

TOWN OF PRINCETON

Needs Assessment & Four Buildings Master Plan



Development
of Alternatives

November 28,
2017

JWA

Agenda

- Follow-up Questions
- Programs
- Alternatives
- Discussion & Next Steps



FOLLOW UP QUESTIONS

TOWN HALL

PUBLIC
SAFETY

COUNCIL ON
AGING

Follow-up

- **Bagg Hall structure – northwest corner settling**
 - Per Structures North, settling at Bagg Hall could be halted.
 - Underpinning
 - Manage the water that is causing the problem
- **Annex - condition for adding a floor?**
 - Per Structures North, it would take an extensive amount of work to the existing structure to install a 2nd floor on the Annex.
 - CMU is not in great shape
 - Little known about the size or condition of the footings
 - CMU is very expensive to seismically upgrade

Follow-up

- **Public Safety – number of arrests?**
 - “[Because] PD doesn’t have a holding cell, the officers will issue Criminal Complaints instead of making the physical arrest. If we had a holding cell, officers would make more physical arrests. For last year the total was 44 arrests / summons arrests.”
- *Michele Powers, Chief of Police*
- **Public Safety – fire vs. ambulance calls**
 - “We have over 360 ambulance calls on an annual basis and about 100 fire calls on an annual basis that run the gamut from smoke detector malfunctions to fully involved structure fires. It’s emergent so the frequency for emergency response is all over the place. Some days are quiet with no calls and some days we have 6 to 8 calls right in a row.”
- *John Bennett, Fire Chief*

PROGRAMS

TOWN HALL

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PROGRAM – TOWN HALL

SPACE	EXISTING	PROPOSED AREA / NET SQUARE FEET
Board of Assessors	147	232
Board of Health	included above	141
Building Department	191	251
Building Maintenance*	0	0
Cemetery Department	25	85
Land Use (Planning, Con Comm, ZBA)	50	133
IT	25	85
Parks & Recreation	267	92
Town Accountant	102	141
Town Administrator & Selectboard	142	239
Town Clerk/Board of Registrars	133	162
Treasurer/Tax Collector	132	258
Veterans Services	0	85

SPACE	EXISTING	PROPOSED
SUPPORT SPACES:		
Vault	113	250
Small Conference	267	180
Large Conference		250
Large Meeting Room	1,550	1,550
Copy/Mail Area		80
Kitchenette		150
Building Storage (Bagg)	1,000	300
Building Storage (Annex)	250	200
Shared Office & Storage for Other Boards	0	250
NET USED SQUARE FEET (Bagg Hall + Annex)	4,394	5,114
Gross SF Bagg Hall Only	5,534	
TOTAL Gross Square Feet*	7,425	7,159

* Includes Annex spaces w/o storage bay

PROGRAM – PUBLIC SAFETY

SPACE	EXISTING	PROPOSED AREA / NET SQUARE FEET	POLICE/FIRE MARK- UP
Shared Vestibule	0	80	80
Shared Public Lobby	122	300	300
Shared Training Room Seating for 50	0	1,000	1,000
Shared Conference Room Seating for 10	0	250	250
Shared Fitness Room	724	400	724
Shared Break Room	100	300	300
Men's Room	100	50	50
Women's Room	0	50	50
Police Lockers (M)	70	300	300
Police Lockers (F)	0	200	200
Police Chief Office	99	250	250
Police Admin Asst	80	120	120
Police Sargeant	94	120	120
Police Open Office 5 workstations	350	500	500
Police Interview Room	0	120	120
Police Booking Room	0	100	100
Police Secure Storage - Files	189	150	250
Police Radios & Equipment	300	100	100
Police Firearms Storage	10	80	80
Police Evidence Storage	35	250	250
Police Lock-up	0	80	80

SPACE	EXISTING	PROPOSED	MARK-UP
Police Sallyport	0	400	400
Police Vehicle Bay(s) Assumes 2 bays	381	800	800
Fire Chief Office	247	250	250
Fire Admin Asst. w/Chief		120	120
Fire Deputy Chief Office	0	120	120
Fire Captain & Lts. (2)	0	180	180
Fire Gear Storage	0	300	300
Fire Bunk Rooms (2) 2 bunks per room	0	180	300
SCBA Equipment Room	0	120	120
Medical Equipment Room	0	100	100
Laundry	0	80	80
Fire Lockers (M)	0	300	300
Fire Lockers (F)	0	200	200
Fire Appartus Bays Assumes 5 bays	2,069	3,600	3,600
Shared IT Room	0	80	80
Building Storage	100	200	2,000
Hose Drying Space	0	100	100
Building Maintenance	0	327	0
Electrical & Mechanical Spaces	180	400	400
NET SQUARE FEET	5,250	12,657	14,674
TOTAL Gross SF	6,455	16,834	19,516

PUBLIC SAFETY COMPARISONS

Community	Population	Size of Complex	Year Built	Cost
Sunderland	3,684	11,000 SF	2004	\$1.7M
Paxton	4,806	23,575 SF	2009	\$8.7M est.
Hadley	5,250	13,500 SF	1996	\$2.4M
Granby	6,240	17,500 SF	2010	\$6.5M
Lunenburg	10,086	27,000	2004	\$4.2M
Holden	17,346	36,100 SF	2010	\$15.5M

PROGRAMMING - COA

SPACE	EXISTING	NOTES	PROPOSED AREA
Reception/Coats		Near main entry	200
Director's Office		Office space for 1 including a small meeting table and file storage	200
Large Activities Room		Activities room to accommodate 60 for monthly lunches and be subdividable for small group activities	1000
Small Program Room		Used for smaller activities and foot care and blood pressure clinic. Sink is needed.	150
Medium Program Room			200
Kitchen		Warming and prep for monthly lunches: sink, oven refrigerator, microwave and dishwasher.	250
Restrooms			100
Storage 1		Food service and cleaning supplies including 60 banquet chairs, tables and holiday decorations	80
Storage 2		Exercise equipment: balls, hand weights and mats	80
Storage 3		Office supplies, loaner equipment (walkers, shower chairs, wheel chairs)	80
Storage - Princeton Arts Society			80
NET SQUARE FEET	0		2,420
TOTAL Gross Square Feet	1,095		3,219

ALTERNATIVES

TOWN HALL

PUBLIC
SAFETY

COUNCIL
ON AGING

Initial JWA Precepts

- Bagg Hall is worth saving, restoring and improving
- Police and Fire facilities are extremely inadequate
- Princeton Center Building may be worth saving if existing spaces can be used for department use (accessibility)
- Town Hall Annex is not worth additional investment
- Two viable town-owned sites available in the center of town
- Council on Aging may be integrated with Bagg Hall improvements, a stand alone building, or continue in leased space

OPTIONS BY PROGRAM

Program	Option A	Option B	Option C	Option D
Town Offices	Small Addition	Medium Addition	Large Addition	
Public Safety	No Work	Add/Reno at Princeton Center	New Building at Princeton Center	
Council on Aging	No Work (continue leasing)	2nd Floor of Bagg	1st Floor of Bagg	New Building (at Annex location)

7 SITE OPTIONS

5 Princeton Common Options

1. Small Bagg Addition w/ Princeton Center Option
2. Medium Bagg Addition w/ Princeton Center Option
3. Large Bagg Addition w/ Princeton Center Option
4. Small Addition & New COA Building
5. Medium Addition with Existing Police and Fire

2 Princeton Center Options

1. Addition / Renovation for Public Safety
2. New Public Safety Building

PRINCETON COMMON SITE



PRINCETON COMMON SITE
EXISTING CONDITIONS

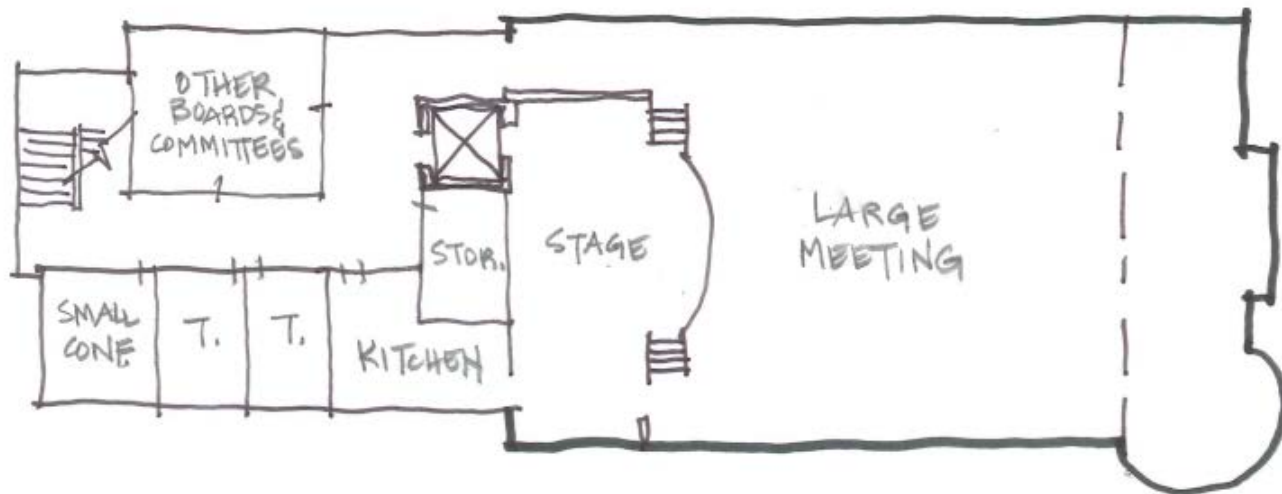
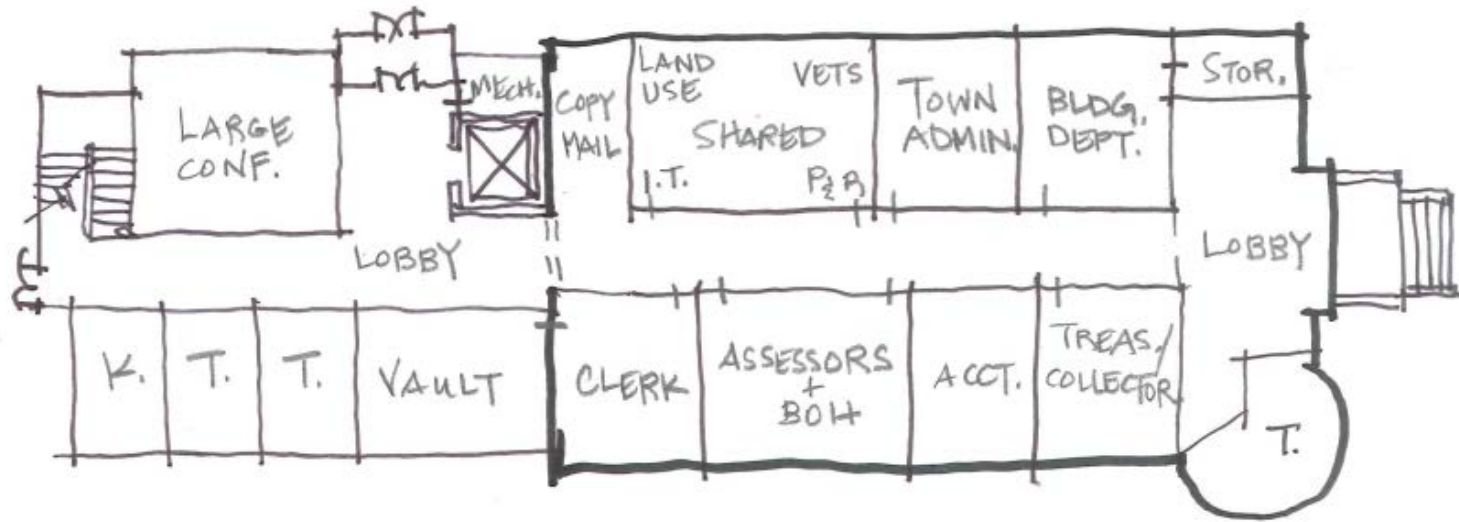
OPTION 1 - SITE



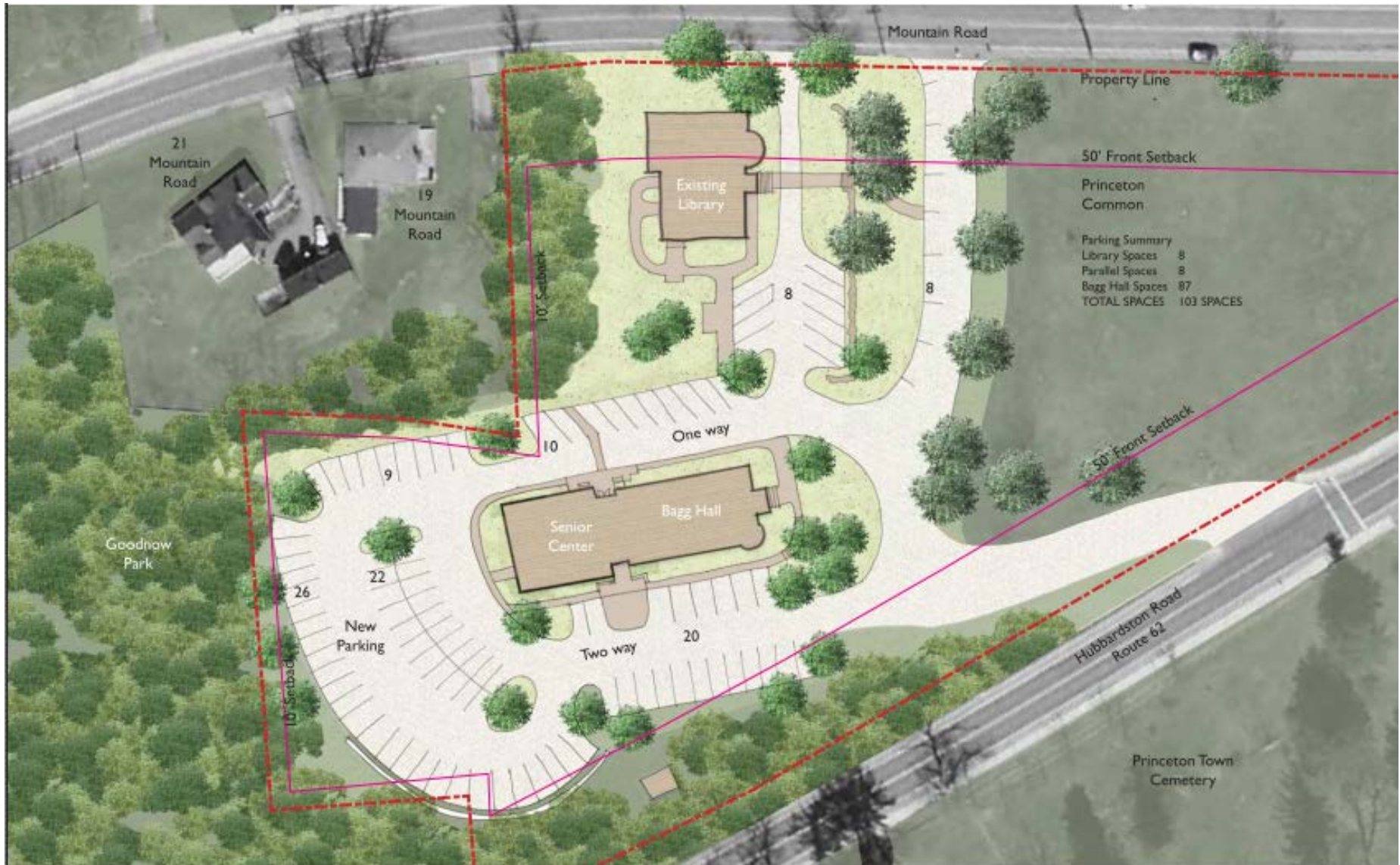
PRINCETON COMMON SITE

OPTION 1A- ADDITION ON BAGG HALL, REPLACE ANNEX AND PUBLIC SAFETY WITH PARKING

OPTION 1 - FLOOR PLANS



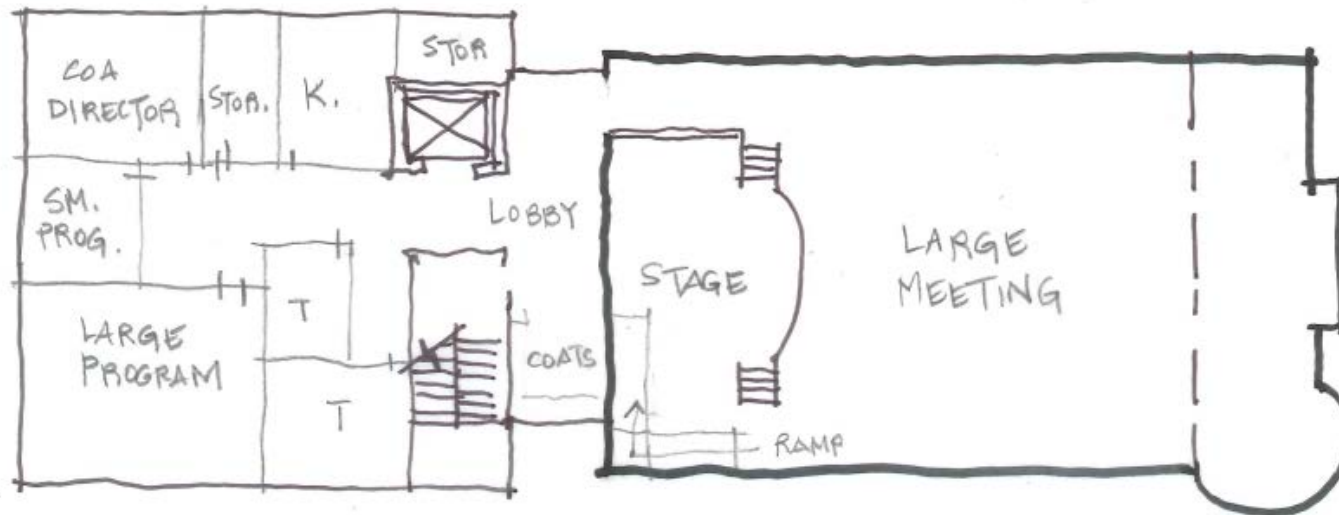
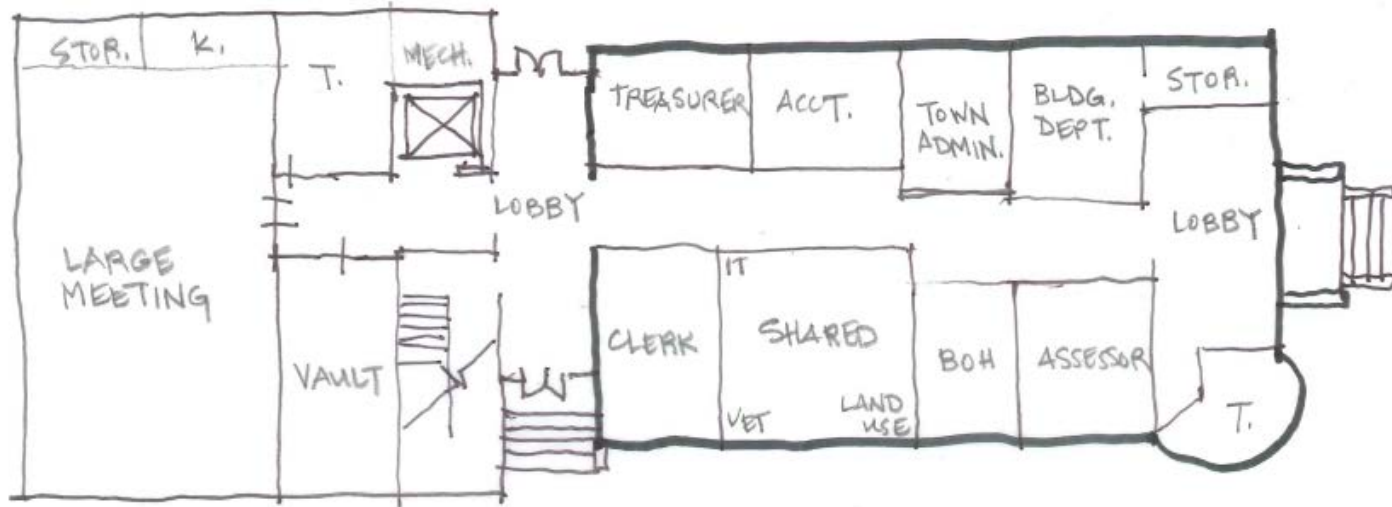
OPTION 2 - SITE



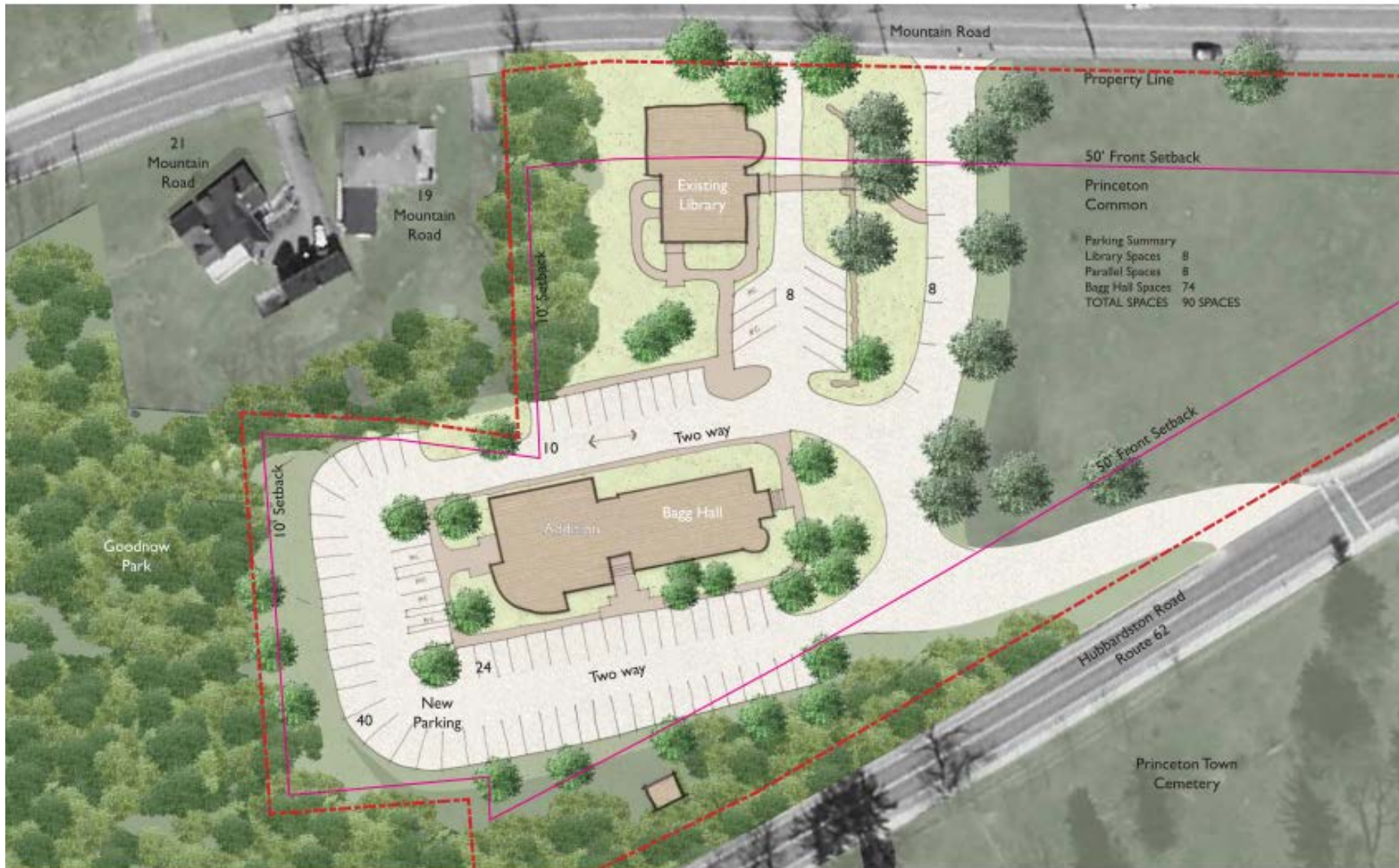
PRINCETON COMMON SITE

OPTION 1B- ADD SENIOR CENTER TO BAGG HALL, REPLACE TOWN ANNEX AND PUBLIC SAFETY WITH PARKING

OPTION 2 - FLOOR PLANS

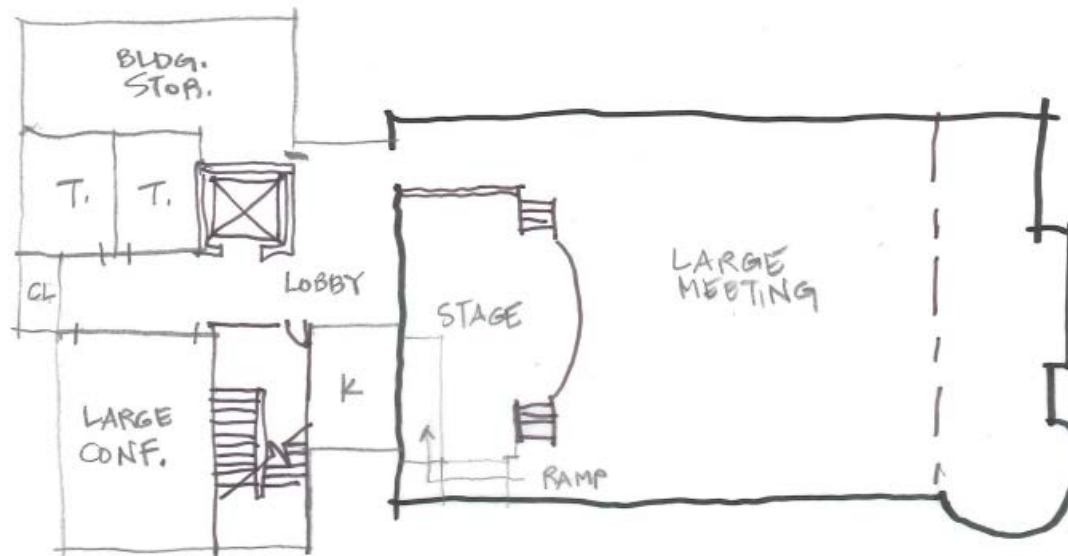
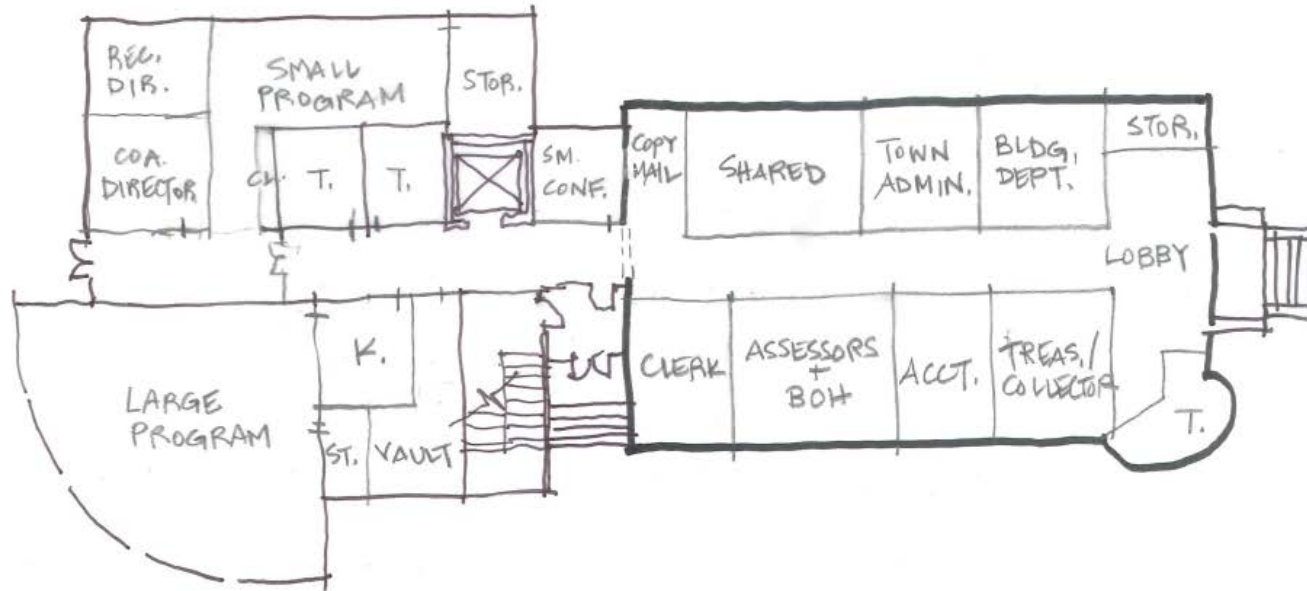


OPTION 3 - SITE



PRINCETON COMMON SITE
OPTION 1C- LARGER ADDITION WITH SENIOR CENTER, REPLACE TOWN ANNEX AND PUBLIC SAFETY WITH PARKING

OPTION 3 - FLOOR PLANS

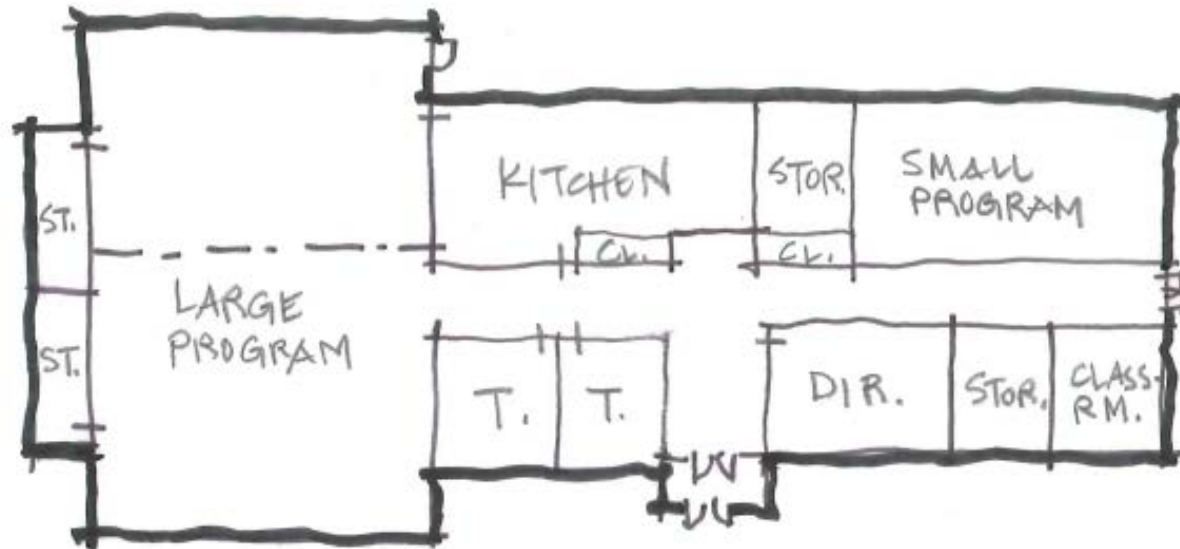


OPTION 4 - SITE

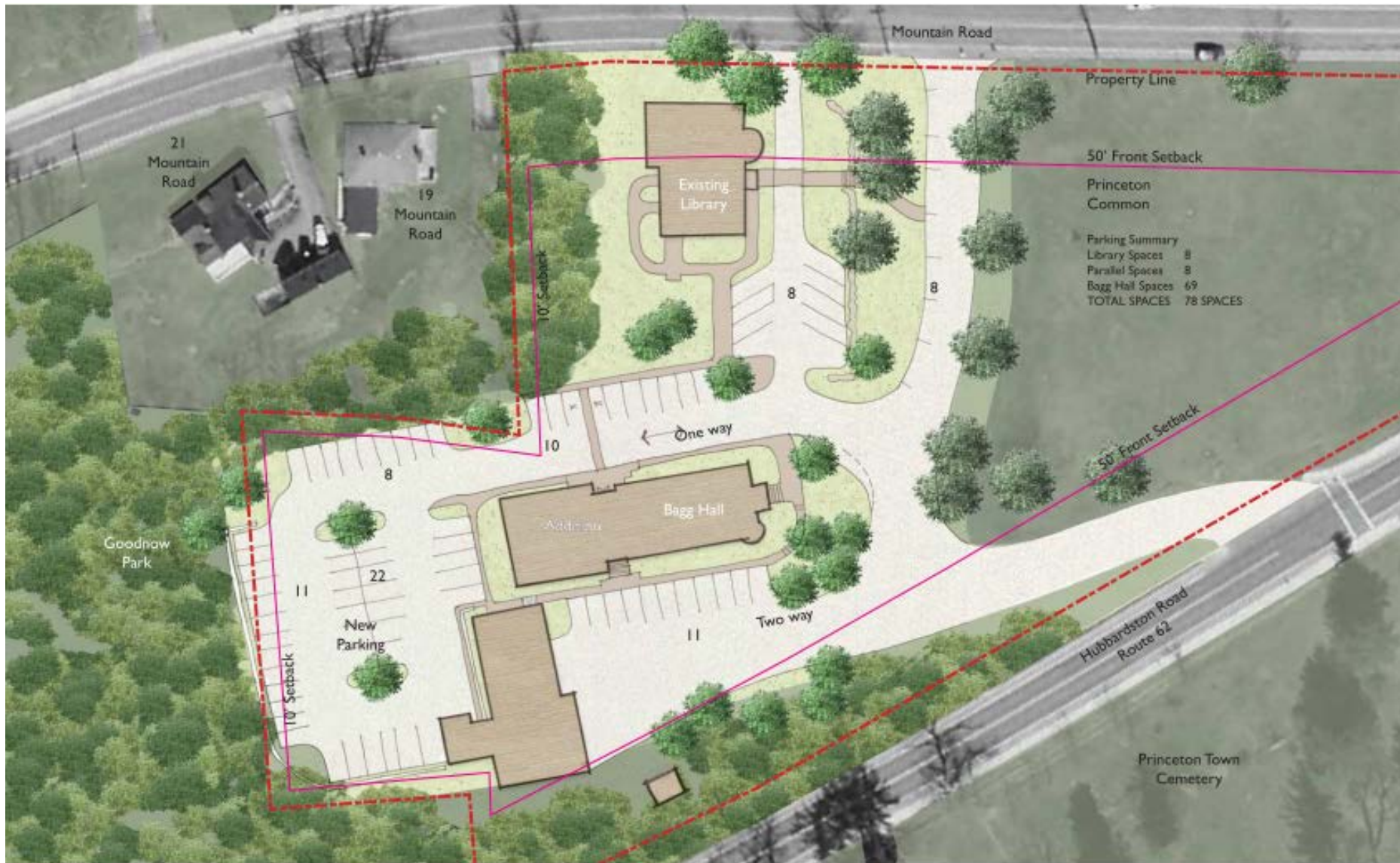


PRINCETON COMMON SITE
OPTION 2- SMALL ADDITION TO BAGG + NEW SENIOR CENTER AT OLD ANNEX SITE

OPTION 4 – COA FLOOR PLAN



OPTION 5 - SITE



PRINCETON COMMON SITE

OPTION 3- LARGER ADDITION AT BAGG + KEEP EXISTING PUBLIC SAFETY BUILDING

PRINCETON CENTER SITE



PRINCETON CENTER SITE
EXISTING CONDITIONS

OPTION 1 - SITE



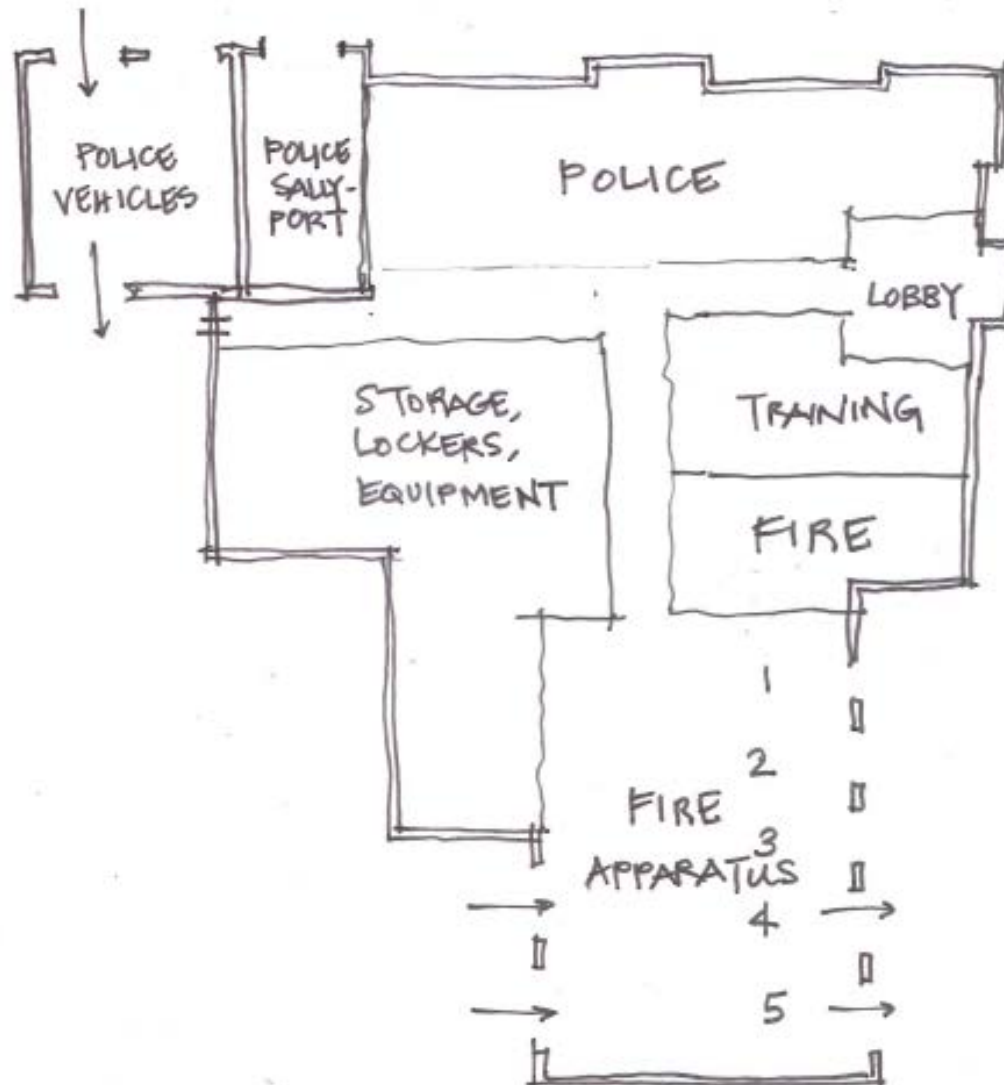
OPTION 1 - FLOOR PLAN



OPTION 2 - SITE



OPTION 2 - FLOOR PLAN



APPROXIMATE SQUARE FOOTAGE SUMMARY

Program	Existing	Opt 1	Opt 2	Opt 3	Opt 4	Opt 5
Town Hall Offices	1 st : 2,875 2 nd : 2,659	Small Addition	Medium Addition	Large Addition	Small Addition	Medium Addition
	5,534	8,384	10,154	11,500	8,384	10,154
Public Safety	1 st : 4,205 2 nd : 2,250	PC1 or PC2	PC1 or PC2	PC1 or PC2	PC1 or PC2	No Work
	6,455	16,850	16,850	16,850	16,850	6,455
Council on Aging	Existing Lease	Existing Lease	2 nd Floor Bagg	1 st Floor Bagg	New Building	2 nd Floor of Bagg
	1,095	1,095	(included)	(included)	3,000	(included)
Annex	2,520	demo	demo	demo	demo	demo
Total Sq Ft	15,604	26,329	27,004	28,350	28,234	16,609

DISCUSSION & NEXT STEPS

Initial
thoughts on
priorities?

Outstanding Info

Princeton Center Building Site:

- -Well volume of usage
- -Current water treatment if any
- -Depth of well/ type of well
- -Water testing reports?
- -Date of installation?
- -Storm utilities on site?

Princeton Common Site:

- -Well volume of usage
- -Current water treatment if any
- -Depth of well/ type of well
- -Water testing reports?
- -Date of installation?

Both Sites:

- -Hazardous Material Reports
- -Any maps of stormwater systems

Next Steps

- **Design Options**
 - Narrow down / prioritize
 - Continue development based on FSC input
- **Formalize Existing Conditions Findings**
 - Package for Final Report
- **Confirm Programmatic Findings**
 - Follow up with departments
 - Gather additional site information
- **Next Meeting**
 - Tuesday December 19th?

THANK YOU



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SITES



PRINCETON CENTER SITE

Site Pros

- Two “curbcuts” to Boylston Ave
- Relatively flat
- Area behind building possible for expansion
- Large size
- Potential pedestrian trail (non ADA) through boulders and outcrops and cemetery to Town Hall area.

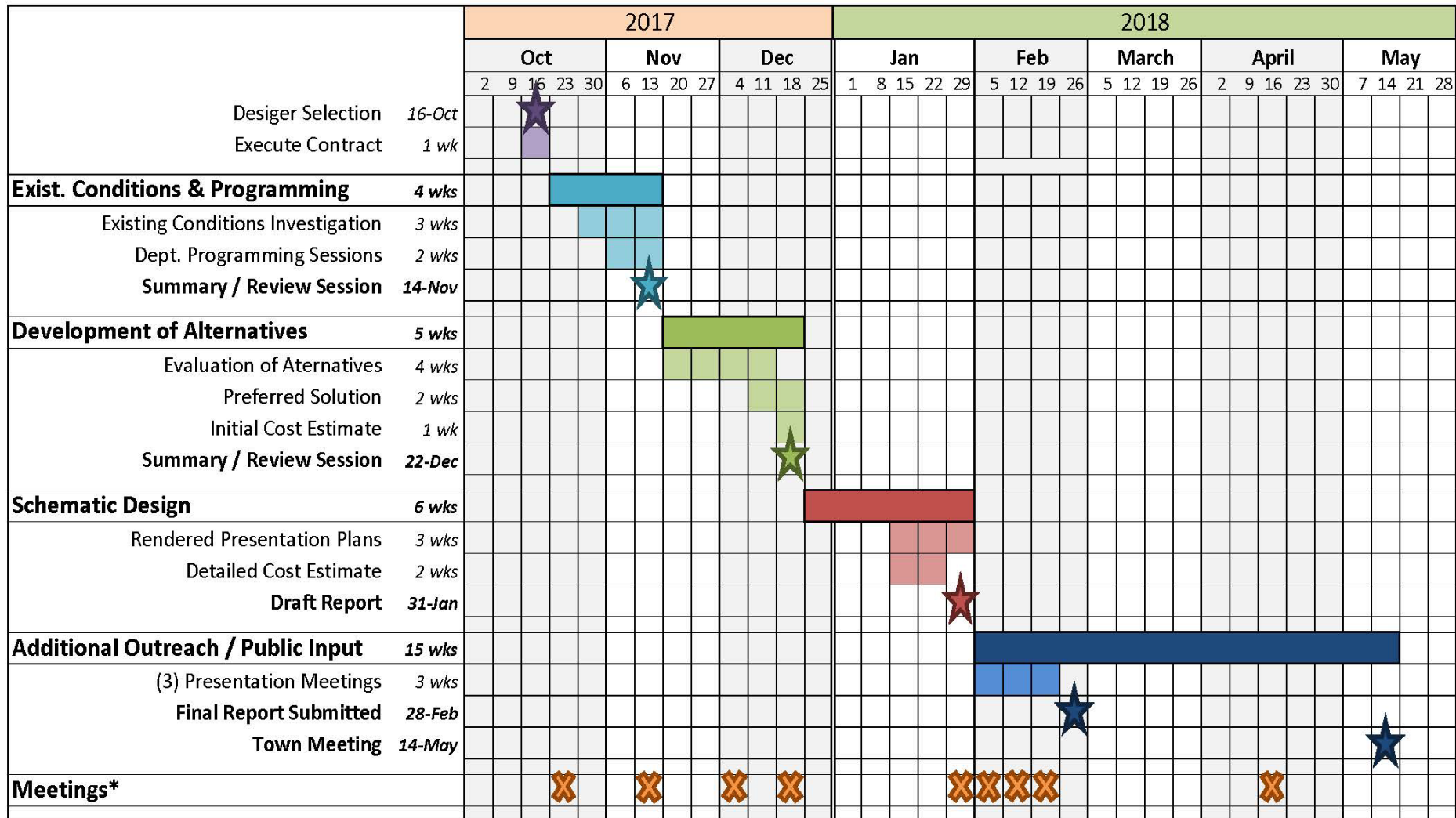
Site Unknowns

- Quality of water from well
- Condition and life span of well below old gymnasium
- Status of septic- condition of septic/ remaining life of septic
- Potential for other septic field locations
- Amount of ledge/ possibility of septic sites

Site Cons

- Some ADA spaces appear to be greater than max slope allowable by code.
- Any renovation/ new building on the site may be required to meet DEP regulations for public water supply.
- Pavement needs repaving.
- Not collocated with other town hall buildings
- A portion of the site falls within the 100' wetland buffer according to Mass GIS, further development of the site may require additional permitting through the local conservation commission to review any work within the 100' buffer.
- Potential disturbance to existing recreational amenities (playground, soccer field, walking track)

Proposed Schedule



* = Tentative. Illustrates degree of involvement expected.