



TOWN OF FRAMINGHAM

Memorial Building, 150 Concord Street, Room 121, Framingham, MA 01702
508-532-5400 | 508-532-5409 (fax) | www.framinghamma.gov

Town Manager

Robert J. Halpin

Assistant Town Manager

James P. Duane

Board of Selectmen

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Cesar A. Monzon

MEMORANDUM

DATE: April 29, 2016

TO: Board of Selectmen

FROM: Robert Halpin, Town Manager *RJH*

RE: Report of the Blue Ribbon Municipal Buildings Plan Committee

On Tuesday, May 3rd, the Blue Ribbon Municipal Buildings Plan Committee will present its findings and recommendations on the road forward to tackle a daunting list of municipal buildings which has been subjected to years of deferred maintenance and in many cases are functionally obsolete. This is an extremely important presentation and will likely require one or more meetings to follow up and discuss the details contained in it. Given several of the more major recommendations – particularly related to Memorial Building – it is important to present the report prior to Town Meeting taking up the Capital Budget on May 10th. The report bears directly on a request we have within this year's Capital Budget for \$700,000 for design funding to deal with the exterior masonry deterioration at Memorial Building as well as ADA Access Compliance and a New Roof – all estimated at \$7.0 million or more.

You should be aware that the Blue Ribbon Committee's fundamental finding/conclusion is that the condition of much of Memorial Building has deteriorated to such a point that it is more cost effective to think about demolishing both wings of the building (while preserving the Memorial) and rebuilding with new construction. In other words, they would recommend not to seek money to deal with exterior masonry deterioration other than at the historic Memorial. Nor would they recommend proceeding with the ADA interior compliance or roof system. The committee feels much the same way about the infrastructure serving Nevins Hall.

The committee will also recommend demolition of the Danforth Building and related buildings. They conclude that those buildings are largely beyond repair as well. They present the Danforth Building as what to look forward in Memorial Building within 5 -10 years.

As a courtesy, I have advised representatives of Danforth Art, the Performing Arts Center of Metro West and the Boys and Girls Club of Metro West of the presentation and have invited a representative to attend.