

# Town Manager's Blue Ribbon Committee

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# Overview

- Blue Ribbon Committee Mission
- Blue Ribbon Committee Time Line
- Recommendations

✓ See Appendix “A”



# Constraints

- Center of Government to Remain Downtown
- Debt Service
- Preference to Own vs. Rent
- Space Plans for 5 Year Outlook



# Key Points

- Memorial Building\*
- Saxonville Fire Station #2\*
- Danforth Building
- Village Hall
- Athenaeum Hall
- New School
- Space and Parking Needs
  - ✓ **Memorial Building**
  - ✓ **Other Space Needs Recently Discovered**



# Memorial Building

- Thorough Assessment Completed
- Substandard
  - ✓ **Deferred Maintenance**
  - ✓ **Town Hall Closed**
  - ✓ **Envelope/Access**
- Tear The Building Down!
  - ✓ **Vacate & Demolish**
- International Design Competition



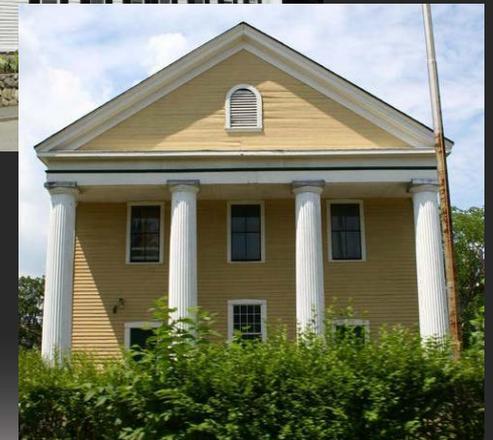
# Fire Station No. 2

- Imperative
- Funded
- Build It
- Complete by 2020



# Additional Imperatives

- Danforth Building
- Village Hall
- Athenaeum Hall
- Capital Adaptation and Renewal



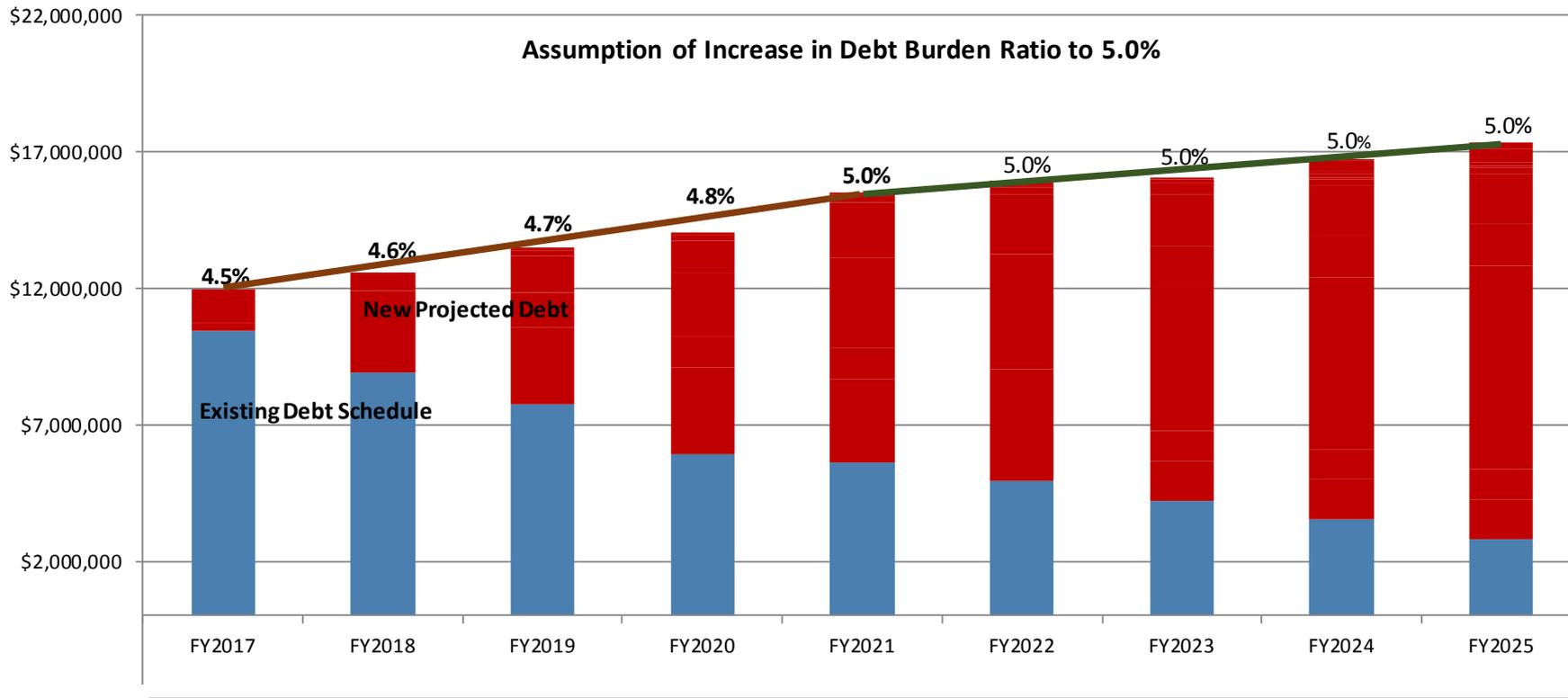
# Space & Parking Needs

- Memorial Building
- Pearl Street Garage/MWRTA
- Department of Public Works



# Debt Service

Projected General Fund Annual Debt Service Schedule



# Time Line

Project	Scheduled Completion	Scheduled Est. Costs	Comment
<b>Annual Capital Adaptation and Renewal ("A&amp;R") Pool</b>	Annual projects; also utilized to fund specifically identified projects contingency and expanded scope	\$11M annually with escalation \$110M through 2025	Annual determination to address deferred maintenance and other capital needs ; "keep up" support
<b>Town Hall</b> (Memorial Building)	2020	\$25M+ (dependent upon assembly space scope)	Relocation/lease costs included in project costs
<b>New Fire Station #2</b>	2020	\$3.4M	Life safety concern expedited project
<b>Pearl Street Garage / MWRTA Facility Swap</b>	2018	\$0.7M	MWRTA garage rehabilitation commitment; facility utilized for town storage/shops (or other opt.)
<b>DPW Facility</b>	2019	\$2.5M (general fund support)	Shared costs with Water and Sewer Enterprise Funds
<b>Danforth Property</b>	No later than 2022 (to provide notice to current occupants)	\$1.2M Alternative: sale	Proposed use for municipal parking (120-200 potential spaces)
<b>Village Hall</b>	2019 if funded through A&R pool; later if funded through CPA program or general fund	\$1.8M	Partial response to address assembly space needs
<b>Athenaeum Hall / Surplus Fire Station #2</b>	2024; Earlier if funded through instituted CPA program	\$5.0M	Project utilized to advocate for creation of a Community Preservation Act program
<b>Former McAuliffe Library</b>	2025	\$2.7M Alternative: future sale	Short term use for Town Hall Project swing space
<b>Other TBD Projects</b> outside of A&R pool	2022-2025	\$16.0M	Capital Spending Plan out years set-aside for additional specific projects
<b>Total</b>		<b>\$168.3M</b> (with escalation)	FY2017-FY2025 Plan



# New School

## ■ Over Capacity



# Conclusions

- Generational Opportunity
  - ✓ **Affordable**
  - ✓ **Transformative**
- Framingham 2025 Vision



# Appendix

## Framework for Blue Ribbon Committee on Building Plan Implementation

### POLICY DIRECTION GUIDING WORK

- Memorial Building is a major historical and cultural asset in Framingham and should be preserved and maintained as a center of civic, cultural and governmental activity. A comprehensive renovation leading up to its centennial anniversary in 2026 is a worthy goal. Meanwhile, there is an immediate need to address ongoing damage to exterior masonry and an aging roof which in turn will trigger a requirement that the entire building be brought into compliance with MA architectural access codes. This work must be addressed soon if the building is going to be preserved.
- Given the economic impact which municipal employees and customers visiting Memorial Building have on business activity in Downtown Framingham, the Town should maintain a significant office and workforce presence in the Downtown area within walking distance of the Central Business District.
- A leading priority in the 2015 – 2020 time frame is the construction of a new school. The specific proposal will be developed by the Framingham Public School and is likely to be partially reimbursed by the MA School Building Authority. The net debt service after reimbursement will be subject to voter approval of a debt exclusion referendum in accordance with Proposition 2 and ½. The excluded principal and interest should be considered outside of the normal debt service policy of the Town limiting principal and interest payments to not more than 5% of the general fund operating budget.
- Given the ongoing, permanent nature of the Town government and its operations, there should be preference for the Town wherever possible to own its real estate and building assets and that leasing assets should be reserved as a flexible, short term option or possibly as a tool to support mixed use development downtown.
- Assume that urgent need to address the exterior building envelope of Memorial Building, and the access code compliance it will trigger, as well as the urgent replacement of Station #2 are proceeding as high priorities.

### QUESTIONS TO BE ANSWERED AND RESOLVED

- Validate the space needs study estimate for office space for those offices currently operating within Memorial Building at 65,000 sq. ft. and propose a long term solution to meet it:
  - Memorial Building with Annex and Parking Improvements
  - Relocate offices to one or more locations presumably maintaining a significant presence downtown
  - Identify sites in Downtown Central Business District for town or school offices or Annex
- Validate the of office space needs of the FPS Administration and determine where it fits into the overall long term approach for Municipal Offices:
  - Co-locate with Municipal Offices or an Annex thereto
  - Stand-alone building
- Assess the condition of the Danforth Building and the Pearl St. Parking Garage and consider :
  - Rehabilitation for reuse
  - Demolish and utilize the site
  - Dispose of the properties with plans for redevelopment
- Assess proposals for investment in Village Hall (\$1.7 million) and Athenaeum Hall (\$3.6 M) and determine where those assets fit into the overall plan, including soon to be surplus Station #2 in Saxonville (adjacent to the Athenaeum) and surplus Christa McAuliffe Library
- Establish and identify any missing or unstated office space needs, for instance engineering space in the DPW, quantify it and determine where meeting that need fits into the plan.

# Appendix

The Town of Framingham's Town Manager, with counsel provided by the Town of Framingham's Board of Selectmen, formed a Town Manager's "Blue Ribbon Committee on Building Plan Implementation" in order to provide an independent analysis of the town's general fund capital program as well as recommendations for implementation.

Specific policy direction, to guide the work of the committee, included:

Desire to maintain municipal government operations in the downtown area within walking distance to the Central Business District

Preference for use of town-owned real estate for office support with leasing reserved as a flexible, short-term option or to support selected development

Consideration of preservation of the Memorial Building to be maintained as a center of civic, cultural and governmental activity in downtown Framingham (with recognition of the immediate need to address building envelope deficiencies and likely access requirements)



# Appendix

Construction of a new school with the specific proposal to be developed by the Framingham Public Schools Department

Replacement of Fire Station #2 as a high priority due to its identified condition.

In addition to the proceeding policy guidance, the following issues were identified for committee consideration/review:

Identification of town hall office needs with potential accommodation through use of the existing Memorial Building, potential Memorial Building replacement/expansion, and/or other options including relocation of selected office functions.

In addition to town-hall functions, identification of other town operations office space deficiencies - including Framingham Public Schools and Framingham Public Works departments - and potential benefit of additional/relocated operational space and/or co-location.

Consideration of other town-owned facilities including Danforth Building, Pearl Street Garage, Village Hall, Athenaeum Hall, surplus Fire Station #2, and the surplus Christa McAuliffe Library.

Need to address significant capital deferred maintenance backlog and functional deficiencies (including ADA compliance) associated with town-owned assets.

