deteriorated;
random PVC pipe**



Rotted window trim; birds enter and are trapped between the 1st floor ceiling and 2nd floor



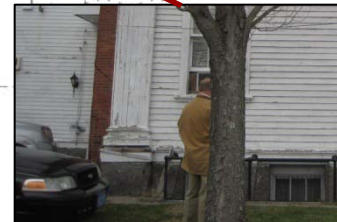
Broken column capital



Fire escape in violation of current building code



Utilities enter the building randomly, water infiltration opportunity



Broken/missing pilaster base



Missing pilaster corner boards, squirrel entry point

EXISTING WEST ELEVATION



Structure undermined through indiscriminate cuts



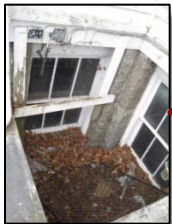
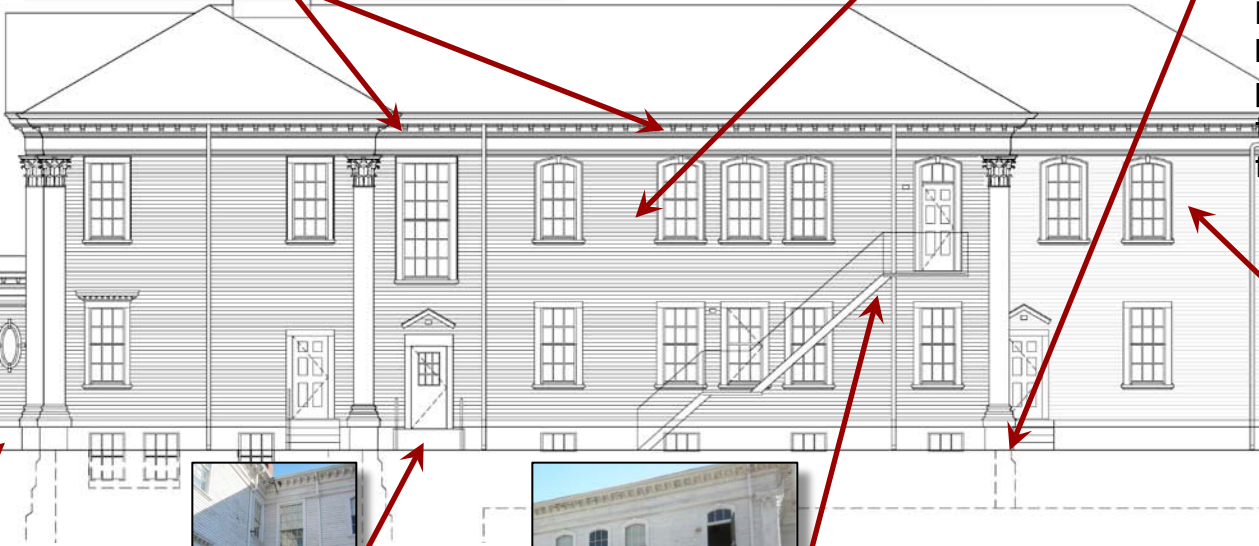
Broken and missing dentils



Hanging disconnected wires



Decrepit hardscape, plant growth through foundation



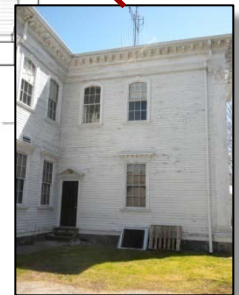
Debris filled light well; a source of water infiltration to the lower level



Ramp not up to current ADA and MAAB standards

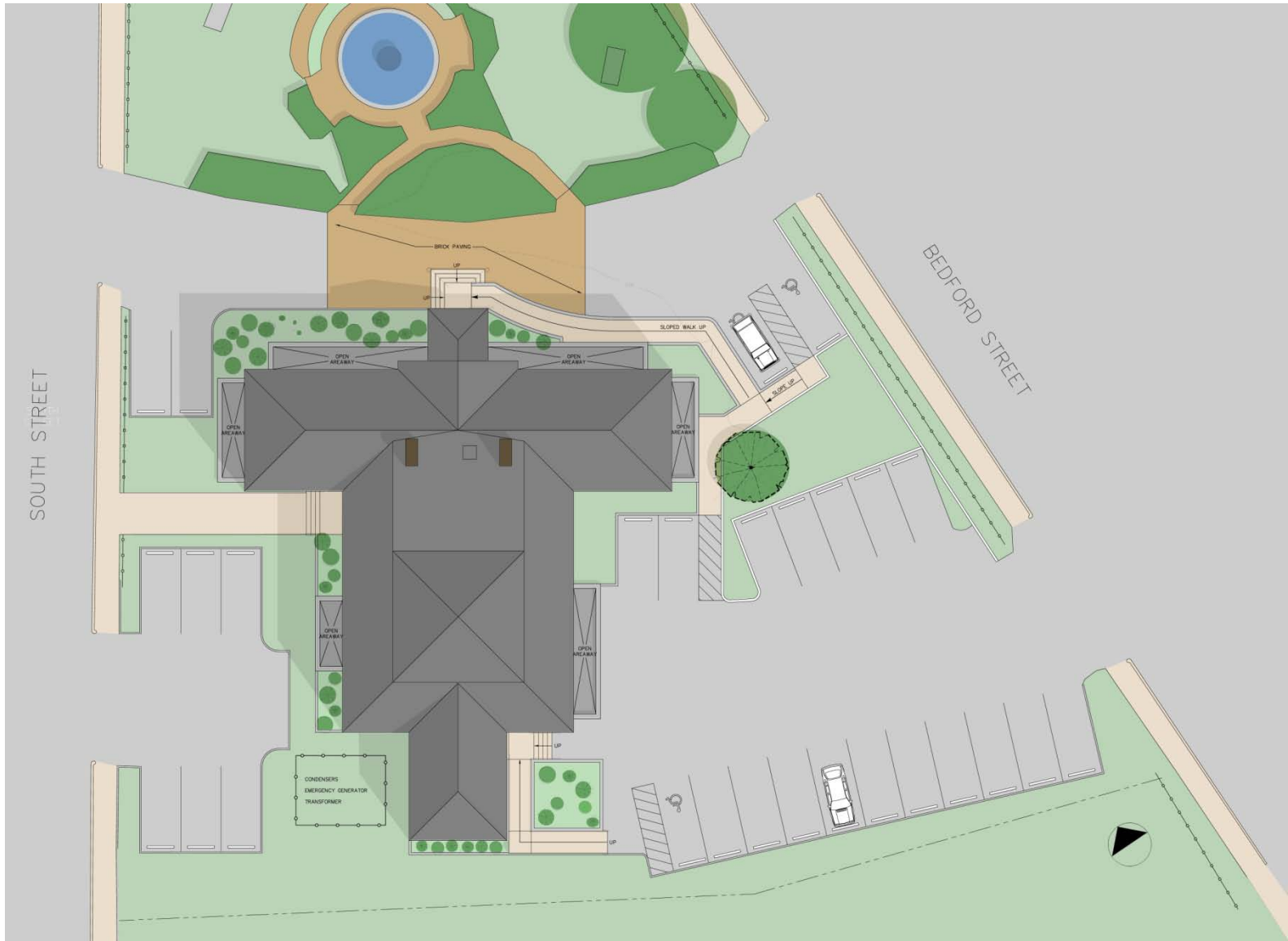


Fire escape in violation of current building code

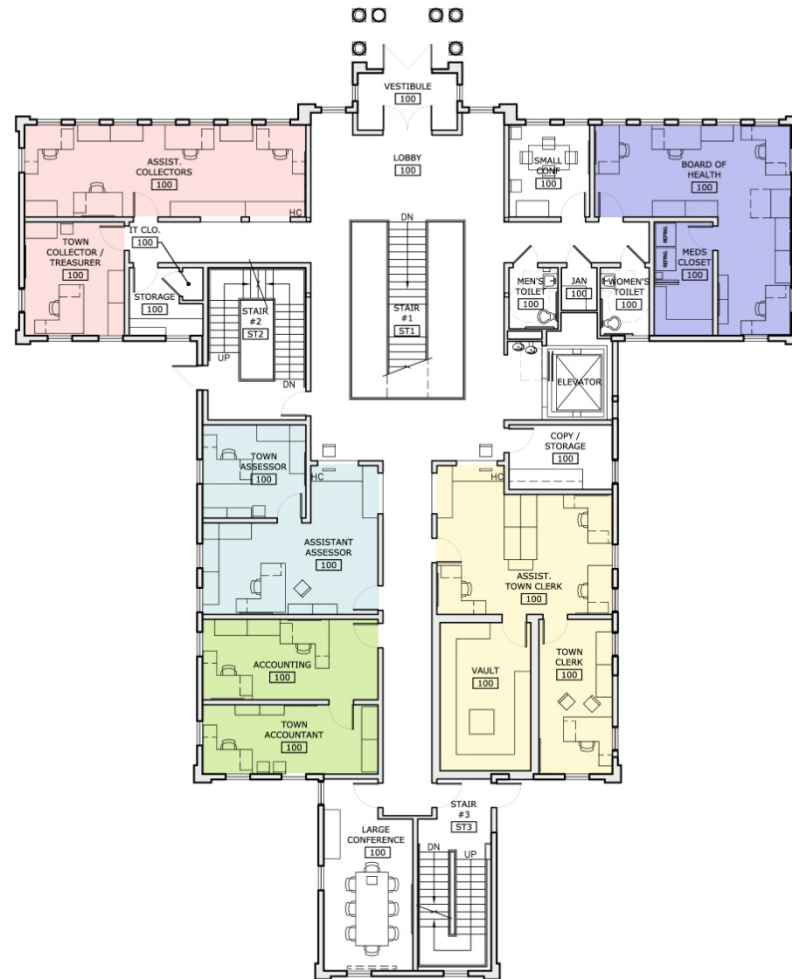


Extensive peeling paint over entire building

PROPOSED SITE PLAN



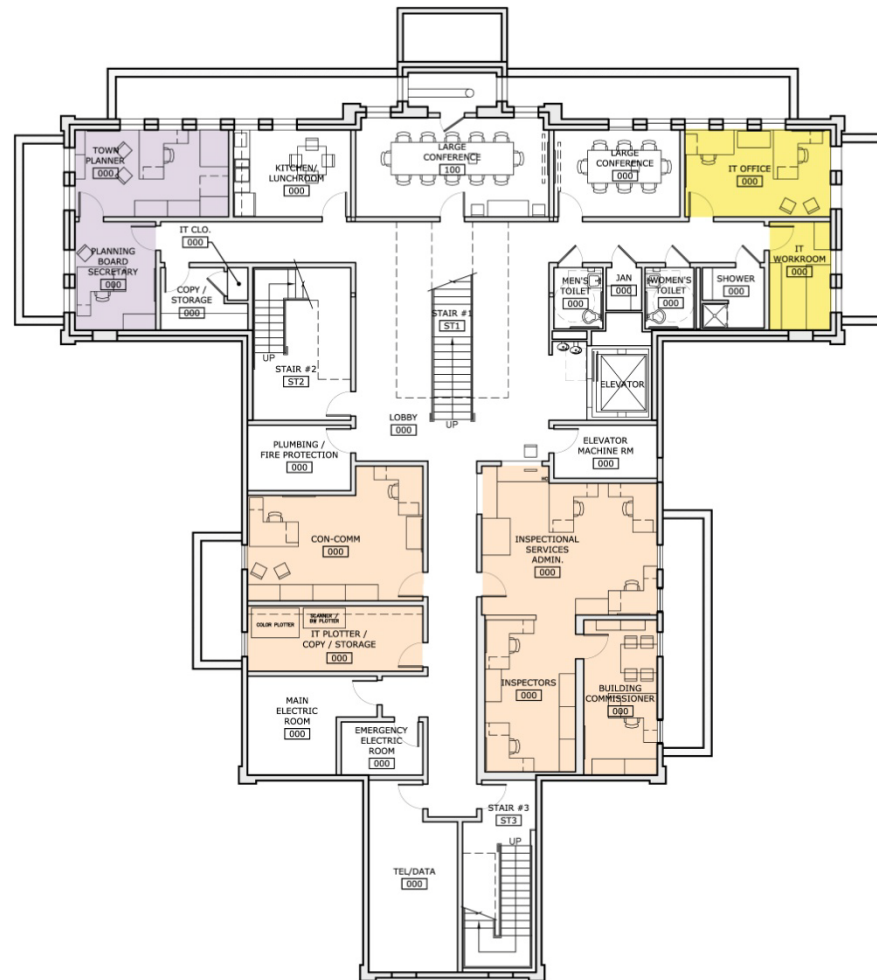
PROPOSED FIRST FLOOR PLAN – OPTION 1



- HEALTH DEPT.
- TOWN CLERK
- TOWN ACCOUNTANT
- TOWN ASSESSOR
- TOWN COLLECTOR



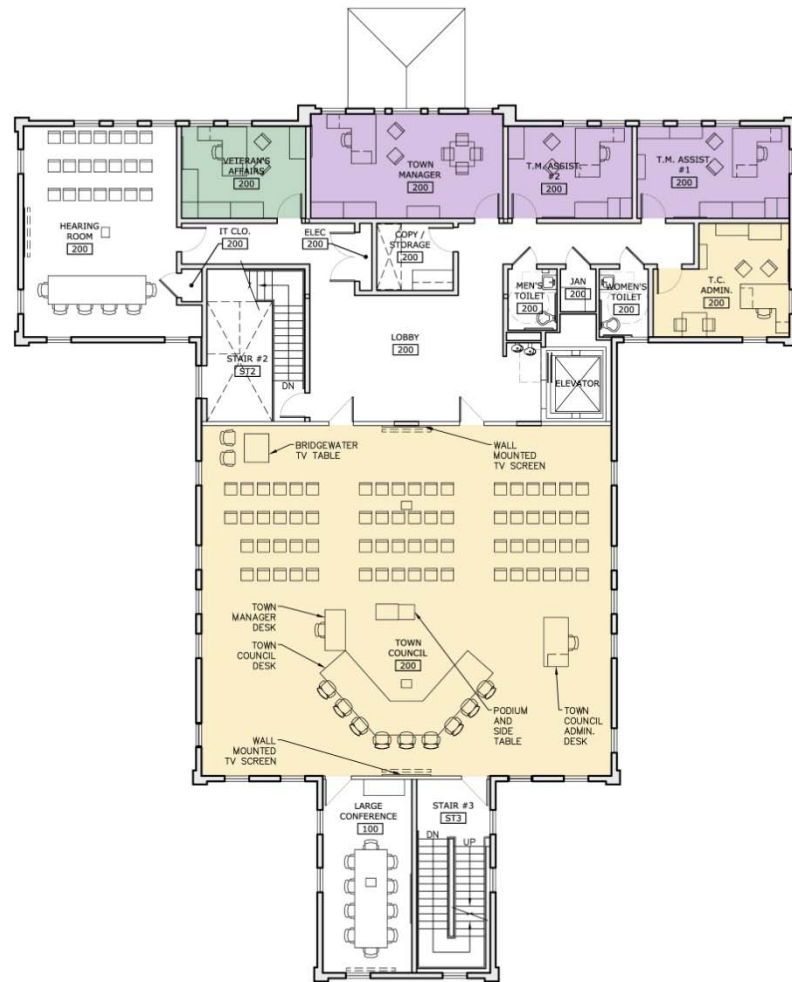
PROPOSED LOWER LEVEL PLAN – OPTION 1



- PLANNING
- IT
- INSPECTIONAL SERVICES



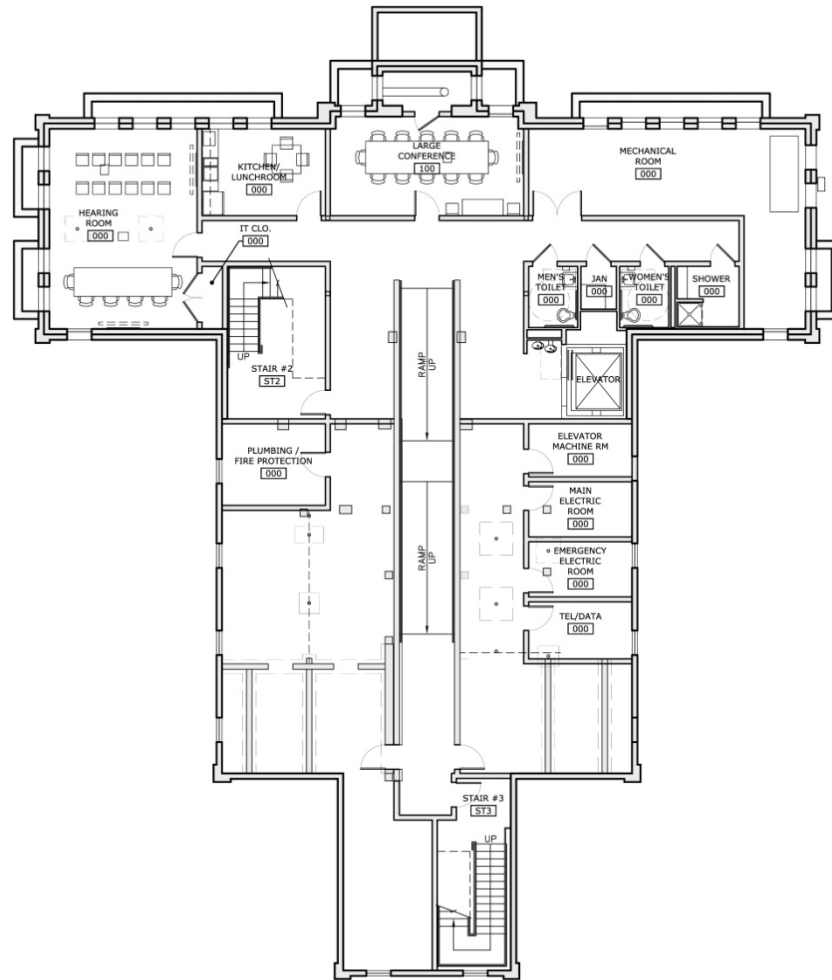
PROPOSED SECOND FLOOR PLAN – OPTION 1



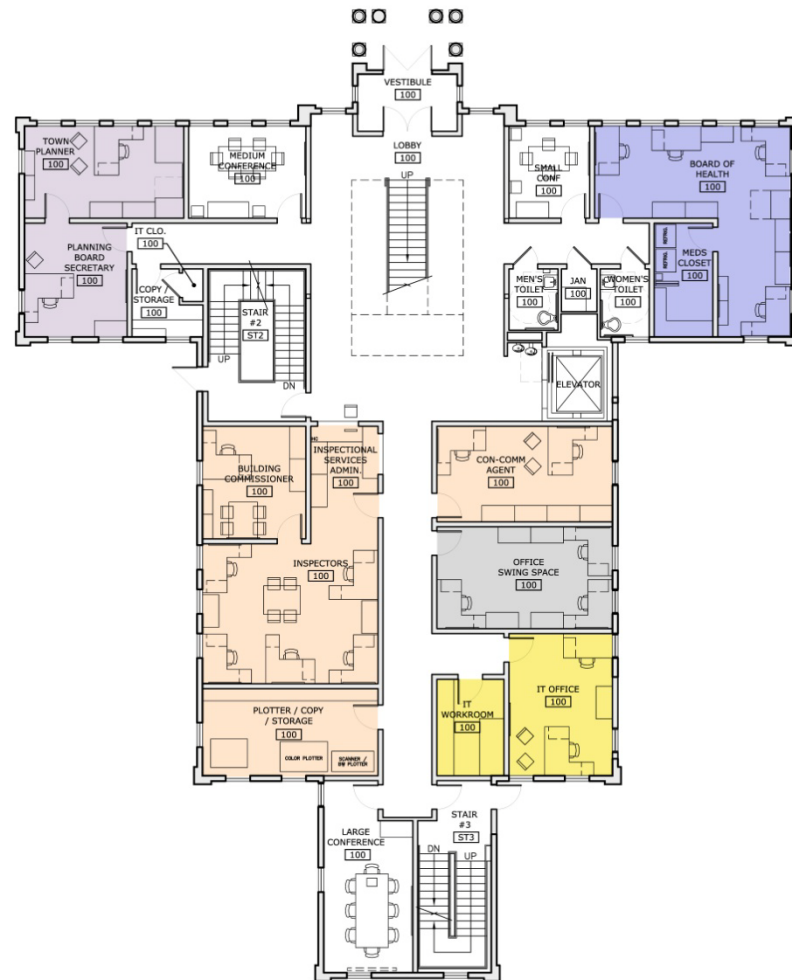
- TOWN COUNCIL
- TOWN MANAGER
- VETERAN'S AFFAIRS



PROPOSED LOWER LEVEL PLAN – OPTION 2



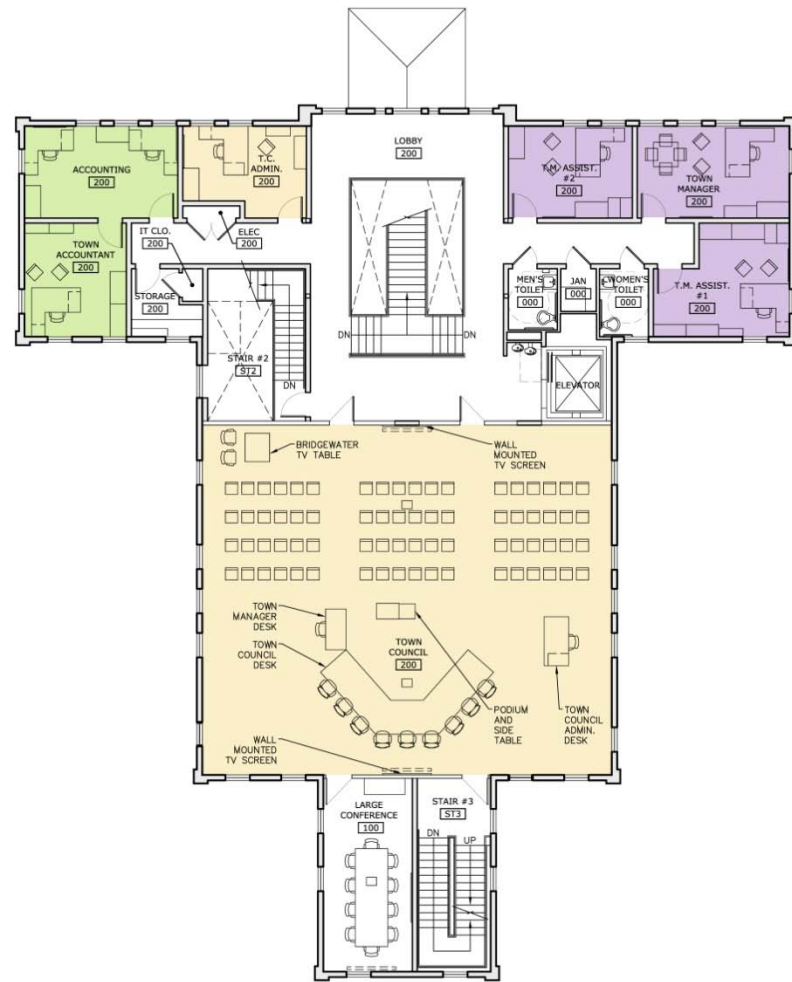
PROPOSED FIRST FLOOR PLAN – OPTION 2



- HEALTH DEPT.
- OFFICE SWING SPACE
- IT
- INSPECTIONAL SERVICES
- PLANNING



PROPOSED SECOND FLOOR PLAN – OPTION 2



- TOWN COUNCIL
- TOWN MANAGER
- TOWN ACCOUNTANT



COST ESTIMATES

	OPTION 1	OPTION 2	OPTION 3	New Building
Construction Cost (Hard Costs)	\$7,440,039	\$7,852,888	\$7,078,350	\$7,139,000
Exterior & Site ¹	\$2,242,250	\$2,242,250	\$2,242,250	\$890,000
Building Interior ²	\$4,521,422	\$3,927,614	\$3,977,614	\$5,600,000
Town Hall Renovations		\$969,125		
Memorial Building Renovations			\$210,000	
Construction Contingency	\$676,367	\$713,899	\$648,486	\$649,000
Direct Soft Costs:	\$1,154,000	\$1,282,400	\$1,249,385	\$1,112,600
Architectural and Engineering Fees				
Owner's Project Manager				
Marketing				
Builder's Risk Insurance				
Interim Communication Relocation				
Low Voltage (Communications)				
Testing				
Commissioning				
Clerk of the Works				
Abatement/Hazardous Materials				
Additional Services (geotech, FF&E, etc)				
Subtotal Construction + Direct				
Soft Costs	\$8,594,039	\$9,135,288	\$8,327,735	\$8,251,600
Indirect Soft Costs:	\$997,000	\$1,012,000	\$917,000	\$997,000
Furniture, Fixtures and Equipment				
Moving and Relocation Costs				
EOC Relocation and Upgrades ³				
Printing and Advertising				
Audio/Visual for Council Chamber				
Document Scanning				
TOTAL PROJECT COST	\$9,591,039	\$10,147,288	\$9,244,735	\$9,248,600

Notes:

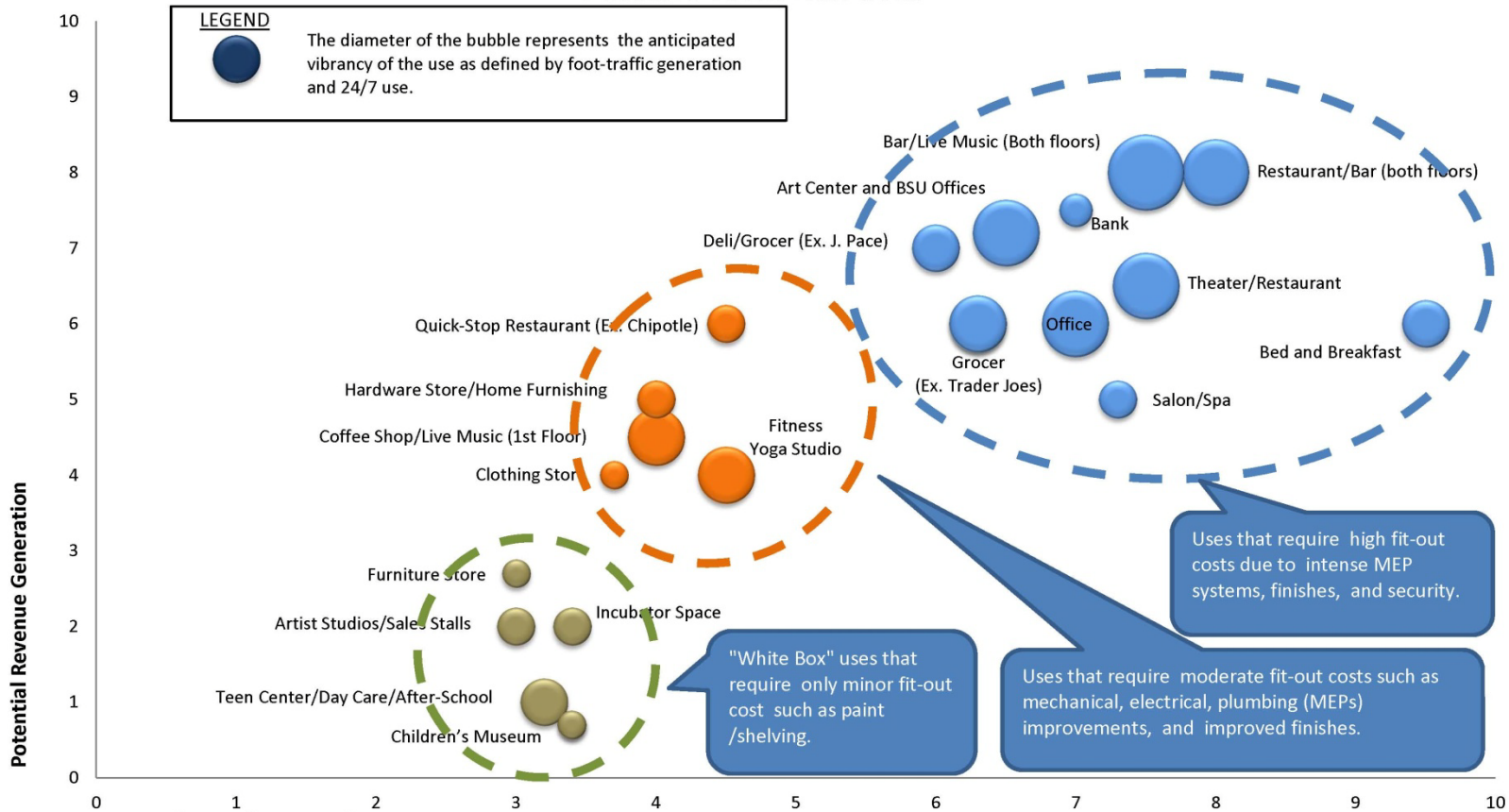
1. Cost for New Building Option is site and demolition costs only
2. Cost for New Building Option is for building interior and exterior. Cost is based on 16,000 SF @ \$350/SF.
3. Assumes 1,700 SF at \$250/SF

COST BENEFIT ANALYSIS

	OPTION 1	OPTION 2	OPTION 3	New Building
Project Cost	\$9,591,039	\$10,147,288	\$9,195,235	\$9,248,600
Cost Differential	(\$395,804)	(\$952,053)	\$0	(\$53,365)
Pros	<ol style="list-style-type: none"> 1. Most efficient plan using historic building. 2. Consolidates town services. 3. Provides much needed meeting space. 4. Cost of upgrades to Town Hall and Memorial Bldg is not borne by Town. 5. Most efficient scheme other than new building. 6. Full basement is utilized. 	<ol style="list-style-type: none"> 1. Moving costs are reduced as Town Hall stays in place. 	<ol style="list-style-type: none"> 1. Least expensive option. 	<ol style="list-style-type: none"> 1. Could possibly be the most efficient plan.
Cons	<ol style="list-style-type: none"> 1. More expensive than Option 3. 	<ol style="list-style-type: none"> 1. Most expensive option. 2. Offices still split in 2 buildings. 3. Town Hall renovations become part of the project. 4. Pay more for less benefit. 5. More fees to manage 2 projects. 	<ol style="list-style-type: none"> 1. Sacrifice valuable Town-wide meeting space. 2. Offices still split in 2 buildings. 3. Compromise to fit full program into building. 4. Memorial Building renovations become part of the project. 5. Memorial Building Costs could be understated. 	<ol style="list-style-type: none"> 1. Loss of historic gem and highlight of Central Square. 2. Will not qualify for CPA or Mass Historic Funding. 3. Town must fund 100%.

MARKET ANALYSIS: TOWN HALL

Possible Town Hall Uses



Incremental Cost Above Baseline Renovation

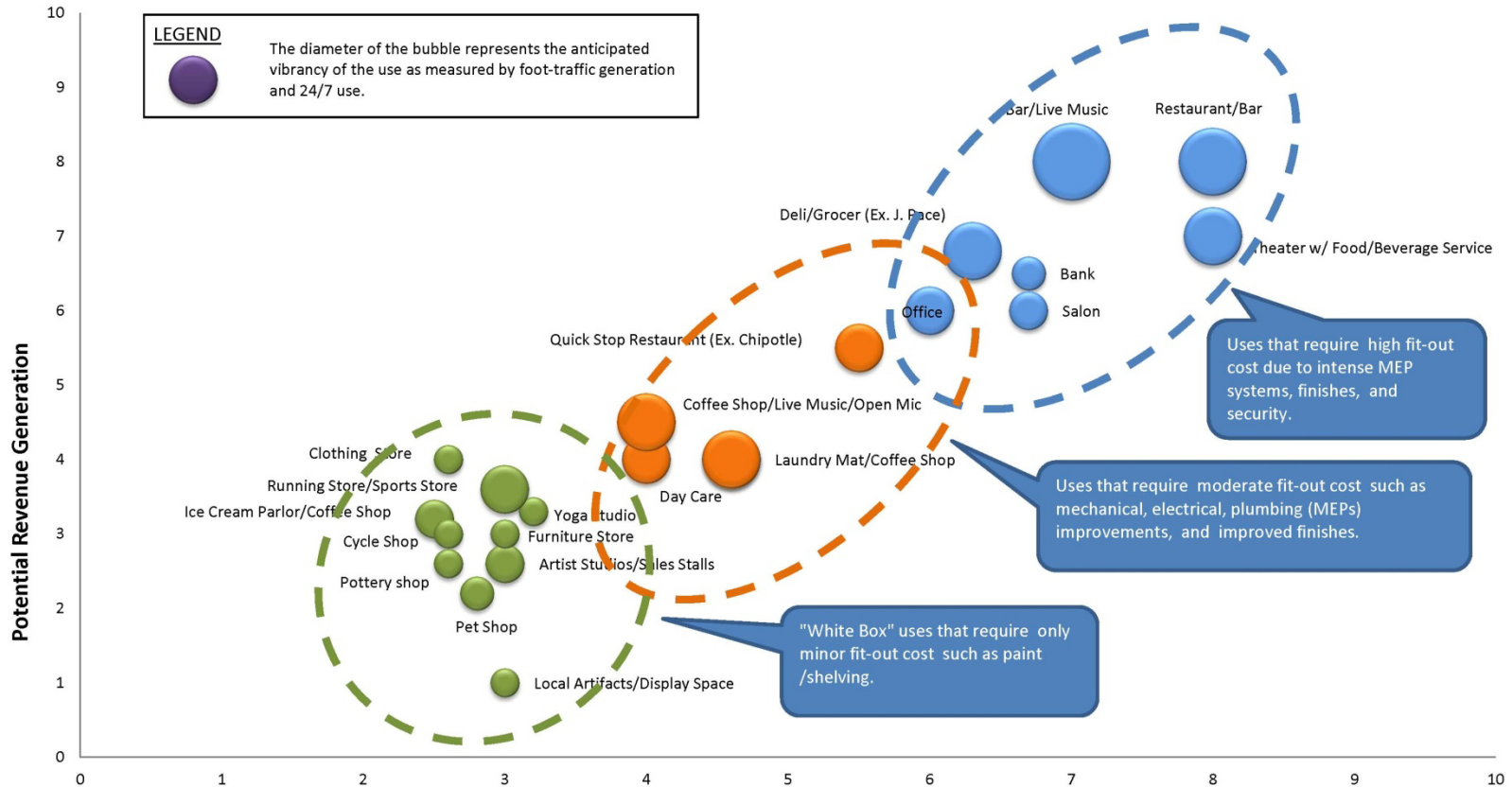
(Assumption: Bridgewater will renovate buildings to a minimum level to protect asset and comply with regulation. "Use specific" improvements beyond that level will be funded by Bridgewater or tenant depending on ability of use to support investment.)

Notes:

1. Revenue Generation (as noted on the Y-axis) are intended to be comparative and thus do not represent a quantitative measure of rents).
2. Incremental Costs (as noted on the X-axis) are intended to be comparative and thus do not represent a quantitative measure of costs).

MARKET ANALYSIS: MEMORIAL BUILDING

Possible Memorial Hall Uses



Uses that require high fit-out cost due to intense MEP systems, finishes, and security.

Uses that require moderate fit-out cost such as mechanical, electrical, plumbing (MEPs) improvements, and improved finishes.

"White Box" uses that require only minor fit-out cost such as paint/shelving.

Incremental Cost Above Baseline Renovation

(Assumption: Bridgewater will renovate buildings to a minimum level to protect asset and comply with regulation. "Use specific" improvements beyond that level will be funded by Bridgewater or tenant depending on ability of use to support investment.)

Notes:

1. Revenue Generation (as noted on the Y-axis) is intended to be comparative and thus do not represent a quantitative measure of rents.
2. Incremental Costs (as noted on the X-axis) are intended to be comparative and thus do not represent a quantitative measure of costs.

POSSIBLE FUNDING OPTIONS:

- CPA Funds - Historic Preservation
- Green Community Funds - Energy Efficiency Improvements
- Massachusetts Preservation Project Fund - Historic Preservation
- Private Fund Raising
 - Buy a: Brick, Conference Room, etc.
 - Need a citizen fundraising group

PROJECT SCHEDULE

Proposed Project Schedule
June 19, 2012

Bridgewater Building Re-use Study
HKT Architects Inc.

