

TOWN OF PRINCETON

Needs Assessment & Four Buildings Master Plan



Public
Information
Meeting

February 3, 2018

JWA

Agenda

- Process
- Existing Conditions Reports:
4 buildings
- Phasing & Cost Options
- Proposed Plans
- Next Steps



PROCESS

HISTORIC TIMELINE

- 1991 – Princeton Center Study Committee Report
- 1999 – Bagg Hall Preservation Project
- 2001 – Bagg Hall Restoration Study
- 2001 – Town Annex Bathroom Renovation & Heating System
- 2002 – Princeton Center Historical Report
- 2003 – Exterior Repairs to Bagg Hall Complete
- 2015 – Public Buildings Assessment

JWA TIMELINE

- **October 2017 - JWA brought on board**
- **November 2017**
 - Entire Design Team on site to document existing conditions
 - Initial programming meetings
 - Existing conditions analysis
 - Review programming and initial development of alternatives
- **December 2017**
 - Review alternatives
 - More detail on Public Safety
 - Initial cost estimates
- **January 2018**
 - Review alternatives and cost estimates
 - Focus on possible approaches to phasing
 - Reduced Public Safety scope
 - Review of phasing & public outreach
- **February 2018 - Tours and Info Sessions**

4 MUNICIPAL BUILDINGS

Bagg Hall

Town Annex

Public Safety

Princeton
Center

AERIAL PLAN



BAGG HALL: PROS

- Significant historic building with prominent location
- Well built and sturdy
- Beautiful detailing throughout
- Most historic features have been preserved to date
- Potential community / meeting space on second floor already exists
- Has endured quite well for 134 years with very little maintenance



Despite deficiencies Baggs Hall supports government functions

BAGG HALL: CONS

- The exterior envelope needs repair—east and west walls are undermined due to water running down the hill through the basement
- Heating system doesn't provide enough heat given lack of insulation & high air infiltration throughout
- Windows are in poor shape; many openings are out of square; some are covered in plywood
- Cracking in walls and deflections in the floors due to settlement of the floor framing on 2nd floor
- Plaster not firmly anchored to lathe on 2nd floor
- Window air conditioning is inefficient, unsightly and doesn't allow for fresh air
- Lack of access for mobility impaired citizens is a liability



Bagg Hall is a half-used treasure

TOWN HALL ANNEX: PROS

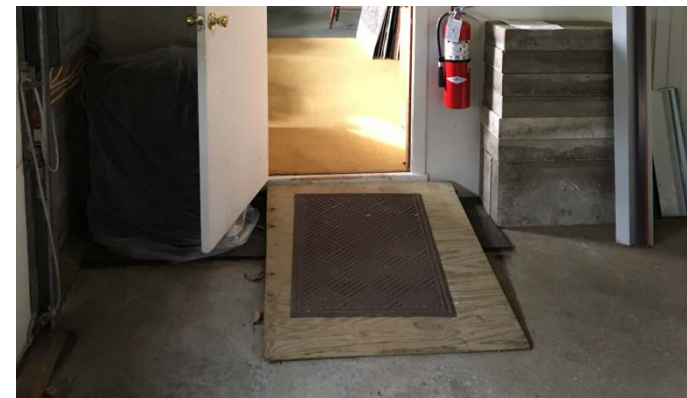
- Provides crucial meeting space
- Close proximity to Town Hall and Library
- At grade level, which makes it the most accessible of municipal structures



TOWN HALL ANNEX: CONS

- Former garage used for meetings, offices, & storage
- Poor condition: cracks in concrete block walls, rotted wooden fascias
- Poor air quality & ventilation = discomfort
- Thermostatic control of heat needs attention & inadequate insulation
- North portion of roof needs replacement
- Apparent water leakage through front wall at windows
- Cracked precast window lintel at right wall
- Inadequate parking for major events
- Meeting spaces in separate building from town offices and library is not ideal
- Not secure

Spaces are uncomfortable in every way



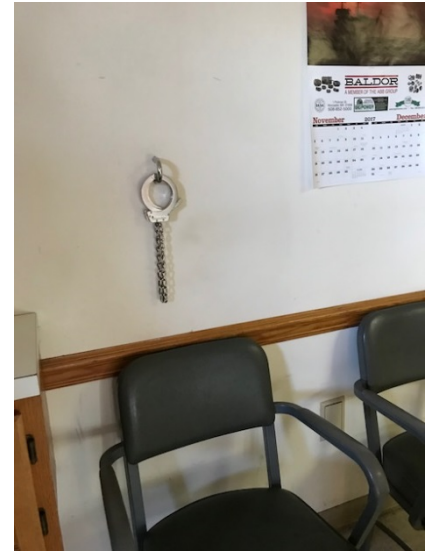
PUBLIC SAFETY COMPLEX: PROS

- Located in the geographic and civic center of town
- Located at the top of the hill
- Supported by Station #2



PUBLIC SAFETY – POLICE: CONS

- Lock-up occurs in open office space – no holding cell - dangerous and inhibits policing efforts
- No interview space - no privacy for confidential matters
- Unwelcoming public entry
- Evidence and file storage is inadequate
- Inadequate separation of genders – shared bathrooms and locker rooms for staff



Lack of critical spaces for safe operation is a major concern

PUBLIC SAFETY – FIRE: CONS

- Critical spaces are lacking:
 - clean-up spaces (showers, laundry)
 - turnout gear room
 - secure narcotics space
 - secure storage for HIPAA information
 - sleeping quarters for extended emergencies
 - locker rooms
 - office space
 - EMS supply space
 - breakroom & storage
- No real public entry
- No exhaust evacuation system
- Insufficient parking & potential vehicular conflicts



Safe operation is a major concern

PUBLIC SAFETY BLDG: CONS

- Roof sags over garages due to truss overstress (URGENT)
- Severe chloride related damage within concrete vault space below police garage bay – threatens valuable radio equipment
- Asphalt roof is in poor shape (< 5 years)
- Ingress of water at rear
- All Mechanical/Electrical/Plumbing systems are at end of useful life
- Wood clapboards, soffits and fascia in poor shape
- Fire equipment barely fits (by inches) – damaging vehicles, the building, and restricts future vehicle sizes

Building is not worth saving



PRINCETON CENTER: PROS

- Historic school building
- Site has great potential
- 4 Room Classroom portion is in good structural condition
- Served town well for many years, and its closure has been problematic for many community user groups



PRINCETON CENTER: CONS

- Building closed due to safety violations
- Difficult to make accessible – there are at least seven different levels
- Not very flexible
- Roofs of rear addition and west wing and side roof eaves sagging
- Loose stones at corners of front foundation
- Lightly framed & unbraced roof at addition
- Significant rot damage at some window sills, eaves, & fascia
- Significant leaks in condensate piping - adding water to the system can cause corrosion and other issues

Requires significant work to be useable again



CONDITIONS SUMMARY

Bagg Hall – worth investment

- A well-built historic building that adequately supports town hall functions and will fully support them with improvements

Town Hall Annex – not worth long term investment

- Critical space for meetings but in poor condition

Public Safety Complex – not worth investment

- Poorly supports police and fire in an inferior building

Princeton Center Building – may be worth investment

- Original 4-room school may be saved and incorporated into a new public safety complex; recommend demolishing later addition

3 PHASING & COST OPTIONS

INITIAL OPTIONS BY BUILDING

■ Bagg Hall:

- Repair Exterior – address much needed deferred maintenance
- Small Addition – access to 2nd floor and improved Town Offices
- Medium Addition – additional office space and flexible meeting areas
- Large Addition – improve Town Offices and provide space for Council on Aging and other community functions

■ Annex

- Renovate for limited continued use
- Demolish

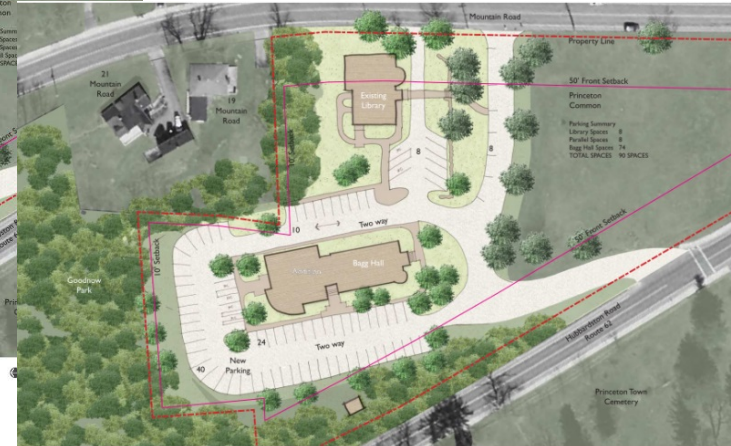
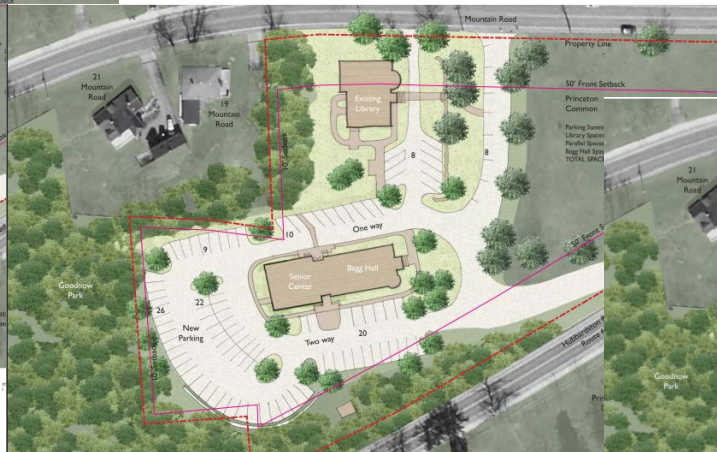
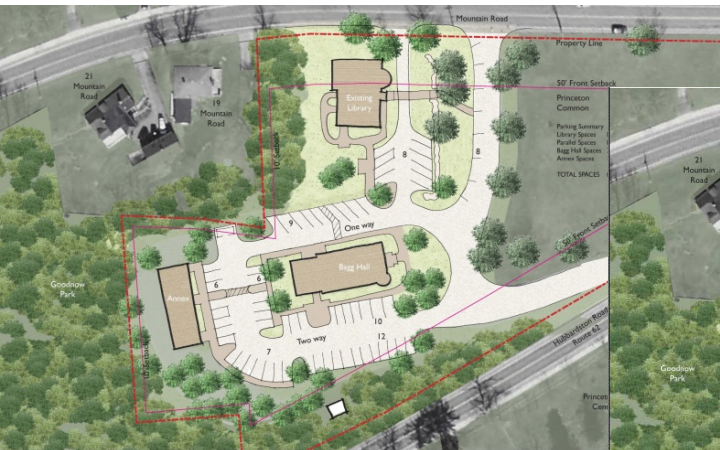
■ Public Safety

- New at Princeton Center site
- Add/Reno at Princeton Center site

■ Princeton Center

- Partial demolition of Gym – retain the 4 room school portion
- Demolish for new Public Safety building

OPTIONS STUDIED



3 PHASING OPTIONS

Option A:

Do It All At Once

New Public Safety
Expand Bagg Hall

Option B:

Stabilize Bagg Hall
and Town Hall Annex
New Public Safety
8-10 years later...
Expand Bagg Hall

Option C:

Expand Bagg Hall
Minimal Repairs to Public
Safety
6 years later...
New Public Safety

3 PHASING OPTIONS - COSTS

Option A:

Do It All At Once

New Public Safety - \$6.8 M

Expand Bagg Hall - \$5.6 M

\$12.4 M

Option B:

Stabilize Bagg Hall - \$1.3 M

Stabilize Annex - \$600k

New Public Safety - \$6.8 M

} **\$8.7 M**

8-10 years later...

Expand Bagg Hall - \$7 M

} **\$7 M**

\$15.7 M

Option C:

Expand Bagg Hall

Minimal Repairs to Public
Safety

} **\$6 M**

6 years later...

New Public Safety } **\$9 M**

\$15 M

3 PHASING OPTIONS – TAX IMPACTS**

Option A:

Do It All At Once

New Public Safety - \$6.8 M

Expand Bagg Hall - \$5.6 M

\$ 550 or 9%

Option B:

Stabilize Bagg Hall - \$1.3 M

Stabilize Annex - \$600k

New Public Safety – \$6.8 M

8-10 years later...

Expand Bagg Hall - \$7 M

\$390 or 6.5%,

Then \$ 312 or 5%

Option C:

Expand Bagg Hall

Minimal Repairs to Public
Safety

6 years later...

New Public Safety

\$270 or 4.5%

Then \$400 or 6.7%

****Rough, conservative projection based on work by ad-hoc team of the tax impact from building debt on the average tax bill of \$ 6000 today (doesn't include annual increase in town budget or any other additional debt).**

PHASING OPTIONS SUMMARY

	Option A FINANCE ALL AT ONCE 1 – Public Safety 2 - Bagg Hall Reno/Addition	Option B Stabilize Bagg Hall & Annex New Public Safety *PAUSE* Bagg Hall Reno/Addition	Option C Bagg Hall Reno/Addition Repair Public Safety *PAUSE* New Public Safety
Estimated Project Cost	\$12.4M	\$15.7M { \$8.7 M \$7 M	\$15M { \$6 M \$9 M
Tax Impacts	All at once	Dispersed over time	Dispersed over time
Site Work	Site work performed at one time following Public Safety removal	Site work can be done at one time	Site work done in phases & Addit'l parking required north of library
Overall Timeframe	3-4 years	10-12 years	9-11 years
Issue Prioritized	Safety & Community Uses	Safety	Community Uses
Interim Parking Impacts @ Princeton Commons	Removes Public Safety prior to Bagg Hall project for more site options	Removal of Public Safety improves parking options	Restricts parking and vehicular movement until Public Safety is moved
Site Constraints @Princeton Commons	Public Safety built first, demolished then Bagg Hall Addition built	Public Safety built first freeing site for future work on Bagg Hall	Site is extremely tight for building Bagg Addition w/Public Safety to remain in first phase
Money Spent on Temp Fixes	No – All projects in near term	Invests in Annex	Invests in Public Safety
Restricts Bagg Hall Design Options	No	No	Yes

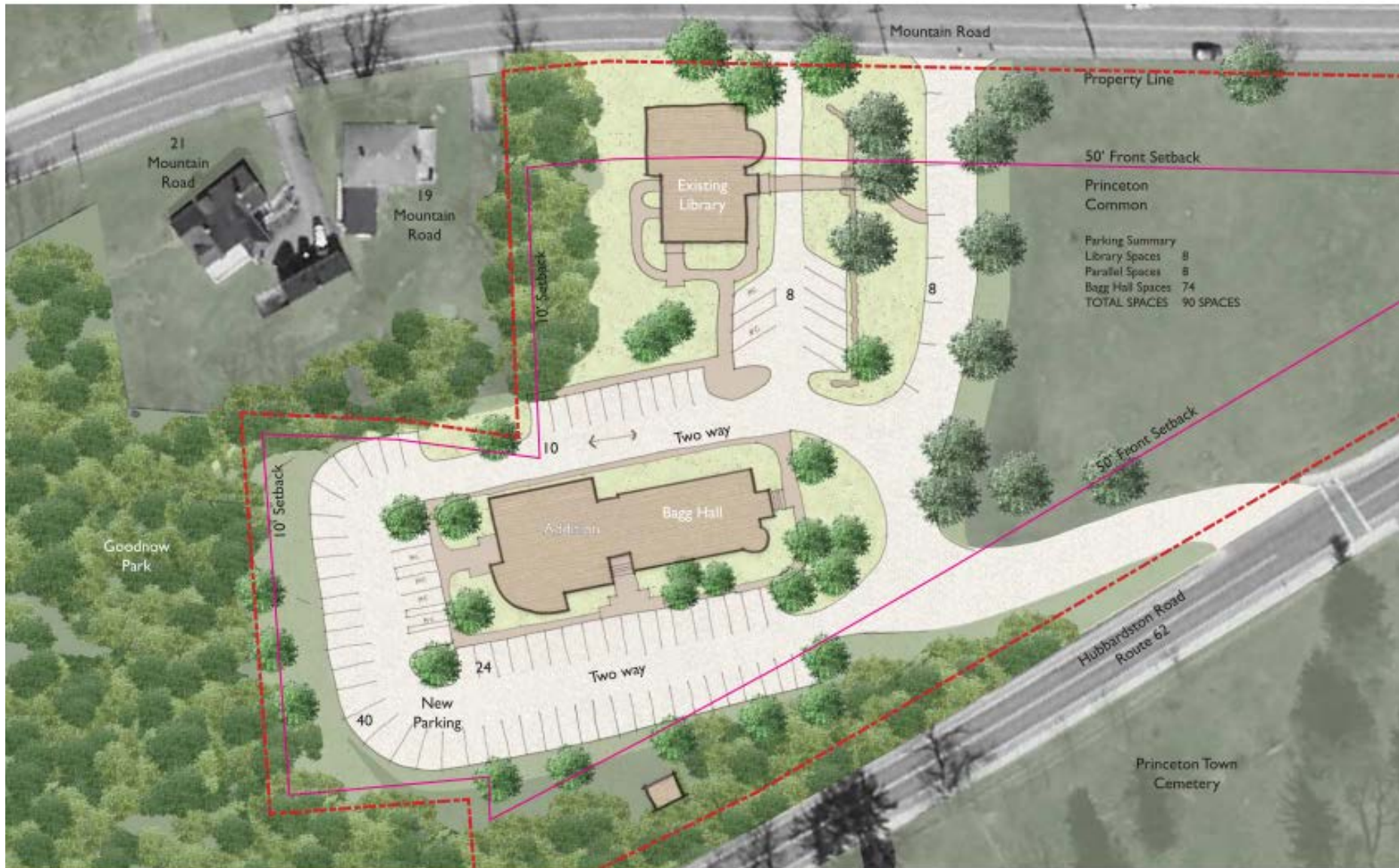
Good

Fair

Poor

PROPOSED PLANS

OPT A & B - TOWN HALL / COMMUNITY USES



PRINCETON COMMON SITE

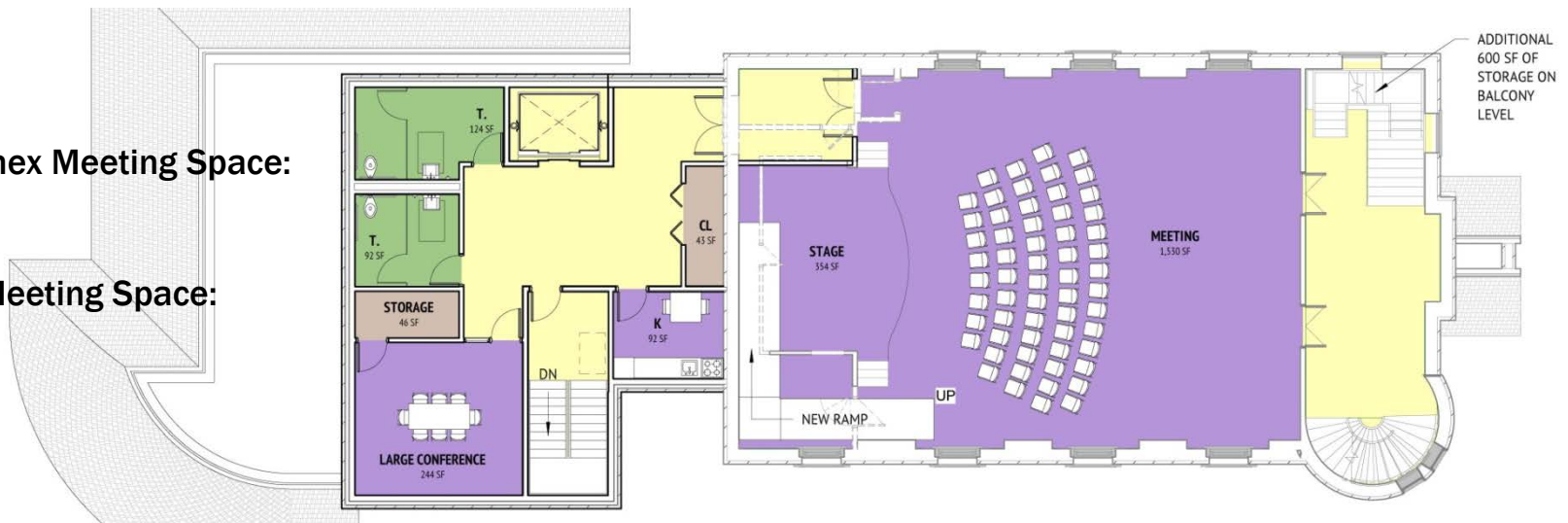
OPTION 1C- LARGER ADDITION WITH SENIOR CENTER, REPLACE TOWN ANNEX AND PUBLIC SAFETY WITH PARKING

OPT A & B - TOWN HALL, COA & COMMUNITY



Current Annex Meeting Space:
1,320 sq ft

Proposed Meeting Space:
3,100 sq ft



OPT C – BAGG HALL FIRST



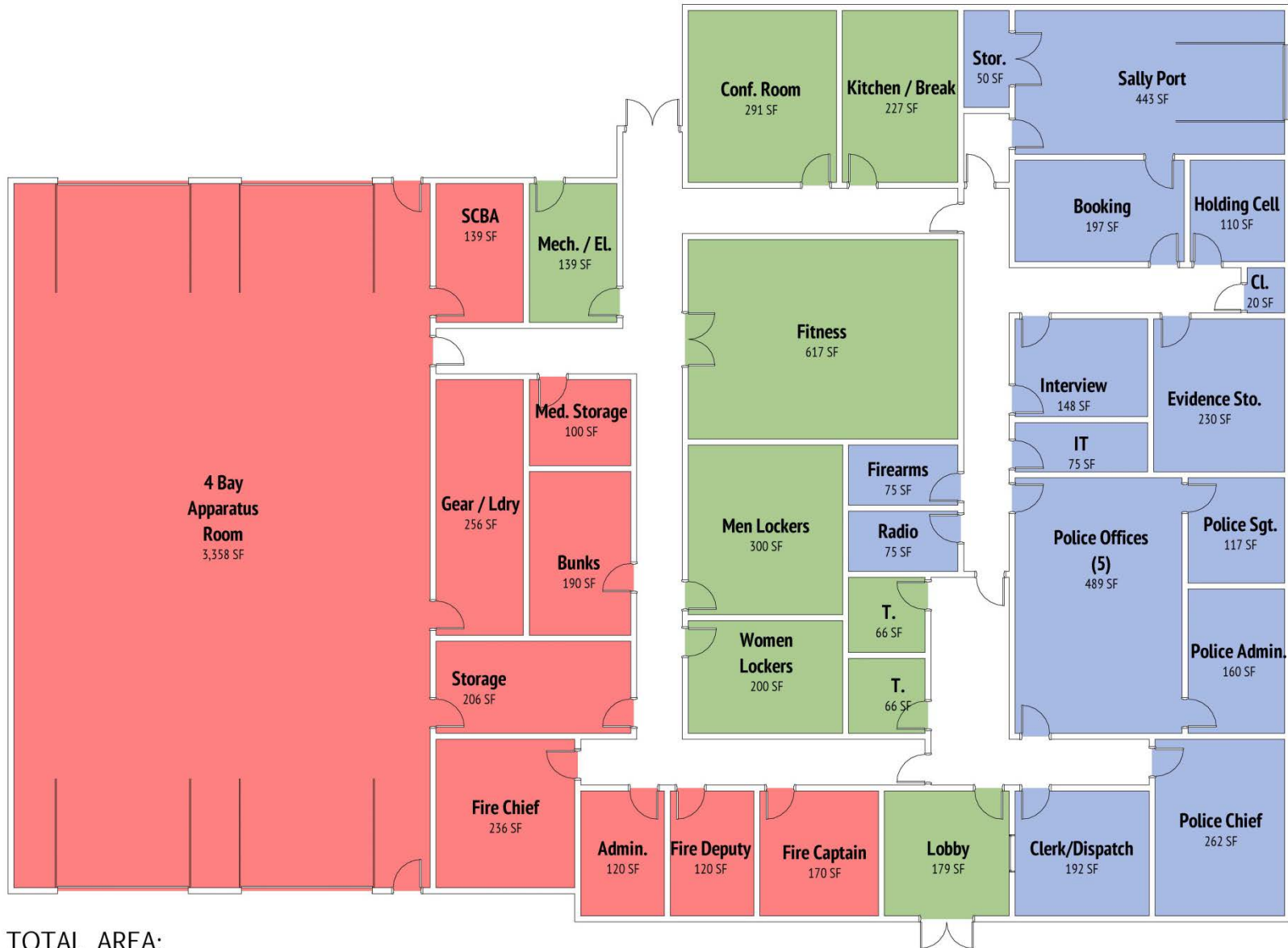
PRINCETON COMMON SITE

OPTION 3E ADDITION TO BAGG/ KEEP PUBLIC SAFETY/ REMOVE ANNEX

PUBLIC SAFETY – ALL NEW OR ADD/RENO



PUBLIC SAFETY



TOTAL AREA:
11,700 SQUARE FEET

3 PHASING OPTIONS - COSTS

Option A:

Do It All At Once

New Public Safety - \$6.8 M

Expand Bagg Hall - \$5.6 M

\$12.4 M

Option B:

Stabilize Bagg Hall - \$1.3 M

Stabilize Annex - \$600k

New Public Safety - \$6.8 M

} **\$8.7 M**

8-10 years later...

Expand Bagg Hall - \$7 M

} **\$7 M**

\$15.7 M

Option C:

Expand Bagg Hall

Minimal Repairs to Public
Safety

} **\$6 M**

6 years later...

New Public Safety } **\$9 M**

\$15 M

NEXT STEPS

Next Steps

- Questions / Comments
- Additional Meetings
 - To be determined
- Town Meeting
 - May 14th



THANK YOU



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JWA