

Town of Sudbury

Community Preservation Committee

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OCT 04 2018

<http://www.sudbury.ma.us>
email: cpc@sudbury.ma.us

PROJECT SUBMISSION FORM

Submitter: Melissa Murphy-Rodrigues, Town Manager

Submission Date: October 4, 2018

Group or Committee Affiliation (if any):

Submitter's address :

278 Old Sudbury Rd.
Sudbury, MA 01776

Purpose (please select all that apply):

- Open Space
- Community Housing
- Historic
- Recreation

Submitter's email & phone number:

rodriguesm@sudbury.ma.us
978-639-3385

Project Manager's email & phone number: William Barletta, Facilities Director
barlettaw@sudbury.ma.us 978-440-5465

Project Name: Town Hall Historic Renovation/Restoration - Construction Phase

Project Description: See attached which includes Cost Statement.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2020	\$7.2M - \$7.6M	\$7.2M - \$7.6M	
2021			
2022			
2023			
2024			
Total			

How does this project meet the General Criteria and Category Specific Criteria for CPC projects (see attached)?

See attached.

Does this project fall within the jurisdiction or interest of other Town Boards, Committees or Departments? If so, please list the boards, committees or departments, whether applications and/or presentations have been made, and what input or recommendations have been given.

See attached.

For Community Preservation Committee Use:

Form received on: _____

Project presented to CPC on: _____

Reviewed by: _____

Determination: _____

TOWN HALL HISTORIC RENOVATION/RESTORATION - CONSTRUCTION PHASE

PROJECT DESCRIPTION

This project builds on the 2017 Annual Town Meeting approval of design services and seeks funding for construction to renovate and restore the historic Sudbury Town Hall. The purpose is preservation of the building, improvement of spaces used for assembly, improvement of the Town Clerk's office as well as making the building accessible to all. The construction project will be under the direction of the Permanent Building Committee.

The building has been well studied. The Town Hall Feasibility Study was funded with an overwhelming vote of support at Town Meeting on May 8, 2012. The report detailed the existing conditions and provided alternatives for the restoration, renovation and addition to or demolition of the Town Hall. In 2015 the Selectmen created the Town Hall Blue Ribbon Committee (THBRC) to review the options for the future of Town Hall. Upon completion of the review the THBRC submitted its recommendation to the Selectmen to rehabilitate and restore the Town Hall to its original state as a place of gathering of residents for meetings and social events. Subsequently, at the 2017 Annual Town Meeting with the unanimous support of the Board of Selectmen, voters approved the request presented by the Community Preservation Committee (CPC) to fund the design of such restoration and rehabilitation in the sum of \$600,000.

In accordance with statute, the Permanent Building Committee (PBC) solicited the services of an Owner's Project Manager (OPM) and awarded a contract to Construction Monitoring Services, Inc. As the Town's Designer Selection Committee, the PBC solicited proposals for design services, choosing the firm of Bargmann Hendrie + Archetype, Inc. (BH+A), with Principal Joel Bargmann as architect. Mr. Bargmann is well acquainted with the building as having performed the feasibility study in 2012-13, with continued review in the THBRC study in 2015-16. Schematic Design began in July and design work, including cost estimation, is intended to continue throughout the year.

RENOVATION/RESTORATION

The Town Hall was built in 1931 and is one of the most recognized buildings in the historic district known as Old Sudbury Center. Its central location and access to other Town offices make the building a prime location for town activities. Restoration of this building will secure it for the future and preserve the Town's historic charm. The slate roof, the multi-paned wood windows and columns are distinct and reflective of Sudbury's history.

Many of the basic systems are in need of repair and replacement – roof, windows, heating, plumbing and fire protection systems. Replacement of the heating, electrical and plumbing systems will result in lower energy costs, as well as provide a comfortable space for town meetings and gatherings. The building will be brought up to current accessibility codes as well. This will allow use of both main floors for meeting space whereas only one is currently accessible.

CPC General Criteria:

- This proposal is eligible for Community Preservation Act (CPA) funding according to the requirements described in the CPA legislation.
- The proposal to restore the Town Hall and enhance historical assets is consistent with the Town's Master Plan. The Sudbury Town Hall and the Town Center are a Priority Heritage Landscape in the 2006 Heritage Landscape report. This designation is defined as special places created by human interaction with the natural environment that help define the character of a community and reflect its past. "The Town Center is historically and architecturally rich with resources that convey a sense of the evolution of the community".
- This proposal seeks to preserve the essential character of the Town as described in the Master Plan.
- This proposal will preserve town-owned assets and will enhance the overall connections between historic landmarks including the Hosmer House, Heritage Park, Grinnell Park, the Town Common and the land in front of the Town Hall.

Historical Criteria:

- Protect, preserve, enhance, restore and/or rehabilitate historic, cultural, architectural or archaeological resources of significance, especially those that are threatened; and in the case of proposals on private property, the proposal and/or proponent meet certain economic criteria as may be required by the Community Preservation Committee.
- This proposal enhances and restores town-owned properties and features of historical significance within the Town Center, including Town Hall and the Town Common.
- This proposal is within a Sudbury Center Historic District.
- The Project demonstrates the ability to provide permanent protection for maintaining the historic resource.

Recreation Criteria:

- This proposal will expand the range of recreational opportunities available to Sudbury residents of all ages by creating new social opportunities and meeting spaces in the Town Center.
- This proposal will maximize the utility of land already owned by the Town of Sudbury including Heritage Park, Grinnell Park, and the cemeteries in the Town Center, all combining with a restored gathering hall for Sudbury residents.

Cost: Cost will be dependent upon scheme accommodating Massachusetts Architectural Access Board requirements.

Supported by:

The following Committees, Boards, Departments and organization all have a vested interest in the future restoration and revitalization of Sudbury's Town Hall. Recommendations will be sought from the following list of groups and will be reported to the CPC as support grows:

Board of Selectmen
Historical Commission
Historic Districts Commission
Historical Society
Design Review Board
Permanent Building Committee
Town Clerk
Sudbury Foundation

This project is consistent with the 2001 Master Plan goal of preserving and maintaining Sudbury's historic landmarks and historic district. The Board of Selectmen has included this project on its Goals and Priorities since 2006.

Other Sources of Funding:

Grant funding through the Massachusetts Historical Commission and other historic preservation foundations may be possible for a portion of the total cost. Any construction will follow the Secretary of the Interior's Standards for the rehabilitation of historic properties and cultural landscapes.

From: CHAS GUTHY
To: Donoghue, Meagen
Cc: Permanent Building Committee
Subject: Town Hall Restoration/Rehabilitation Project/ CPC-application
Date: Wednesday, October 3, 2018 12:46:19 PM

OCT 03 2018

Town of Sudbury
Commission on Disability

To: Community Preservation Committee

Cc: Permanent Building Committee

Re: Town Hall Restoration/Rehabilitation Project

Date: October 3, 2018

Dear Members:

The Sudbury Commission on Disability is charged with advancing the full integration and participation of people living with disabilities in our Town. The Town Hall is a particularly important facility in the civic life of our residents, and thus should be easily accessible for all. The Town Hall Blue Ribbon Committee Report states: "Public access both into and within the building would be vastly improved In this way not just one but all three floors of the building would be fully utilized, and every member of the public would have uncomplicated access."

Therefore, the Commission supports the use of CPA funds to enhance the accessibility of the building as a critical component of the restoration/rehabilitation project.

We understand that CPA funds designated for Historic Resources may include improvements to comply with federal, state, or local building or access codes or standards. Indeed, throughout the Commonwealth, CPA funds have been used to fund handicap accessible ingress and egress ramps, accessible bathrooms, and elevators in Town Hall and other Historic projects.

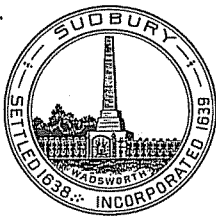
At its meeting on October 2, 2018, the Commission voted unanimously to support the request to use CPA funds for design or construction costs that enhance the accessibility of the Town Hall.

Further, the Commission urges the Town officials involved in the Town Hall project to prioritize access for all as they design and implement the Town Hall rehabilitation.

Thank you for your consideration.

Respectfully,

Patricia A. Guthy
Chair Commission on Disability



Town of Sudbury

Historic Districts Commission

Flynn Building
278 Old Sudbury Rd
Sudbury, MA 01776
978-639-3389
Fax: 978-443-0756

historicdistricts@sudbury.ma.us
<http://www.sudbury.ma.us>

October 30, 2018

Sudbury Community Preservation Committee
Chairman Sherrill P. Cline
Flynn Building
278 Old Sudbury Road


Dear Chair Cline,

The Sudbury Historic Districts (HDC) at their regular scheduled October 11, 2018 meeting agenda had Bargmann Hendrie+Archetype, Inc. and Craig Blake present requesting on behalf of the Sudbury Permanent Building committee (PBC) a letter of support for their application to the Sudbury Committee Preservation Committee regarding Sudbury Town Hall restorations. The Historic Districts Commission supports the intent to restore and preserve the architectural features of the Sudbury Town Hall. The Historic Districts Commission intends in reviewing future renderings prior approving the restoration work.

Sincerely,

SUDBURY HISTORIC DISTRICTS COMMISSION

By


Fred Taylor, Chairman

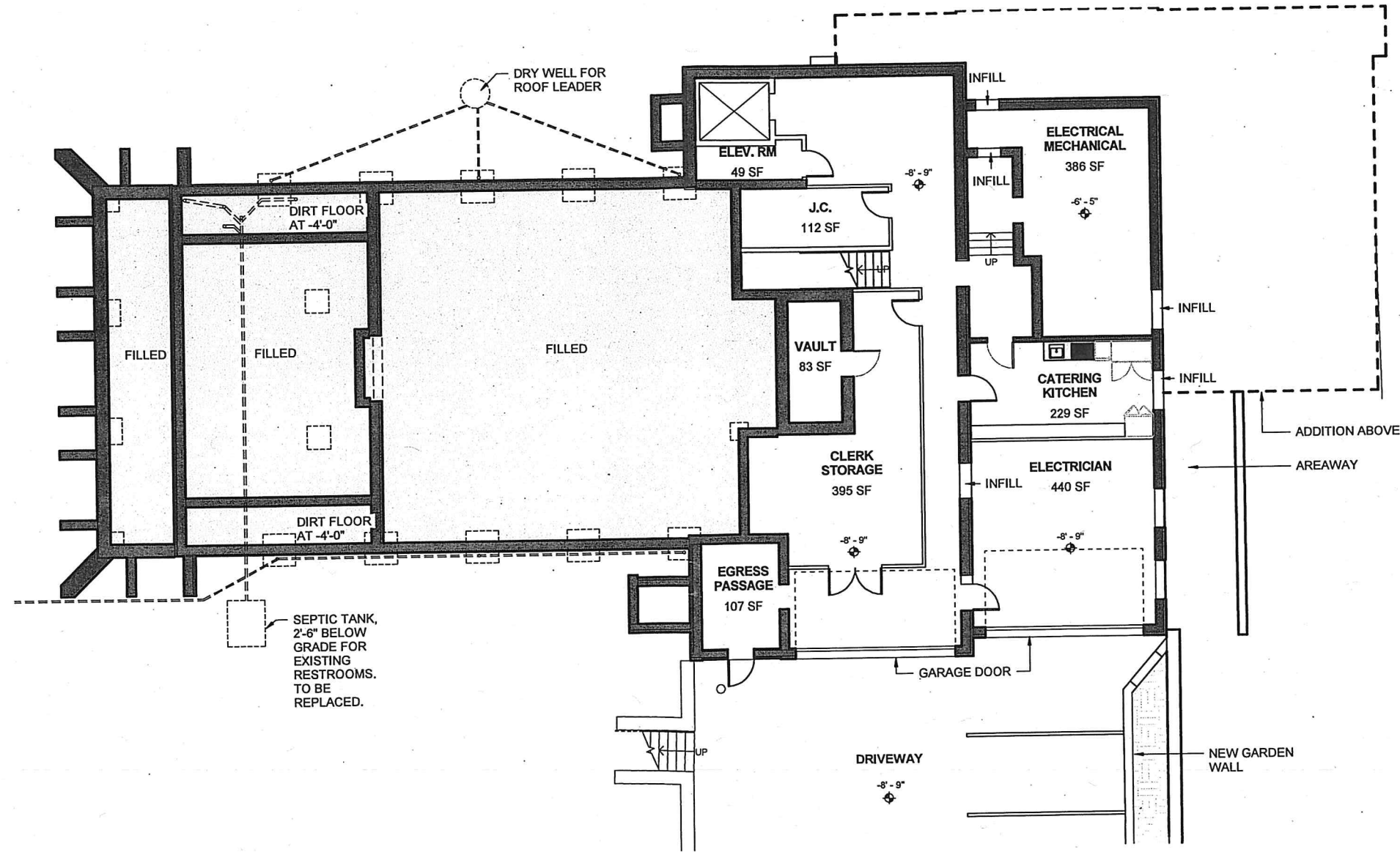
Sudbury Town Hall Renovation

Town of Sudbury Permanent Building Committee

278 Old Sudbury Road, Sudbury MA

TOTAL BUILDING AREA: 15,607 SF

BASEMENT FLOOR AREA: 3,212 SF



A100

RENOVATED BASEMENT FLOOR PLAN



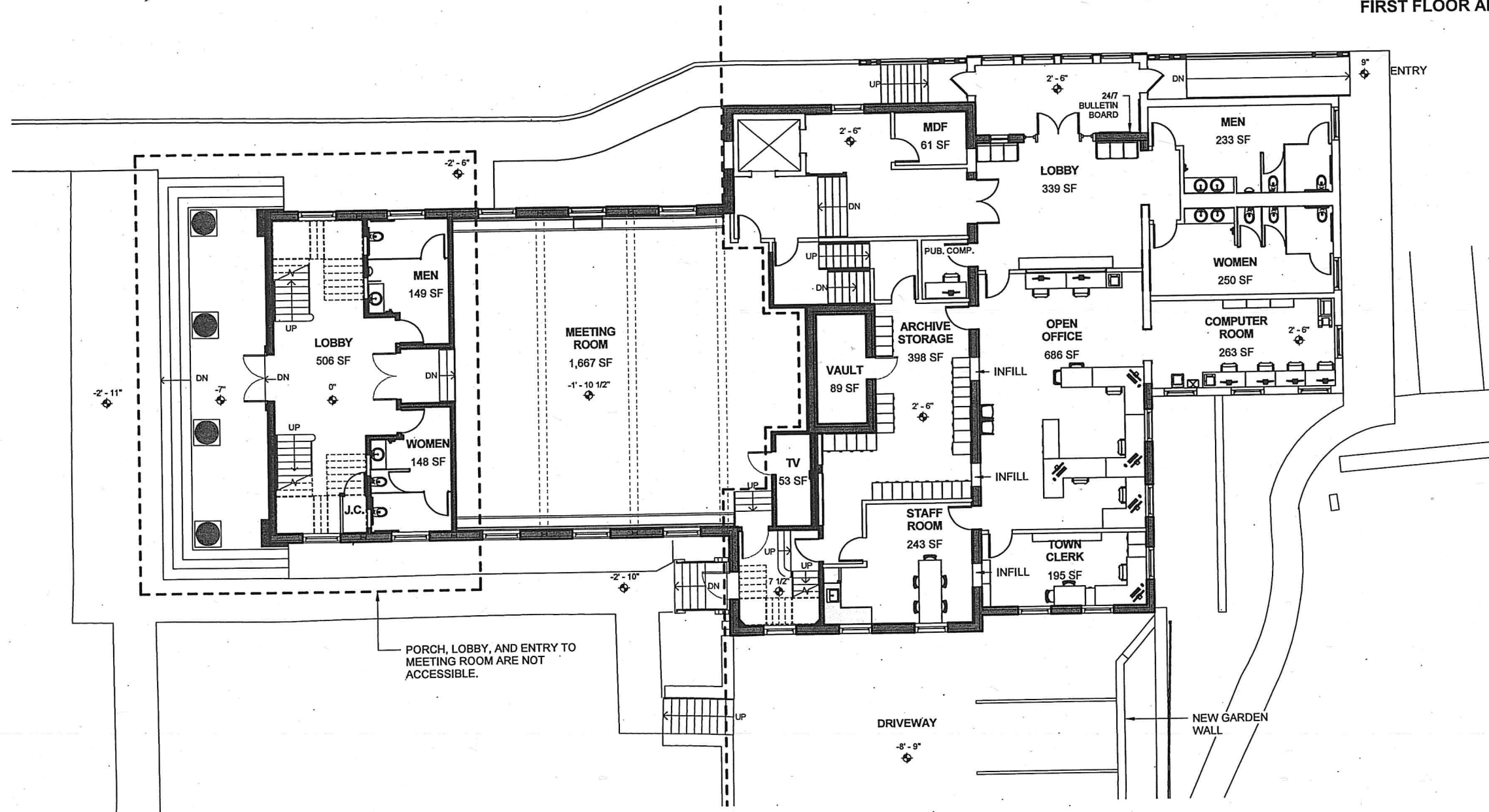
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278 Old Sudbury Road, Sudbury MA

TOTAL BUILDING AREA: 15,607 SF

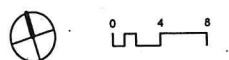
FIRST FLOOR AREA: 6,919 SF



ENTRY AT REAR OF TOWN HALL.
FRONT IS NOT ACCESSIBLE

A101

RENOVATED FIRST FLOOR PLAN



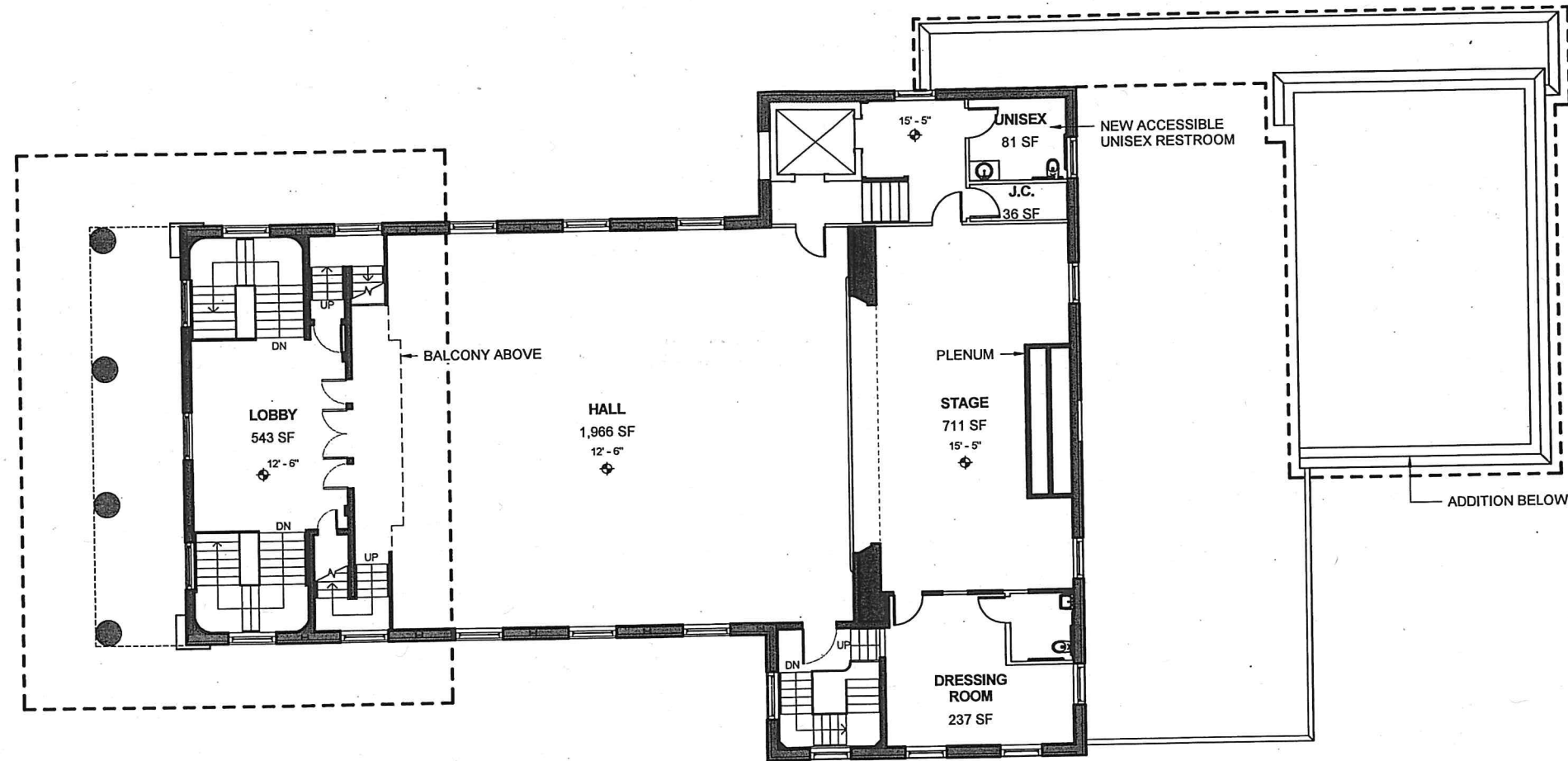
Sudbury Town Hall Renovation

Town of Sudbury Permanent Building Committee

278 Old Sudbury Road, Sudbury MA

TOTAL BUILDING AREA: 15,607 SF

SECOND FLOOR AREA: 4,629 SF



A102

RENOVATED SECOND FLOOR PLAN



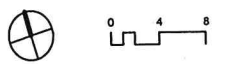
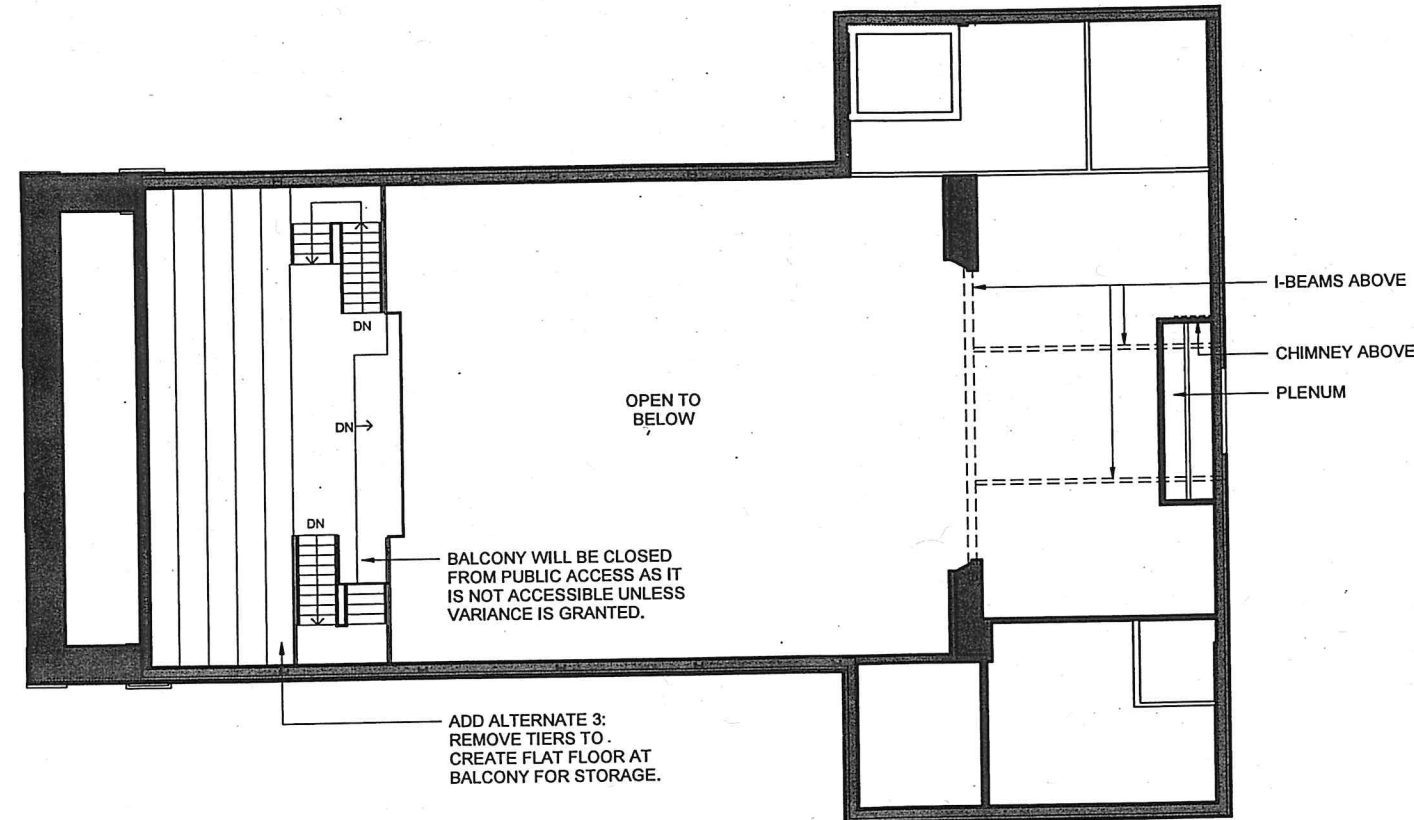
Sudbury Town Hall Renovation

Town of Sudbury Permanent Building Committee

278 Old Sudbury Road, Sudbury MA

TOTAL BUILDING AREA: 15,607 SF

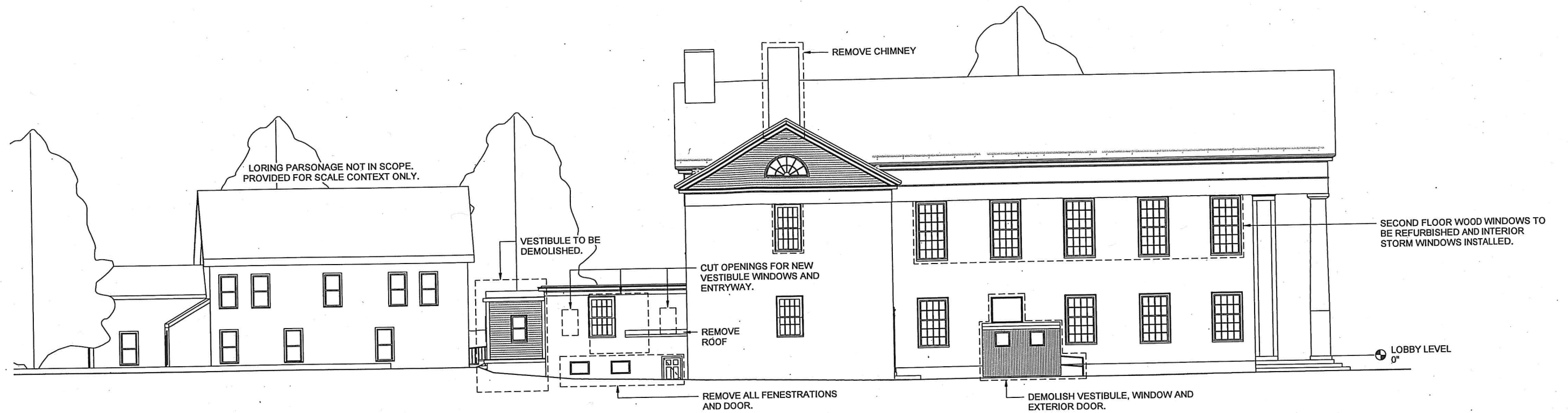
BALCONY FLOOR AREA: 847 SF



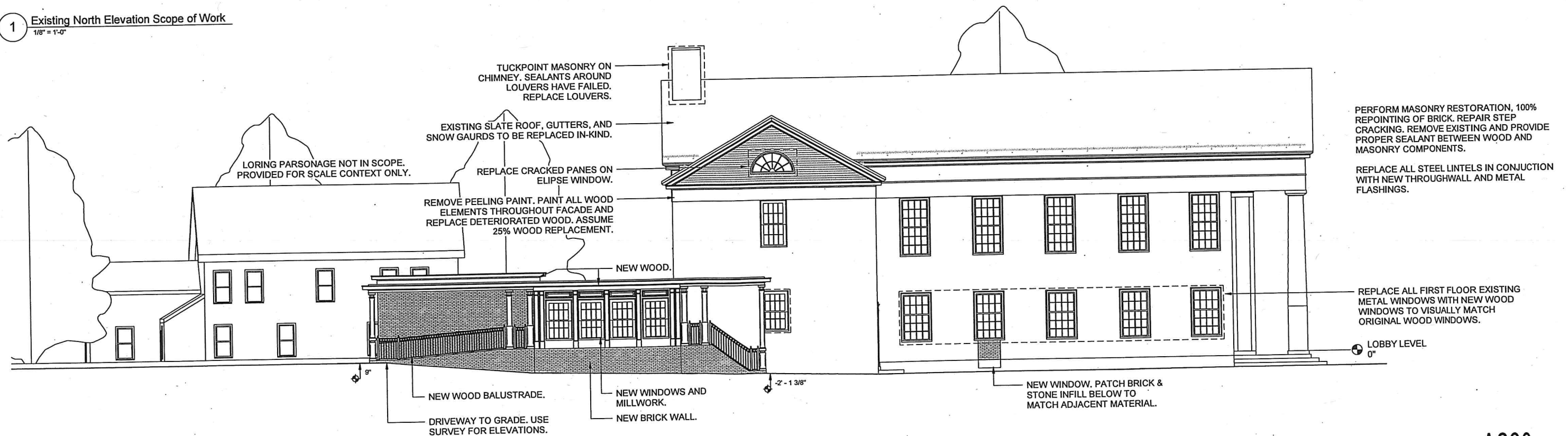
Sudbury Town Hall Renovation

Town of Sudbury Permanent Building Committee

278 Old Sudbury Road, Sudbury MA



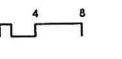
1 Existing North Elevation Scope of Work
1/8" = 1'-0"



2 Restored North Elevation Scope of Work
1/8" = 1'-0"

A200

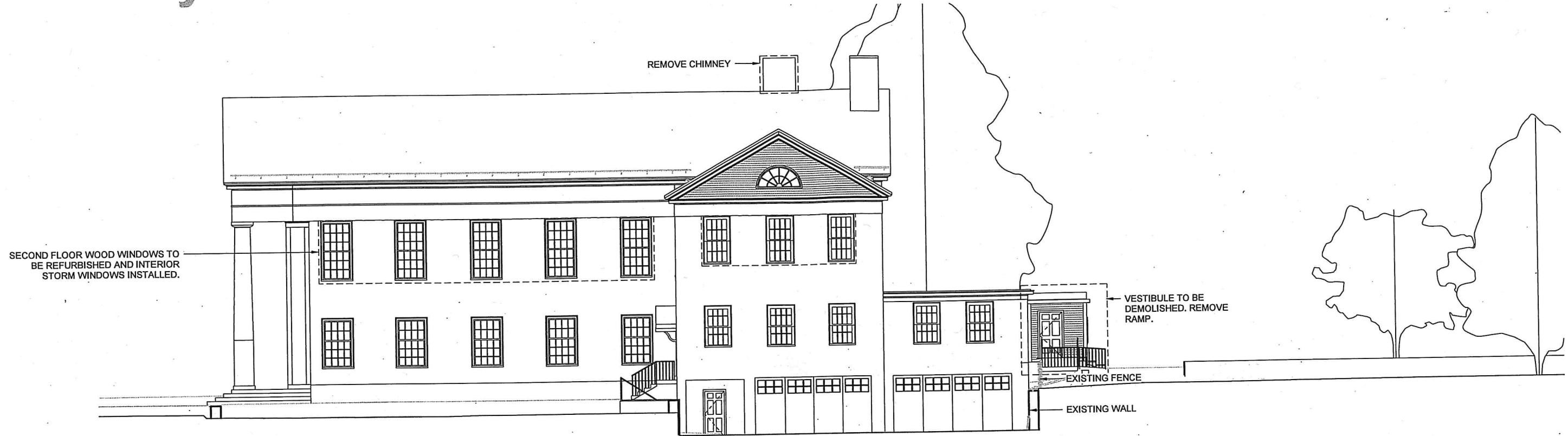
NORTH ELEVATION SCOPE OF WORK



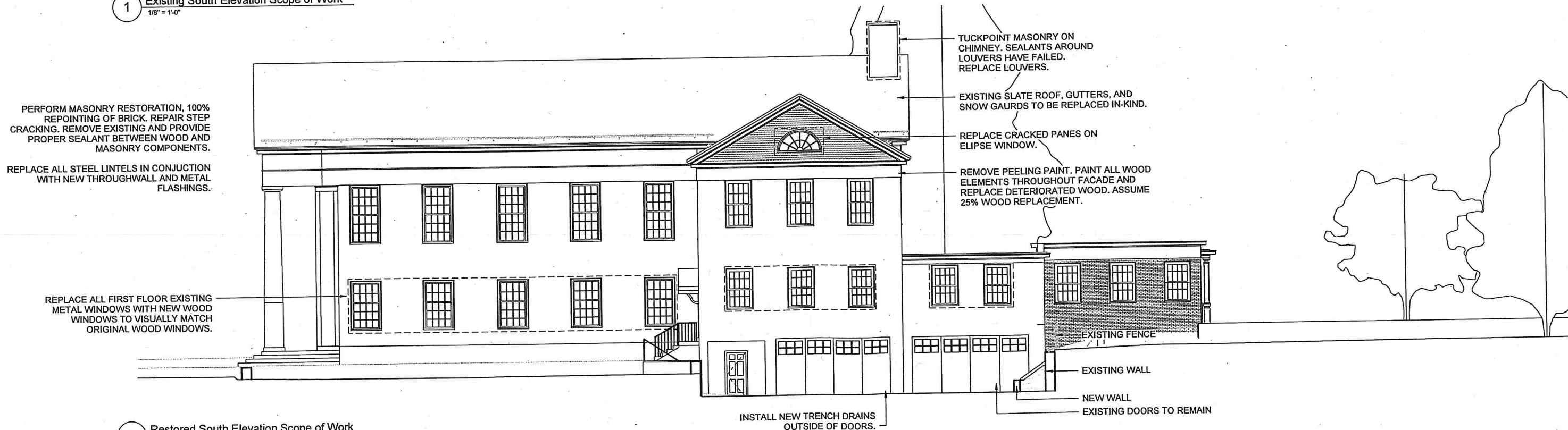
Sudbury Town Hall Renovation

Town of Sudbury Permanent Building Committee

278 Old Sudbury Road, Sudbury MA



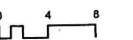
1 Existing South Elevation Scope of Work
1/8" = 1'-0"



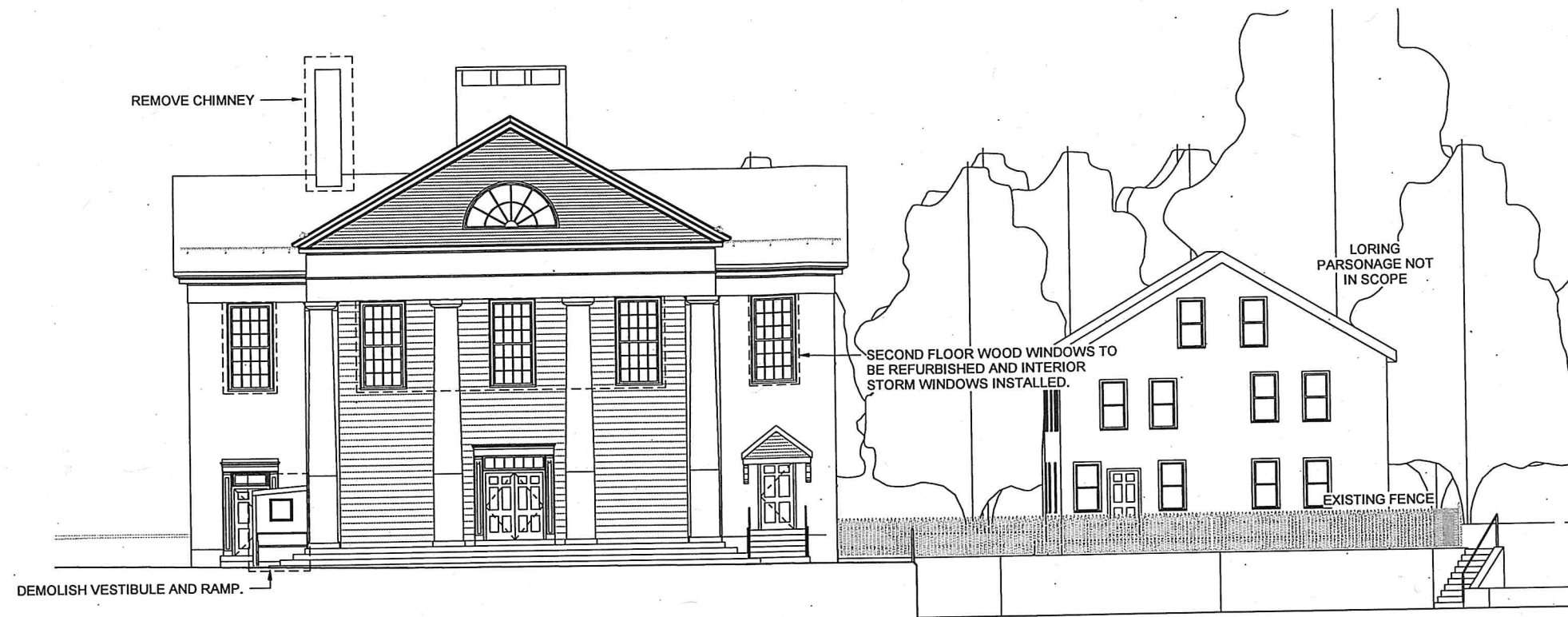
2 Restored South Elevation Scope of Work
1/8" = 1'-0"

A201

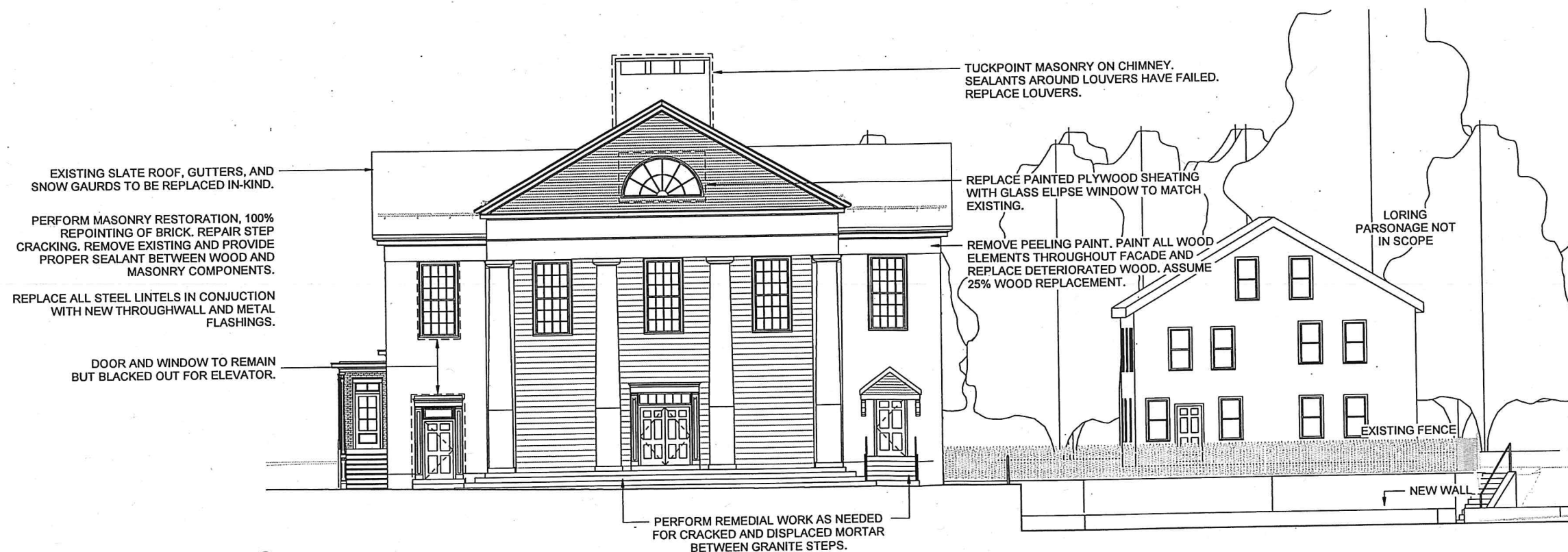
SOUTH ELEVATION SCOPE OF WORK



Sudbury Town Hall Renovation



1 Existing West Elevation Scope of Work
1/8" = 1'-0"



2 Restored West Elevation Scope of Work
1/8" = 1'-0"

A203

WEST ELEVATION SCOPE OF WORK

