# TOWN OF CONCORD
# FACILITIES ASSESSMENT & MASTERPLAN

August 26, 2019

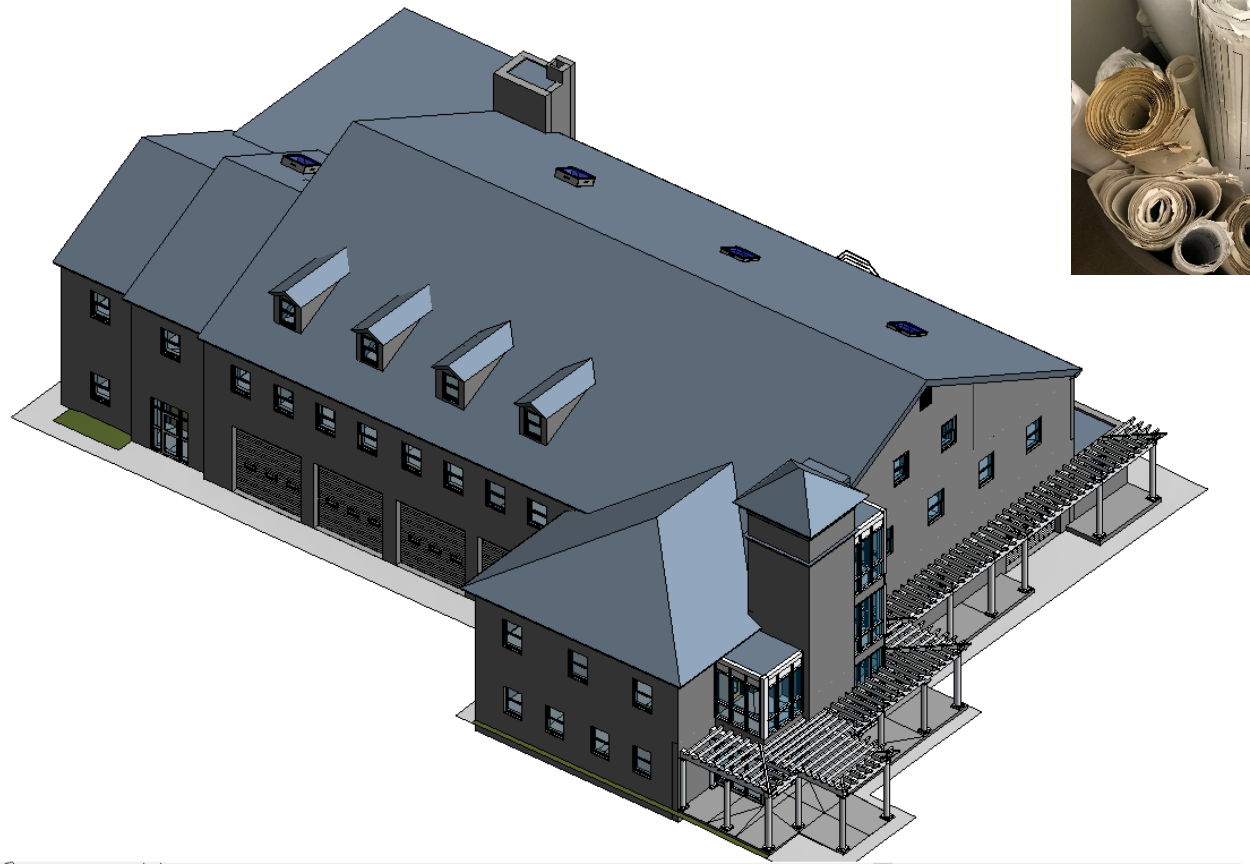
TBA ARCHITECTS, INC.

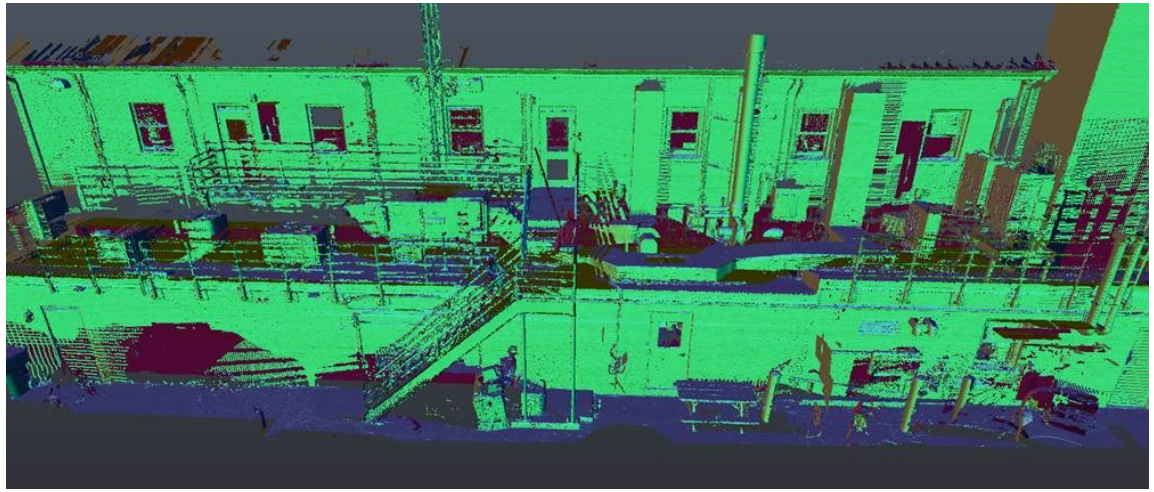
## PROJECT APPROACH

- Scope of the Study
  - 14 sites
  - 18 buildings totaling over 245,000 square feet
  - 35 departments and functions with 260 employees
- Existing Conditions Surveys
  - Building Floor Plans
  - Site Plans
- Facility Condition & Treatment Reports
  - Uniformat organized descriptions of existing building systems, condition, and recommendations on repair or replacement for buildings to remain.
- Existing Space Use Diagrams
  - Color coded and quantified
- Spreadsheets quantifying existing and “industry standard” areas by building and department.
  - Existing building and department areas by net square feet (inside of walls), quantifying all spaces within each building.
  - Standardized building and department areas by net square feet based on industry standards.
- Three tiers of work categorized in SCENARIOS A, B, & C.

# EXISTING CONDITIONS DOCUMENTATION

- As-built and construction drawings
- Field measurements and photographs
- 3D Laser scanning



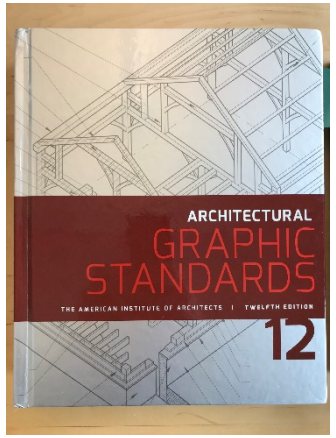


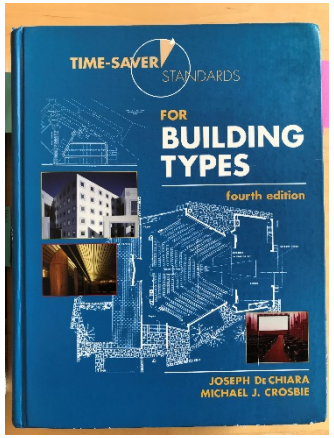
# SPACE & TYPE STANDARDS

- Room sizes and needs from Time Saver Standards, Whole Building Design Guide, past projects of similar type

| Sheet Ref. | Area Description | Std NSF | Standards Source and Assumptions | Source |
|---|---|---|---|---|
| | **Staff** | | | |
| | Manager Offices | 150 | | |
| | Open Office Stations | 55 | | |
| | Office - General | 100 | | |
| | Subtotal | 305 | | |
| | **Support** | | | |
| | **Conference** - Small 1-12 | 325 | Conference Table w Chairs | TSS |
| | Conference - Medium 13-30 | 500 | Conference Table w Chairs | TSS |
| | Conference - Large 31+ | 750 | Folding tablet arm chairs; 15sf/person (50); Presentation area w whiteboard; | TSS |
| | **Public Service Stations** | | | |
| | Lobby/Vestibule | 50 | Min 7' in direction of opening | JH |
| | Reception Desk | 100 | | TSS |
| | Lobby/Waiting Room | 300 | | TSS |
| | Lobby/Lounge | 600 | | TSS |
| | Dispatch (Police) | 100 | Per occupant | JH |
| | **Kitchen/Breakroom** | 225 | Capacity 15 | WBDG |
| | Community Kitchen | 750 | 200 sf per occupant | code 1004.1.2 |
| | Kitchenette | 50 | | |
| | **Restrooms** | | | |
| | Restrooms - Staff - Universal Design/Unisex | 50 | Universal Design Single Restroom | code 1210.3.1 |
| | Restrooms - Public - Universal Design/Unisex | 50 | Universal Design Single Restroom | code 1210.3.1 |
| | Restrooms - Women's | 100 | One Universal Design toilet and one regular toilet compartment (1 per 25 for first 50 occupants) | Plumbing Code and 2902.1 |
| | Restrooms- Men's | 10.75 min (30"x52") | One Universal Design toilet and one regular toilet compartment (1 per 25 for first 50 occupants) | Plumbing Code and 2902.1 |
| | Restrooms - Men's | 32"x54" | Urinal Stall/Wall Hung | AGS |
| | Restrooms-Childrens (DayCare) | 50 | One WC without enclosing partition is permitted where there are two or more WCs. | code 1210.3.1 |

## Area Requirements




## Sources

| Water/Sewer Division | (Feet) Depth | Width | Height | Turning r | W left | Vehicle | Right | W | D Vehicle | Front/Rear | D | H Vehicle | Above | H |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| W77 2016 Ford F350 | 21.00 | 9.17 | 6.67 | 25 | 3 | 9.17 | 3 | 15.17 | 21.00 | 5 | 26.00 | 6.67 | 4 | 10.67 |
| W79 2014 Ford F250 | 19.33 | 9.17 | 6.67 | 25 | 3 | 9.17 | 3 | 15.17 | 19.33 | 5 | 24.33 | 6.67 | 4 | 10.67 |
| W80 2016 Ford F250 | 19.33 | 9.17 | 7.08 | 25 | 3 | 9.17 | 3 | 15.17 | 19.33 | 5 | 24.33 | 7.08 | 4 | 11.08 |
| W85 2016 Ford F350 | 20.83 | 9.17 | 7.50 | 25 | 3 | 9.17 | 3 | 15.17 | 20.83 | 5 | 25.83 | 7.50 | 4 | 11.50 |
| W86 2016 Ford F250Utility | 19.58 | 9.17 | 7.08 | 25 | 3 | 9.17 | 3 | 15.17 | 19.58 | 5 | 24.58 | 7.08 | 4 | 11.08 |
| W87 2014Ford F550 Ton Dump | 29.17 | 10.83 | 15.00 | 25 | 3 | 10.83 | 3 | 16.83 | 29.17 | 5 | 34.17 | 15.00 | 4 | 19.00 |
| W88 2005 Chevy C4500Service | 22.08 | 9.67 | 18.33 | 25 | 3 | 9.67 | 3 | 15.67 | 22.08 | 5 | 27.08 | 18.33 | 4 | 22.33 |
| W89 2011 ChevySilverado | 21.67 | 9.17 | 6.67 | 25 | 3 | 9.17 | 3 | 15.17 | 21.67 | 5 | 26.67 | 6.67 | 4 | 10.67 |
| W90 2011 Freightliner Dump | 30.83 | 10.83 | 20.00 | 40 | 3 | 10.83 | 3 | 16.83 | 30.83 | 5 | 35.83 | 20.00 | 4 | 24.00 |
| W91 2013 Aquatech Vac/Jet | 31.67 | 10.83 | 16.67 | 40 | 3 | 10.83 | 3 | 16.83 | 31.67 | 5 | 36.67 | 16.67 | 4 | 20.67 |
| W92 2004JCB MidiCX Backhoe | 20.83 | 5.00 | 9.17 | 25 | 3 | 5.00 | 3 | 11.00 | 20.83 | 5 | 25.83 | 9.17 | 4 | 13.17 |
| W94 2002 CAT WT30XTrailer | 13.33 | 7.50 | 5.00 | 25 | 3 | 7.50 | 3 | 13.50 | 13.33 | 5 | 18.33 | 5.00 | 4 | 9.00 |
| W96 1982Sewer Rodder Trailer | 18.33 | 7.50 | 7.92 | 25 | 3 | 7.50 | 3 | 13.50 | 18.33 | 5 | 23.33 | 7.92 | 4 | 11.92 |
| W97 2016 Gater VacuumTrailer | 14.00 | 6.00 | 8.00 | 25 | 3 | 6.00 | 3 | 12.00 | 14.00 | 5 | 19.00 | 8.00 | 4 | 12.00 |
| W98 2002 CAT 236SkidSteer Loader | 11.67 | 5.83 | 12.92 | 25 | 3 | 5.83 | 3 | 11.83 | 11.67 | 5 | 16.67 | 12.92 | 4 | 16.92 |
| Trafcon Sign Board | 10.00 | 7.08 | 11.25 | 25 | 3 | 7.08 | 3 | 13.08 | 10.00 | 5 | 15.00 | 11.25 | 4 | 15.25 |
| 2017Solar Tech Traffic Board | 12.92 | 7.92 | 12.08 | 25 | 3 | 7.92 | 3 | 13.92 | 12.92 | 5 | 17.92 | 12.08 | 4 | 16.08 |
| W1 2013 Ford Escape Hybrid | 15.00 | 7.08 | 5.83 | 25 | 3 | 7.08 | 3 | 13.08 | 15.00 | 5 | 20.00 | 5.83 | 4 | 9.83 |
| W3 2011 Ford Escape Hybrid | 15.00 | 7.08 | 5.83 | 25 | 3 | 7.08 | 3 | 13.08 | 15.00 | 5 | 20.00 | 5.83 | 4 | 9.83 |
| W99 2005 Chevy Colorado | 17.50 | 6.67 | 5.83 | 25 | 3 | 6.67 | 3 | 12.67 | 17.50 | 5 | 22.50 | 5.83 | 4 | 9.83 |

| Cemetery Division | (Feet) Depth | Width | Height | Turning r | W left | Vehicle | Right | W | D Vehicle | Front/Rear | D | H Vehicle | Above | H |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| G48 2007 Ford F150 | 20.83 | 9.17 | 6.67 | 25 | 3 | 9.17 | 3 | 15.17 | 20.83 | 5 | 25.83 | 6.67 | 4 | 10.67 |
| G53 2007 Ford F550 | 25.00 | 10.00 | 10.83 | 25 | 3 | 10.00 | 3 | 16.00 | 25.00 | 5 | 30.00 | 10.83 | 4 | 14.83 |

| Engineering Division | (Feet) Depth | Width | Height | Turning r | W left | Vehicle | Right | W | D Vehicle | Front/Rear | D | H Vehicle | Above | H |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| E1 2017 Ford Explorer | 16.67 | 7.92 | 5.83 | 25 | 3 | 7.92 | 3 | 13.92 | 16.67 | 5 | 21.67 | 5.83 | 4 | 9.83 |
| E2 2005Ford Sport Trac | 17.50 | 6.67 | 6.25 | 25 | 3 | 6.67 | 3 | 12.67 | 17.50 | 5 | 22.50 | 6.25 | 4 | 10.25 |
| E5 2010Ford Escape Hybrid | 15.00 | 7.08 | 5.83 | 25 | 3 | 7.08 | 3 | 13.08 | 15.00 | 5 | 20.00 | 5.83 | 4 | 9.83 |
| E9 2011Ford Escape Hybrid | 15.00 | 7.08 | 5.83 | 25 | 3 | 7.08 | 3 | 13.08 | 15.00 | 5 | 20.00 | 5.83 | 4 | 9.83 |
| E6 2004 Chevy 1500 | 20.83 | 9.17 | 6.67 | 25 | 3 | 9.17 | 3 | 15.17 | 20.83 | 5 | 25.83 | 6.67 | 4 | 10.67 |

| Highway Division | (Feet) Depth | Width | Height | Turning r | W left | Vehicle | Right | W | D Vehicle | Front/Rear | D | H Vehicle | Above | H |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| H1 2016 Ford Escape | 15.00 | 7.08 | 5.83 | 25 | 3 | 7.08 | 3 | 13.08 | 15.00 | 5 | 20.00 | 5.83 | 4 | 9.83 |
| H2 2010Ford Escape Hybrid | 15.00 | 7.08 | 5.83 | 25 | 3 | 7.08 | 3 | 13.08 | 15.00 | 5 | 20.00 | 5.83 | 4 | 9.83 |
| H10 2015 Chevy 2500 | 18.75 | 8.33 | 6.67 | 25 | 3 | 8.33 | 3 | 14.33 | 18.75 | 5 | 23.75 | 6.67 | 4 | 10.67 |
| H11 2016 Ford F250 | 19.17 | 9.17 | 6.67 | 25 | 3 | 9.17 | 3 | 15.17 | 19.17 | 5 | 24.17 | 6.67 | 4 | 10.67 |
| H12 2009 Ford F250 | 20.00 | 9.17 | 7.08 | 25 | 3 | 9.17 | 3 | 15.17 | 20.00 | 5 | 25.00 | 7.08 | 4 | 11.08 |
| H13 2014 Ford F550 | 25.00 | 10.00 | 10.83 | 25 | 3 | 10.00 | 3 | 16.00 | 25.00 | 5 | 30.00 | 10.83 | 4 | 14.83 |
| H14 2009 Ford F550 | 25.00 | 10.00 | 12.50 | 25 | 3 | 10.00 | 3 | 16.00 | 25.00 | 5 | 30.00 | 12.50 | 4 | 16.50 |
| H15 2016 Ford F250 | 20.83 | 9.17 | 10.83 | 25 | 3 | 9.17 | 3 | 15.17 | 20.83 | 5 | 25.83 | 10.83 | 4 | 14.83 |
| H16 2008 Ford E350 Van | 20.00 | 9.17 | 7.08 | 25 | 3 | 9.17 | 3 | 15.17 | 20.00 | 5 | 25.00 | 7.08 | 4 | 11.08 |
| H17 2009 Ford F550 | 25.00 | 10.00 | 10.83 | 25 | 3 | 10.00 | 3 | 16.00 | 25.00 | 5 | 30.00 | 10.83 | 4 | 14.83 |
| H19 2008 Ford F250 | 19.58 | 9.17 | 7.08 | 25 | 3 | 9.17 | 3 | 15.17 | 19.58 | 5 | 24.58 | 7.08 | 4 | 11.08 |
| H20 2018International 7300 | 33.33 | 10.83 | 14.00 | 40 | 3 | 10.83 | 3 | 16.83 | 33.33 | 5 | 38.33 | 14.00 | 4 | 18.00 |
| H21 2005International 4200 | 32.50 | 10.83 | 14.00 | 40 | 3 | 10.83 | 3 | 16.83 | 32.50 | 5 | 37.50 | 14.00 | 4 | 18.00 |
| H22 2018International 7300 | 33.33 | 10.83 | 14.00 | 40 | 3 | 10.83 | 3 | 16.83 | 33.33 | 5 | 38.33 | 14.00 | 4 | 18.00 |
| H23 2012 Freightliner 108SD | 30.83 | 10.83 | 14.00 | 40 | 3 | 10.83 | 3 | 16.83 | 30.83 | 5 | 35.83 | 14.00 | 4 | 18.00 |
| H25 2012 Freightliner 108SD | 37.50 | 10.83 | 14.00 | 40 | 3 | 10.83 | 3 | 16.83 | 37.50 | 5 | 42.50 | 14.00 | 4 | 18.00 |
| H30 2018International 7300 | 33.33 | 10.83 | 15.00 | 40 | 3 | 10.83 | 3 | 16.83 | 33.33 | 5 | 38.33 | 15.00 | 4 | 19.00 |
| H31 2005International 7400 | 35.00 | 10.83 | 15.00 | 40 | 3 | 10.83 | 3 | 16.83 | 35.00 | 5 | 40.00 | 15.00 | 4 | 19.00 |
| H32 2010Freightliner M2106 HD | 31.67 | 11.67 | 12.50 | 40 | 3 | 11.67 | 3 | 17.67 | 31.67 | 5 | 36.67 | 12.50 | 4 | 16.50 |
| H33 2011Freightliner M2106 HD | 31.67 | 11.67 | 12.50 | 40 | 3 | 11.67 | 3 | 17.67 | 31.67 | 5 | 36.67 | 12.50 | 4 | 16.50 |
| H34 2008Sterling L8500 | 37.50 | 10.83 | 16.67 | 40 | 3 | 10.83 | 3 | 16.83 | 33.33 | 5 | 38.33 | 16.67 | 4 | 20.67 |
| H35 2005International 7400 | 33.33 | 10.83 | 15.00 | 40 | 3 | 10.83 | 3 | 16.83 | 33.33 | 5 | 38.33 | 15.00 | 4 | 19.00 |
| H36 2018International 7300 | 33.33 | 10.83 | 15.00 | 40 | 3 | 10.83 | 3 | 16.83 | 33.33 | 5 | 38.33 | 15.00 | 4 | 19.00 |
| H39 Screening Plant | 59.58 | 13.33 | 15.00 | 40 | 3 | 13.33 | 3 | 19.33 | 59.58 | 5 | 64.58 | 15.00 | 4 | 19.00 |
| H40 2009 Volvo L70F Loader | 24.58 | 8.33 | 17.50 | 25 | 3 | 8.33 | 3 | 14.33 | 24.58 | 5 | 29.58 | 17.50 | 4 | 21.50 |
| H41 2014 CAT 930K Loader | 25.00 | 8.33 | 16.67 | 25 | 3 | 8.33 | 3 | 14.33 | 25.00 | 5 | 30.00 | 16.67 | 4 | 20.67 |
| H42 1997John Deere 555TS Skid Steer | 10.00 | 5.00 | 10.00 | 25 | 3 | 5.00 | 3 | 11.00 | 10.00 | 5 | 15.00 | 10.00 | 4 | 14.00 |
| H43 2014 CAT 420F IT Backhoe | 24.17 | 8.33 | 12.08 | 25 | 3 | 8.33 | 3 | 14.33 | 24.17 | 5 | 29.17 | 12.08 | 4 | 16.08 |
| H44 2017Pronoch SW45 | 15.83 | 5.83 | 7.92 | 25 | 3 | 5.83 | 3 | 11.83 | 15.83 | 5 | 20.83 | 7.92 | 4 | 11.92 |
| H45 2006Elgin Pelican Sweeper | 15.83 | 10.00 | 9.58 | 25 | 3 | 10.00 | 3 | 16.00 | 15.83 | 5 | 20.83 | 9.58 | 4 | 13.58 |
| H46 2014Elgin Pelican Sweeper | 16.25 | 10.00 | 10.00 | 25 | 3 | 10.00 | 3 | 16.00 | 16.25 | 5 | 21.25 | 10.00 | 4 | 14.00 |

## Equipment Sizes and Space Needs

# QUANTIFYING

- Occupancy and fixture calculations
- Existing space & “standardized” space square footages
- Scenario A & Scenario B square footages

**4** **22 Monument Square**

| Bldg | Existing GSF | Existing NSF | | | | Proposal B GSF |
|---|---|---|---|---|---|---|
| Basement | 3,681 | 3315 | | | | 3,681 |
| 1st Floor | 4,528 | 3794 | | | | 4,528 |
| 2nd Floor | 4,542 | 3649 | | | | 4,542 |
| 3rd Floor | 212 | 207 | | | | 212 |
| Attic | 1,829 | 1819 | | | | 1,829 |

| Dept | Existing NSF | Standard NSF | Delta | Proposal A NSF | Proposal B NSF |
|---|---|---|---|---|---|
| Town Manager | 799 | 765 | 34 | 1144 | 1251 |
| Finance | 3,484 | 2,145 | 1,339 | 1951.1 | 2033 |
| HR | 497 | 550 | (53) | 554 | 583 |
| Facilities | 207 | 260 | (53) | 228 | 238 |
| Shared | 7,865 | 6,050 | 1,815 | 8543 | 8419 |
| Total NSF | 12,852 | 9,770 | 3,082 | 12,420 | 12,524 |
| Grossing Factor (interior walls & circulation) | 1.15 | 1.2 | | 1.19 | 1.18 |
| Total GSF | 14,792 | 11,724 | | | 14,792 |

Total Existing Long Term Storage 3,860

## Existing, Standardized, Proposed Program Areas

TBA Building #7

Public Safety Building
209-219 Walden Street

| Use Group | Area | GSF / occupant | WT | MT | U | WL | ML | DF | B/S | Other |
|---|---|---|---|---|---|---|---|---|---|---|
| Office Bldgs B | | 100 | 20 | 25 | 76 | 50 | 50 | yes | 0 | yes* |
| | **26,760** | 267.6 | | | | | | | | |
| Per MA 248 CMR | | 133.8 | 6.7 | 5.4 | 1.8 | 2.7 | 2.7 | | | |
| Existing | | | 3.0 | 3.0 | | 3.0 | 3.0 | | | |
| **Provided** | | | **0.0** | **0.0** | **0.0** | **0.0** | **0.0** | **0.0** | **0.0** | |

*1 Service Sink per floor

| Use Group | Area | GSF / occupant | WT | MT | U | WL | ML | DF | B/S | Other |
|---|---|---|---|---|---|---|---|---|---|---|
| Dormitories R-2 | | 50 | 6 | 8 | 24 | 8 | 8 | 0 | 8 | yes* |
| | **1,280** | 25.6 | | | | | | | 0.0 | |
| Per MA 248 CMR | | 12.8 | 2.1 | 1.6 | 0.5 | 1.6 | 1.6 | | | |
| Existing | | | 1.0 | 1.0 | 1.0 | 1.0 | 1.0 | | | |
| **Provided** | | | **0.0** | **0.0** | **0.0** | **0.0** | **0.0** | **0.0** | **0.0** | |

*1 Service Sink per floor

| Use Group | Area | NSF / occupant | WT | MT | U | WL | ML | DF | B/S | Other |
|---|---|---|---|---|---|---|---|---|---|---|
| Detention I-3, Cond. 5 | **645** | 35 | 6 | 8 | 24 | 6 | 6 | | 8 | |
| | | 0.0 | | | | | | | 0.0 | |
| Per MA 248 CMR | | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | 0.0 | | | |
| Staff Occupancy | | **8** | 20 | 25 | 76 | 40 | 40 | | | |
| | | 4 | 0.2 | 0.2 | 0.1 | 0.1 | 0.1 | | | |
| Existing | | | 1.0 | 3.0 | 0.0 | 1.0 | 3.0 | 0.0 | 0.0 | |
| **Provided** | | | **0.0** | **0.0** | **0.0** | **0.0** | **0.0** | **0.0** | **0.0** | |

## Code Analysis

# ANALYSIS OF EQUIPMENT & LIFE CYCLE COSTS

| Classification | Type | Placed in Service | Life Expectancy | Replacement Date | Replacement Cost per/unit 2019 dollars | Aggregated Cost | Aggregated Cost Period |
|---|---|---|---|---|---|---|---|
| HVAC | Fan Coil Unit | **06/01/1987** | 15 | 5/31/2002 | $ 1,850.00 | $ 1,850.00 | |
| HVAC | Unit Heater, Gas | **06/01/1987** | 20 | 6/1/2007 | $ 4,973.35 | | |
| HVAC | Pump | **06/01/1987** | 20 | 6/1/2007 | $ 6,314.99 | | |
| HVAC | Pump | **06/01/1987** | 20 | 6/1/2007 | $ 6,314.99 | | |
| HVAC | Pump | **06/01/1987** | 20 | 6/1/2007 | $ 6,060.54 | | |
| HVAC | Pump | **06/01/1987** | 20 | 6/1/2007 | $ 6,060.54 | | |
| HVAC | Pump | **06/01/1987** | 20 | 6/1/2007 | $ 6,060.54 | | |
| HVAC | Pump | **06/01/1987** | 20 | 6/1/2007 | $ 6,314.99 | | |
| HVAC | Pump | **06/01/1987** | 20 | 6/1/2007 | $ 6,314.99 | | |
| HVAC | Pump | **06/01/1987** | 20 | 6/1/2007 | $ 6,314.99 | | |
| HVAC | Pump | **06/01/1987** | 20 | 6/1/2007 | $ 6,060.54 | $ 60,790.47 | |
| Conveying | Elevator | **06/01/1987** | 25 | 5/31/2012 | $ 163,350.22 | $ 163,350.22 | |
| Fire Protection | Fire Riser | **06/01/1987** | 30 | 5/31/2017 | $ 4,644.49 | | |
| Electrical | Panel | **06/01/1987** | 30 | 5/31/2017 | $ 7,140.72 | $ 11,785.21 | |
| Electrical | Variable Frequency Drive | 01/01/2006 | 18 | 1/1/2024 | $ 2,581.01 | | |
| Electrical | Variable Frequency Drive | 01/01/2006 | 18 | 1/1/2024 | $ 2,581.01 | | |
| Electrical | Variable Frequency Drive | 01/01/2006 | 18 | 1/1/2024 | $ 2,581.01 | | |
| Electrical | Variable Frequency Drive | 01/01/2006 | 18 | 1/1/2024 | $ 2,581.01 | | |
| Electrical | Variable Frequency Drive | 01/01/2006 | 18 | 1/1/2024 | $ 2,581.01 | $ 12,905.03 | |
| Fire Protection | Main Fire Alarm Panel | 01/01/2010 | 15 | 12/31/2024 | $ 5,664.02 | $ 5,664.02 | |
| Plumbing | Water Heater, Electric | 01/01/2011 | 15 | 12/31/2025 | $ 8,354.42 | $ 8,354.42 | |
| HVAC | Condenser | 01/01/2015 | 15 | 12/31/2029 | $ 4,055.44 | $ 4,055.44 | |
| HVAC | Air Handling Unit | 01/01/2011 | 20 | 1/1/2031 | $ 3,850.00 | | |
| HVAC | Air Handling Unit | 01/01/2011 | 20 | 1/1/2031 | $ 26,000.00 | | |
| HVAC | Chiller | 01/01/2011 | 20 | 1/1/2031 | $ 50,774.39 | | |
| Plumbing | Sump Pump | 01/01/2011 | 20 | 1/1/2031 | $ 875.00 | | |
| HVAC | Fan, Exhaust | 01/01/2014 | 20 | 1/1/2034 | $ 8,240.72 | | |
| HVAC | Air Handling Unit | 01/01/2015 | 20 | 1/1/2035 | $ 3,850.00 | | |
| Fire Protection | Fire Extinguishers | 01/01/2017 | 20 | 1/1/2037 | $ 1,575.28 | | |
| HVAC | Boiler, Gas | 01/01/2010 | 30 | 1/1/2040 | $ 23,052.54 | | |
| HVAC | Boiler, Gas | 01/01/2010 | 30 | 1/1/2040 | $ 23,052.54 | | |
| Electrical | Panel | 01/01/2011 | 30 | 12/31/2040 | $ 16,262.08 | | |
| **PROJECTED 10 YEAR TOTAL EXPENDITURE BASE YEAR 2019** | | | | | | **$ 268,754.80** | |
| Base Year | | 8/23/2019 | | | $ 426,287.36 | $ 426,287.36 | Total Expenditure |

# OVERVIEW OF PROPOSALS

## SCENARIO A

Repairs of existing buildings with existing departments in place. Proposed reconfigurations that address immediate concerns.

Space and site planning diagrams

## SCENARIO B

Renovations and expansion to existing buildings and existing departments in place, to meet or approach program needs. Relocation of departments between buildings and sites. Proposed reconfigurations that address projected needs.

Space and site planning diagrams

## SCENARIO C

Relocation of various departments to new buildings and renovation of existing buildings where departments remain in place.

Matrices and site planning diagrams

# SCENARIO ‘A’

AUGUST 26, 2019

Repairs of existing buildings and existing departments in place.
Proposed reconfigurations that address immediate concerns and/or projected needs.

Space and site planning diagrams and spreadsheets

# 4 – TOWN HOUSE, 22 MONUMENT SQUARE

- Calculations

| 4 | | | | | | 22 Monument Square |
|---|---|---|---|---|---|---|
| Bldg | Existing GSF | Existing NSF | | | | Proposal B GSF |
| Basement | 3,681 | 3315 | | | | 3,681 |
| 1st Floor | 4,528 | 3794 | | | | 4,528 |
| 2nd Floor | 4,542 | 3649 | | | | 4,542 |
| 3rd Floor | 212 | 207 | | | | 212 |
| Attic | 1,829 | 1819 | | | | 1,829 |
| Dept | | Existing NSF | Standard NSF | Delta | Proposal A NSF | Proposal B NSF |
| Town Manager | | 799 | 765 | 34 | 1144 | 1251 |
| Finance | | 3,484 | 2,145 | 1,339 | 1951.1 | 2033 |
| HR | | 497 | 550 | (53) | 554 | 583 |
| Facilities | | 207 | 260 | (53) | 228 | 238 |
| Shared | | 7,865 | 6,050 | 1,815 | 8543 | 8419 |
| Total NSF | | 12,852 | 9,770 | 3,082 | 12,420 | 12,524 |
| Grossing Factor (interior walls & circulation) | | 1.15 | 1.2 | | 1.19 | 1.18 |
| Total GSF | 14,792 | | 11,724 | | | 14,792 |
| Total Existing Long Term Storage | | 3,860 | | | | |

## Area Requirements

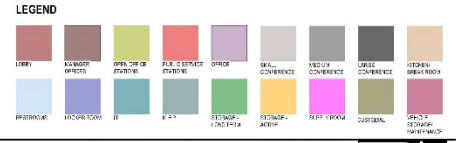
## Individual Space Requirements

| 4 | | | | | | | Town Manager's Office 22 Monument Sq. |
|---|---|---|---|---|---|---|---|
| Sheet Ref. | Area Description | Staff Existing | Exist NSF | Std Area Per Unit | Staff Projected | Std NSF | Notes |
| | **Staff** | | | | | | |
| | Manager Offices | 1 | | 150 | 1 | 150 | |
| EX-2.3 | Office 213 | | 168 | | | | |
| | Open Office Stations | 1 | | 55 | 3 | 165 | |
| EX-2.3 | Office 212 | | 289 | | | | |
| | Office - General | 3 | | 100 | 6 | 600 | |
| EX-2.3 | Office 211 | | 134 | | | | |
| EX-2.4 | Office 301 | | 104 | | | | |
| EX-2.4 | Office 302 | | 104 | | | | |
| | **Subtotal** | | **799** | | | **765** | |
| | **Support** | | | | | | |
| | Conference - Small 1-12 | | | | | | |
| | Conference - Medium 13-30 | | | | | | |
| | Conference - Large 31+ | | | | | | |
| | Public Service Stations | | | | | | |
| | Lobby/Vestibule | | | | | | |
| | Kitchen/Breakroom | | | | | | |
| | Restrooms | | | | | | |
| | Changing Room | | | | | | |
| | Exercise | | | | | | |
| | Information Technology | | | | | | |
| | Mechanical, Electrical, Plumbing | | | | | | |
| | Storage - Long Term | | | | | | |
| | Storage - Active | | | | | | |
| | Supply Room | | | | | | |
| | Custodial | | | | | | |
| | Vehichle Storage / Maitenance | | | | | | |
| | Classroom | | | | | | |
| | Multi-Purpose Room | | | | | | |
| | Parking | | | | | | |
| | **Subtotal** | | **-** | | | **-** | |
| | **TOTAL NSF** | | **799** | | | **765** | |

| 4 | | | | | | | Shared Space 22 Monument Sq. |
|---|---|---|---|---|---|---|---|
| Sheet Ref. | Area Description | Staff/Unit Existing | Exist NSF | Std Area Per Unit | Staff/Unit Projected | Std NSF | Notes |
| | **Shared Space** | | | | | | |
| | Lobby/Vestibule | | | 250 | | 250 | 3-vestibules(50 sf ea), 1-lobby(100 sf) |
| EX-2.2 | Lobby 101 | | 146 | | | | |
| EX-2.2 | Lobby 101A | | 29 | | | | |
| EX-2.2 | Lobby 101B | | 90 | | | | |
| EX-2.2 | Lobby 110 | | 45 | | | | |
| | Restrooms | 2 | | | | 350 | |
| EX-2.3 | Men's Restroom 202 | | 102 | | | | |
| EX-2.3 | Women's Restroom 203 | | 96 | | | | |
| | Kitchen/Breakroom | 1 | | 225 | 1 | | |
| EX-2.3 | Breakroom 209 | | 211 | | | | |
| | Conference - Medium 13-30 | 1 | | 500 | 1 | 500 | |
| EX-2.3 | Selectman's Rm 201 | | 506 | | | | |
| | Conference - Large 31+ | 1 | | 750 | 2 | 1500 | |
| EX-2.3 | Meeting Rm 204 | | 1,399 | | | | |
| | Mechanical, Electrical, Plumbing | | | 1,100 | | 1,100 | |
| EX-2.1 | Electrical 002 | | 251 | | | | |
| EX-2.1 | Mechanical 003 | | 587 | | | | |
| EX-2.1 | Sprinkler Rm 006 | | 130 | | | | |
| EX-2.1 | Elev. Machine Rm 009 | | 42 | | | | |
| | Information Technology | | | 300 | | 300 | |
| EX-2.1 | I.T. Rm 007 | | 145 | | | | |
| EX-2.3 | I.T. Rm 205 | | 111 | | | | |
| EX-2.3 | AV CLOSET 201A | | 22 | | | | |
| | Storage - Long Term | | | 2,100 | | 2,100 | |
| EX-2.1 | Storage 001 | | 1,027 | | | | |
| EX-2.1 | Storage 004 | | 210 | | | | |
| EX-2.1 | Storage 008 | | 86 | | | | |
| EX-2.1 | Storage 010 | | 523 | | | | |
| EX-2.1 | Vault 012 | | 195 | | | | |
| EX-2.5 | Attic 401 | | 1,819 | | | | |
| | Storage - Active | | | 100 | | 100 | |
| EX-2.3 | Safe 201B | | 15 | | | | |
| | Custodial | | | | | | |
| EX-2.1 | Custodian 005 | | 68 | 70 | 1 | 70 | |
| EX-2.3 | Custodian 214 | | 10 | 30 | 1 | 30 | |
| | **Subtotal** | | **7,865** | | | **6,050** | |

# 4 – TOWN HOUSE, 22 MONUMENT SQ.

- First Floor Space Use Diagrams

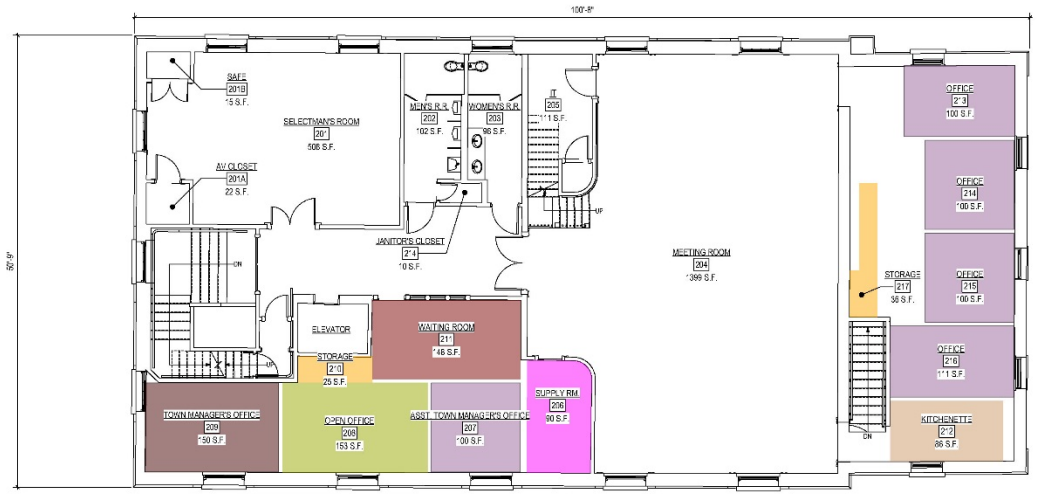


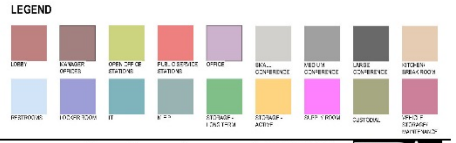

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| FACILITIES ASSESSMENT & MASTER PLAN<br>TOWN OF CONCORD, MASSACHUSETTS | BUILDING 4 | 22 MONUMENT SQ. | EX-2.2 | EXISTING<br>FIRST FLOOR SPACE USE DIAGRAM | NORTH | 1/4" = 1'-0" | ABNR 2019 | TBA ARCHITECTS, INC.<br>ARCHITECTURE<br>PLANNING<br>PROJECT MANAGEMENT |

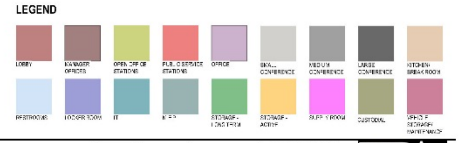
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| FACILITIES ASSESSMENT & MASTER PLAN<br>TOWN OF CONCORD, MASSACHUSETTS | BUILDING 4 | 22 MONUMENT SQ. | PA-2.2 | PROPOSAL A<br>FIRST FLOOR SPACE USE DIAGRAM | NORTH | 1/4" = 1'-0" | ABNR 2019 | TBA ARCHITECTS, INC.<br>ARCHITECTURE<br>PLANNING<br>PROJECT MANAGEMENT |

# 4 – TOWN HOUSE, 22 MONUMENT SQ.

- Second Floor Space Use Diagrams



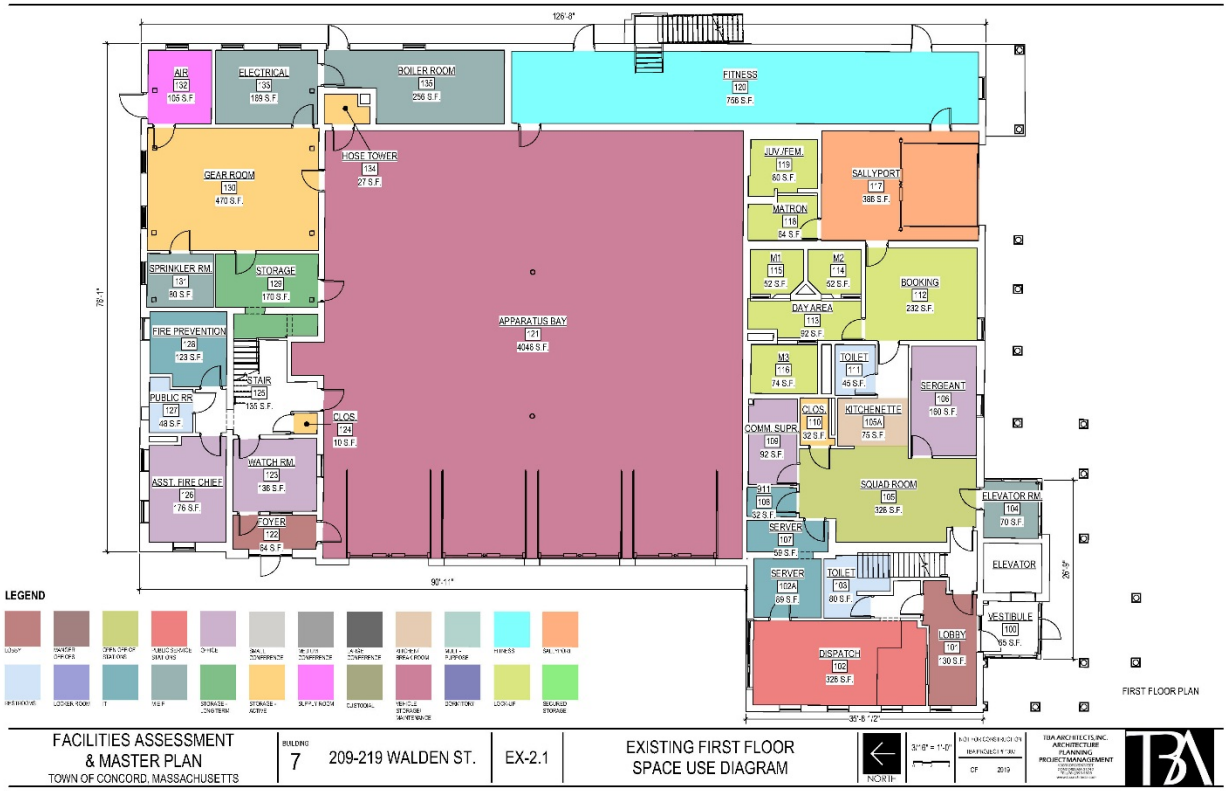




| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| FACILITIES ASSESSMENT & MASTER PLAN<br>TOWN OF CONCORD, MASSACHUSETTS | BUILDING 4 | 22 MONUMENT SQ. | EX-2.3 | EXISTING<br>SECOND FLOOR SPACE USE DIAGRAM | NORTH | 1/4" = 1'-0" | ABNR 2019 | TBA ARCHITECTS, INC.<br>ARCHITECTURE<br>PLANNING<br>PROJECT MANAGEMENT | TBA |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| FACILITIES ASSESSMENT & MASTER PLAN<br>TOWN OF CONCORD, MASSACHUSETTS | BUILDING 4 | 22 MONUMENT SQ. | PA-2.3 | PROPOSAL A<br>SECOND FLOOR SPACE USE DIAGRAM | NORTH | 1/4" = 1'-0" | ABNR 2019 | TBA ARCHITECTS, INC.<br>ARCHITECTURE<br>PLANNING<br>PROJECT MANAGEMENT | TBA |

# 7 – 209-219 WALDEN ST., POLICE-FIRE

- First Floor Space Use Diagrams

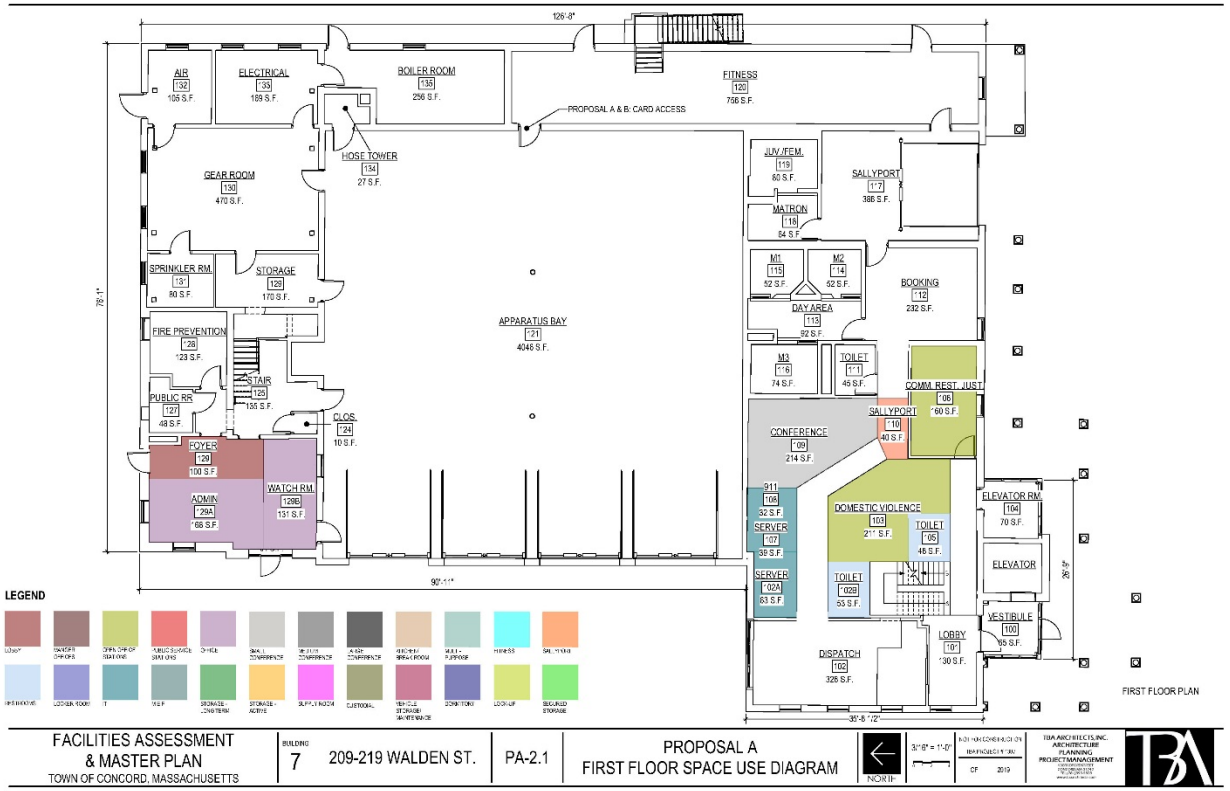



FACILITIES ASSESSMENT & MASTER PLAN
TOWN OF CONCORD, MASSACHUSETTS

BUILDING 7 | 209-219 WALDEN ST. | EX-2.1 | EXISTING FIRST FLOOR SPACE USE DIAGRAM

NORTH | 3/16" = 1'-0" | NOVEMBER 01, 2019 | CF 2019

TBA ARCHITECTS, INC. ARCHITECTURE PLANNING PROJECT MANAGEMENT




FACILITIES ASSESSMENT & MASTER PLAN
TOWN OF CONCORD, MASSACHUSETTS

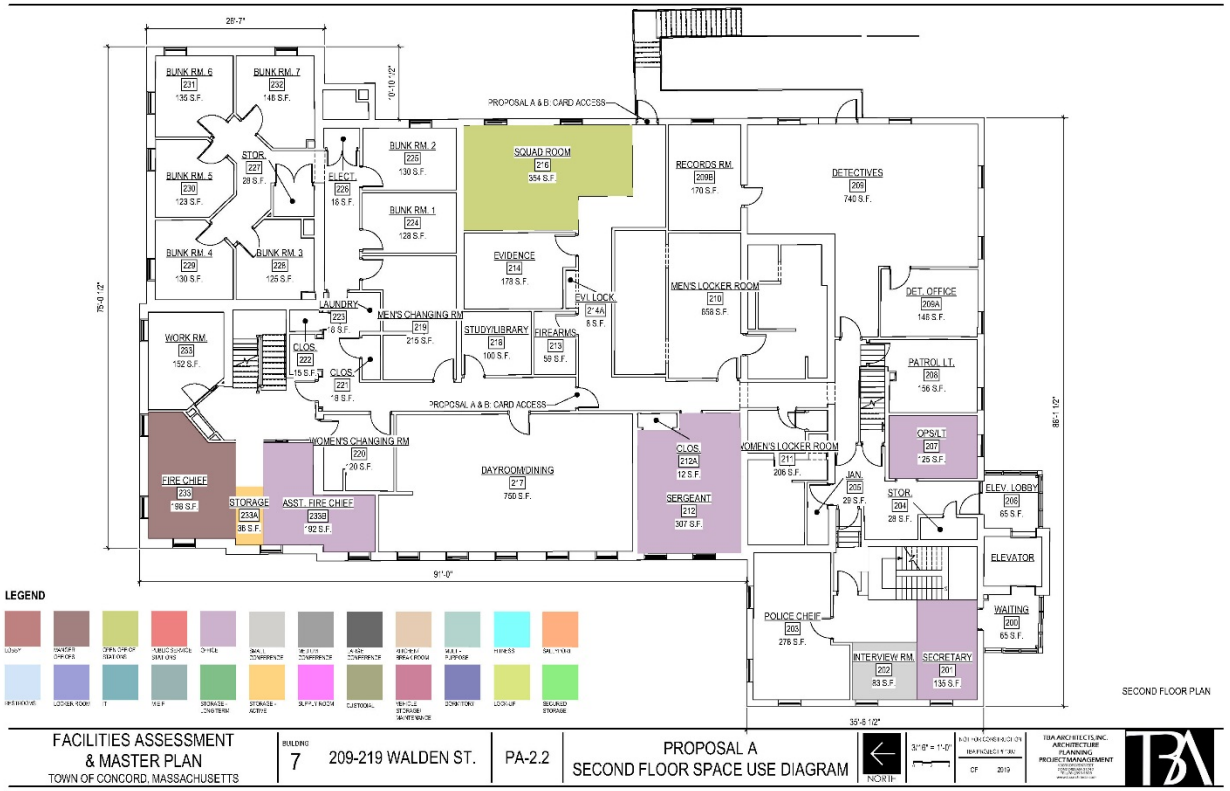
BUILDING 7 | 209-219 WALDEN ST. | PA-2.1 | PROPOSAL A FIRST FLOOR SPACE USE DIAGRAM

NORTH | 3/16" = 1'-0" | NOVEMBER 01, 2019 | CF 2019

TBA ARCHITECTS, INC. ARCHITECTURE PLANNING PROJECT MANAGEMENT

# 7 – 209-219 WALDEN STREET, POLICE-FIRE

- Second Floor Space Use Diagrams



| Scenario A By Building | | | | |
|---|---|---|---|---|
| Project | Title | Projected 10-Year Maintenance | | |
| | | Building Systems Costs | Mechanical/ Electrical/Plumbing Systems Costs | Total |
| A-1 | CMLP Repair | $89,000 | $363,077 | $452,077 |
| A-2a | DPW Repair/133 Keyes | $583,000 | $587,876 | $1,170,876 |
| A-2b | DPW Repair/135 Keyes | $415,000 | $273,275 | $688,275 |
| A-2c | DPW Repair/141 Keyes | $354,000 | $65,593 | $419,593 |
| A-3 | Visitors' Center Repair | $2,000 | $19,545 | $21,545 |
| A-4 | Town House Repair | $273,000 | $365,093 | $638,093 |
| A-5 | Assessor's Building Repair | $15,000 | $13,569 | $28,569 |
| A-6 | Hunt Gym Repair | $38,000 | $268,755 | $306,755 |
| A-7 | Public Safety Building Repair | $1,346,000 | $816,707 | $2,162,707 |
| A-8 | Everett Street Repair | $173,000 | not assessed | $173,000 |
| A-9 | Beede Repair | $99,000 | $356,218 | $455,218 |
| A-10 | West Concord Fire Substation Repair | $68,000 | $213 | $68,213 |
| A-11 | Knox Trail Repair | $132,000 | $65,040 | $197,040 |
| A-12 | Harvey Wheeler Repair | $115,000 | $257,711 | $372,711 |
| A-13 | Church Street Repair | $58,000 | $163,789 | $221,789 |
| A-14 | Ripley School Repair | n/a | n/a | n/a |
| | **TOTAL** | **$3,760,000** | **$3,616,461** | **$7,376,461** |

# SCENARIO ‘B’

AUGUST 26, 2019

Renovations and expansion to existing buildings and existing departments in place, to meet or approach program needs. Relocation of departments between buildings and sites. Proposed reconfigurations that address projected needs.

Space and site planning diagrams and spreadsheets

## Scenario B: Renovated/Expanded Facilities

| | |
|---|---|
| ■ | New Construction (including additions) |
| □ | Renovated at Existing Location |
| ◊ | Renovated at New Location |

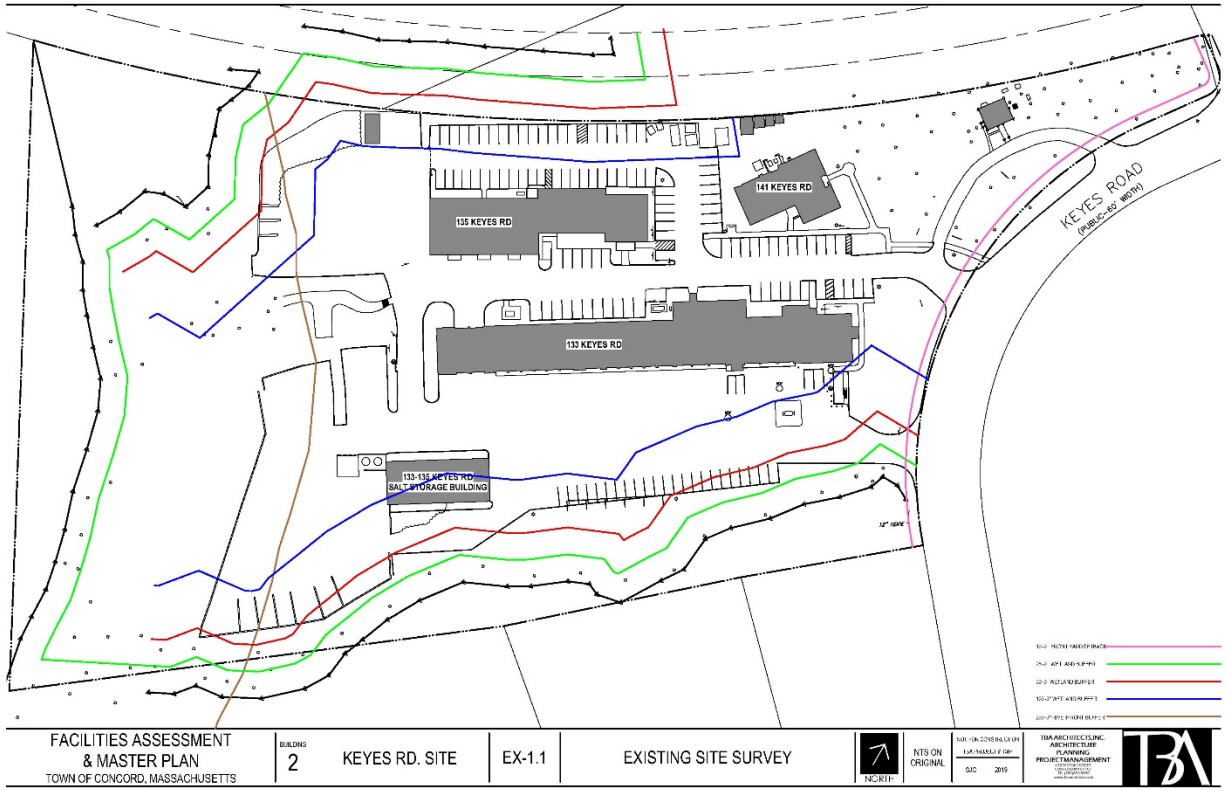
| Scenario | B-1 | B-2 | B-3 | B-4 | B-5 | B-6 | B-7 | B-8 | B-9 | B-10 | B-11 | B-12 | B-13 | B-14 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Department | CMLP Renovations & Additions | DPW at Existing Location | Renovated Visitors' Center | Renovated Town House | Assessors (No Proposal) | Renovated Hunt Gym | Public Safety Building Renovation/Expansion | Everett Street Renovation/Expansion | Beede Renovation/Expansion | West Concord Fire Substation Renovation/Expansion | Knox Trail Renovation | Harvey Wheeler Renovation/Expansion | Church Street Renovations | Ripley School Renovation/Expansion |
| **1- 1175 Elm** | | | | | | | | | | | | | | |
| CMLP | ■ □ | | | | | | | | | | | | | |
| Information Technology | ■ | | | | | | | | | | | | | |
| GIS | ■ | | | | | | | | | | | | | |
| **2- DPW campus** | | | | | | | | | | | | | | |
| Salt Storage | | ■ | | | | | | | | | | | | |
| Fuel Depot | | □ | | | | | | | | | | | | |
| Materials Storage | | □ | | | | | | | | | | | | |
| Vehicle Shelters | | ■ □ | | | | | | | | | | | | |
| **2a- 133 Keyes** | | | | | | | | | | | | | | |
| DPW | | ■ □ | | | | | | | | | | | | |
| **2b- 135 Keyes** | | | | | | | | | | | | | | |
| Water& Sewer | | ■ □ | | | | | | | | | | | | |
| **2c- 141 Keyes** | | | | | | | | | | | | | | |
| Planning&Land Management | | ■ □ | | | | | | | | | | | | |
| Natural Resources | | ■ □ | | | | | | | | | | | | |
| Health | | □ | | | | | | | | | | | | |
| Building Inspector | | □ | | | | | | | | | | | | |
| Storage Sheds | | □ | | | | | | | | | | | | |
| **3- 58 Main** | | | | | | | | | | | | | | |
| Visitor Center | | | □ | | | | | | | | | | | |
| **4- 22 Monument/Town House** | | | | | | | | | | | | | | |
| Town Manager | | | | □ | | | | | | | | | | |
| Finance | | | | □ | | | | | | | | | | |
| Human Resources | | | | □ | | | | | | | | | | |
| Facilities | | | | □ | | | | | | | | | | |
| **5- 24 Court** | | | | | | | | | | | | | | |
| Assessor | | | | ■ | | | | | | | | | | |
| **6- 90 Stow/Hunt** | | | | | | | | | | | | | | |
| Community Recreation Center | | | | | | ■ □ | | | | | | | | |

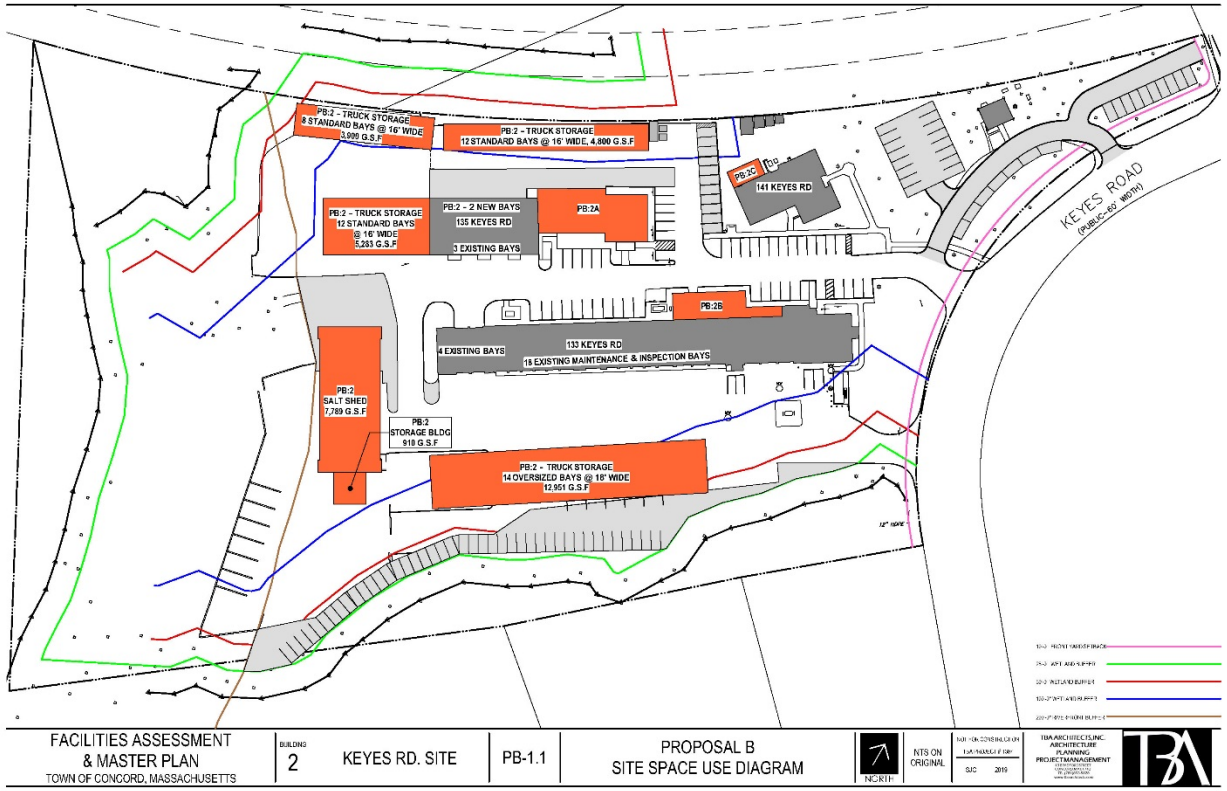
| Scenario | B-1 | B-2 | B-3 | B-4 | B-5 | B-6 | B-7 | B-8 | B-9 | B-10 | B-11 | B-12 | B-13 | B-14 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Department | CMLP Renovations & Additions | DPW at Existing Location | Renovated Visitors' Center | Renovated Town House | Assessors (No Proposal) | Renovated Hunt Gym | Public Safety Building Renovation/Expansion | Everett Street Renovation/Expansion | Beede Renovation/Expansion | West Concord Fire Substation Renovation/Expansion | Knox Trail Renovation | Harvey Wheeler Renovation/Expansion | Church Street Renovations | Ripley School Renovation/Expansion |
| **7- 209-219 Walden** | | | | | | | | | | | | | | |
| Police | | | | | | | ■ □ | | | | | | | |
| Fire- Existing Main Station | | | | | | | □ | | | | | | | |
| **8- 105 Everett** | | | | | | | | | | | | | | |
| Food Pantry | | | | | | | | □ | | | | | | |
| Facilities | | | | | | | | □ | | | | | | |
| Recreation | | | | | | | | □ | | | | | | |
| **9- 498 Walden/Beede** | | | | | | | | | | | | | | |
| Recreation | | | | | | | | | ■ □ | | | | | |
| **10- 1201 Main** | | | | | | | | | | | | | | |
| Fire- Existing Substation | | | | | | | | | | ■ □ | | | | |
| **11- Knox Trail** | | | | | | | | | | | | | | |
| Regional Housing | | | | | | | | | | | □ | | | |
| Bus Department | | | | | | | | | | | □ | | | |
| **12- 1276 Main/Harvey Wheeler** | | | | | | | | | | | | | | |
| Carousel Preschool (relocated) | | | | | | | | | | | | | | |
| Recreation COA | | | | | | | | | | | | □ | | |
| Health | | | | | | | | | | | | □ | | |
| **13- 55 Church** | | | | | | | | | | | | | | |
| Human Services | | | | | | | | | | | | ◊ | | |
| Youth Counselor | | | | | | | | | | | | ◊ | | |
| Community Services | | | | | | | | | | | | ◊ | | |
| Recreation | | | | | | | | | | | | ◊ | | |
| Veterans Agent | | | | | | | | | | | | ◊ | | |
| Finance/Retirement | | | | | | | | | | | | ◊ | | |
| Preschool (alternate) | | | | | | | | | | | | | ◊ | |
| **14- Ripley School** | | | | | | | | | | | | | | |
| Pre-school (alternate) | | | | | | | | | | | | | | ◊ |

# Renovation and Relocation of Departments

# 2 – DEPARTMENT OF PUBLIC WORKS SITE, KEYES ROAD

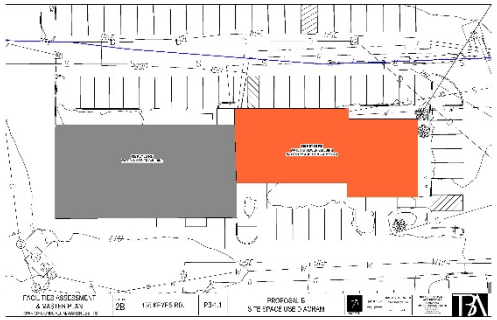
- Site Use Diagrams

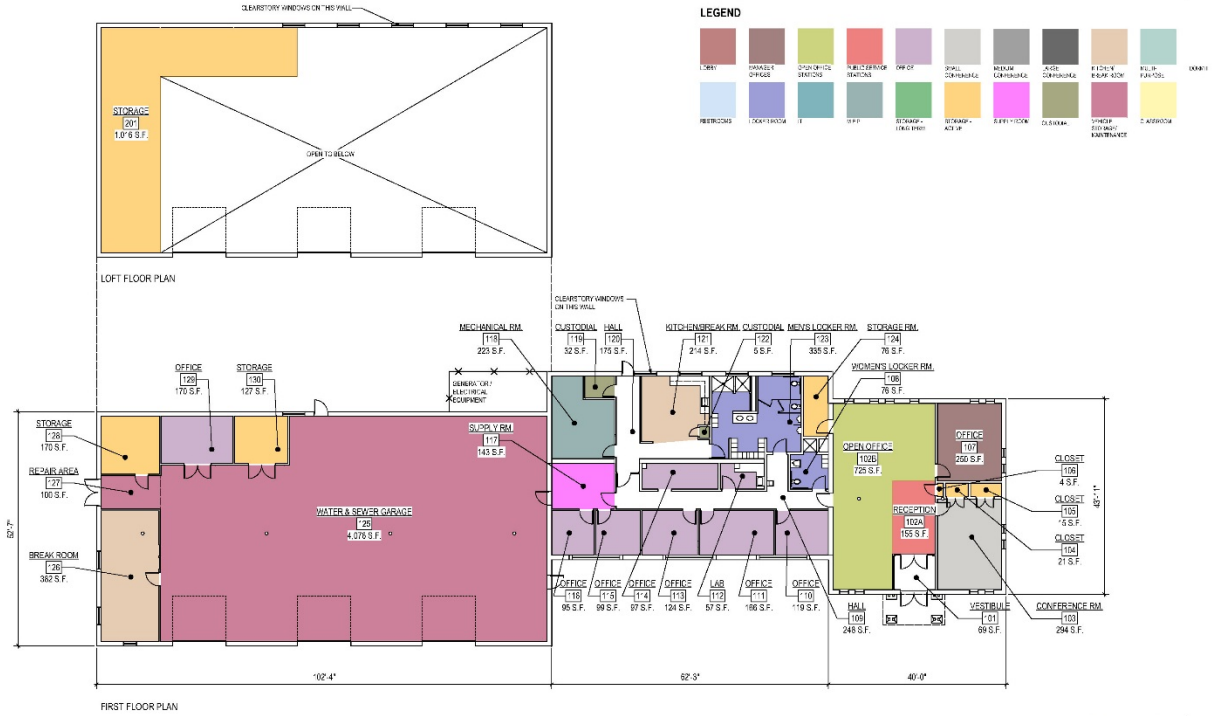


# 2B – 135 KEYES ROAD

- First Floor Space Use Diagrams





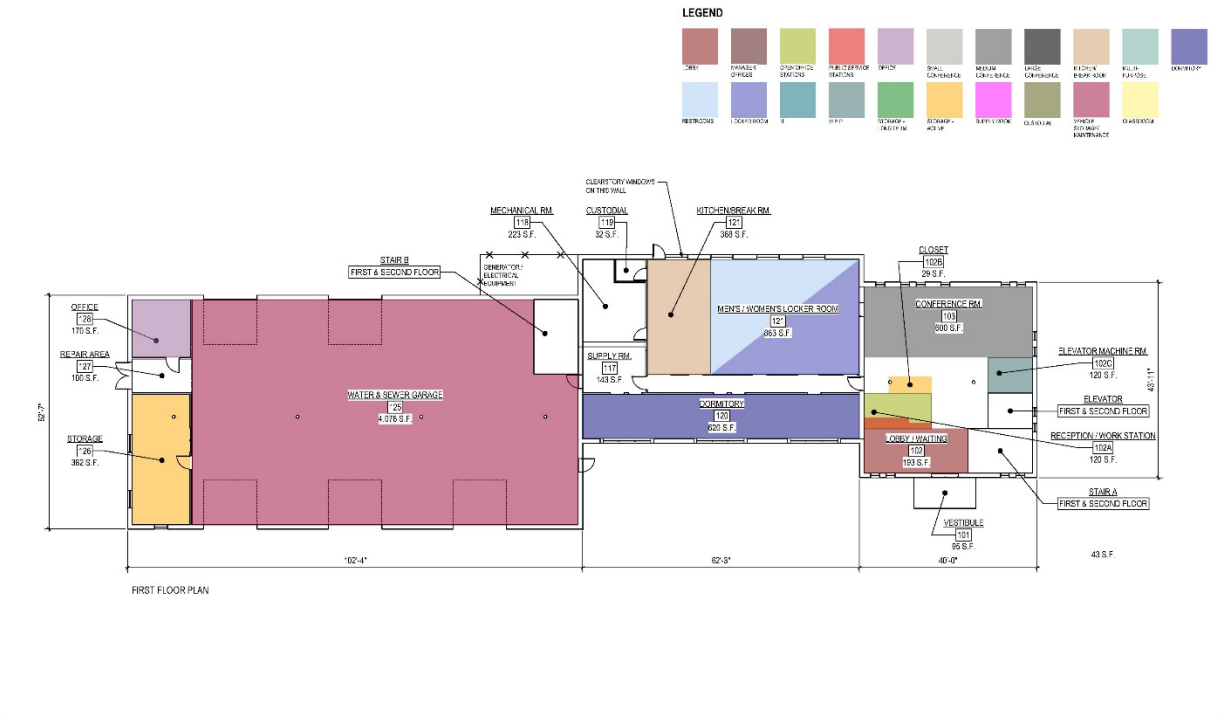

FACILITIES ASSESSMENT & MASTER PLAN
TOWN OF CONCORD, MASSACHUSETTS

BUILDING 2B | 135 KEYES RD. | EX-2.1

EXISTING FLOOR PLAN
SPACE USE DIAGRAM

NORTH | 1/8" = 1'-0" | SJC 2019

TBA ARCHITECTS, INC.
ARCHITECTURE
PLANNING
PROJECT MANAGEMENT




FACILITIES ASSESSMENT & MASTER PLAN
TOWN OF CONCORD, MASSACHUSETTS

BUILDING 2B | 135 KEYES RD. | PB-2.1

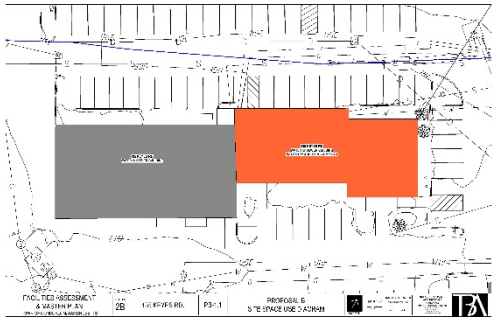
PROPOSAL B
FIRST FLOOR SPACE USE DIAGRAM

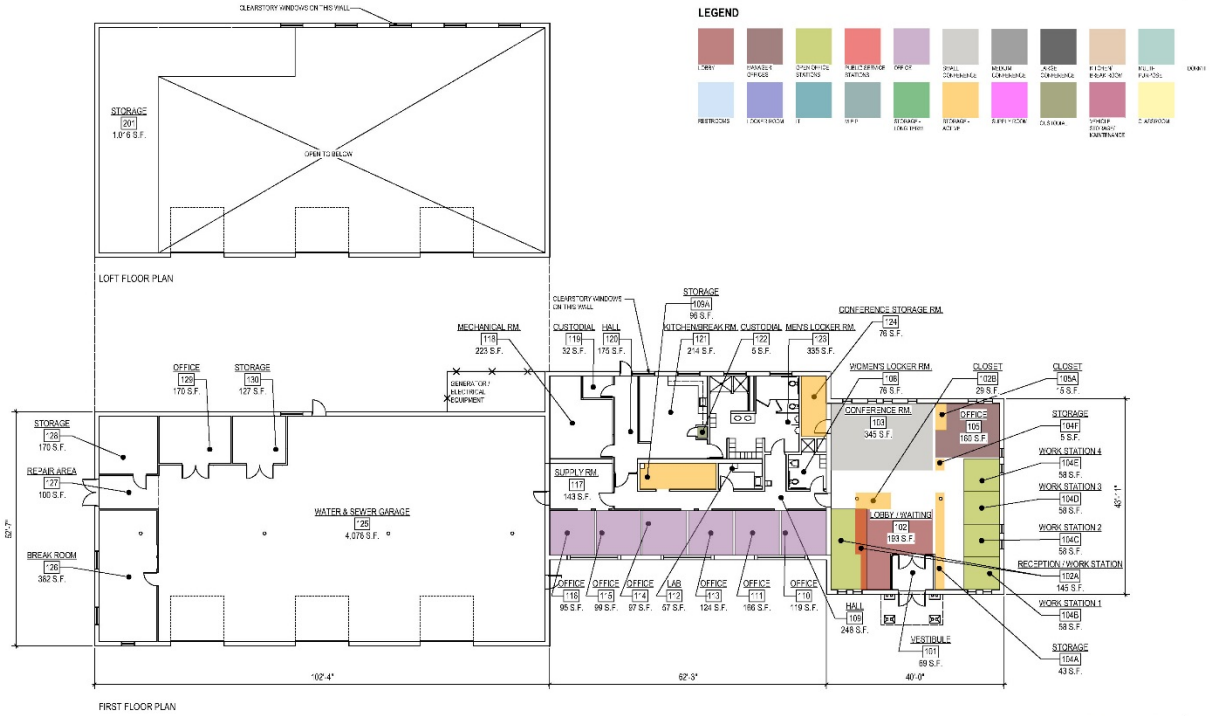
NORTH | 1/8" = 1'-0" | SJC 2019

TBA ARCHITECTS, INC.
ARCHITECTURE
PLANNING
PROJECT MANAGEMENT

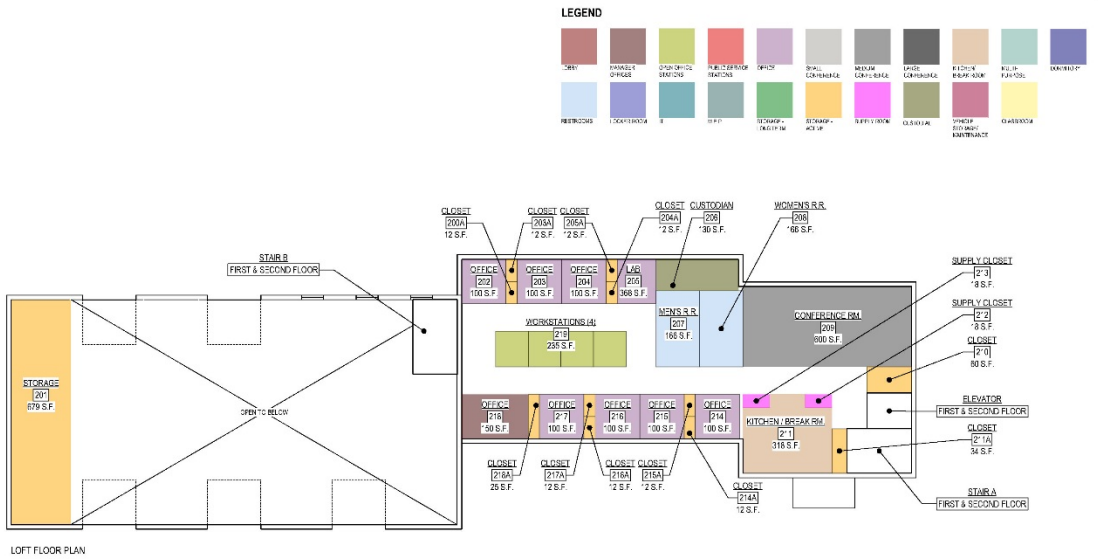
# 2B – 135 KEYES ROAD

- Second Floor Space Use Diagrams





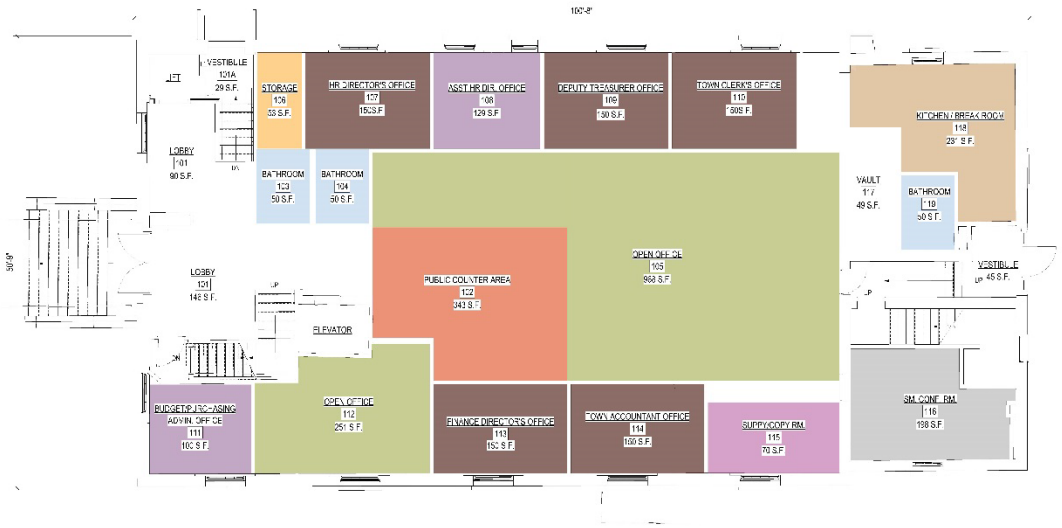

FACILITIES ASSESSMENT & MASTER PLAN
TOWN OF CONCORD, MASSACHUSETTS
BUILDING 2B | 135 KEYES RD. | PA-2.1
PROPOSAL A
SPACE USE DIAGRAM
NORTH | 1/8" = 1'-0" | SJC 2019
TBA ARCHITECTS, INC. ARCHITECTURE PLANNING PROJECT MANAGEMENT




FACILITIES ASSESSMENT & MASTER PLAN
TOWN OF CONCORD, MASSACHUSETTS
BUILDING 2B | 135 KEYES RD. | PB-2.2
PROPOSAL B
SECOND FLOOR SPACE USE DIAGRAM
NORTH | 1/8" = 1'-0" | SJC 2019
TBA ARCHITECTS, INC. ARCHITECTURE PLANNING PROJECT MANAGEMENT

# 4 – 22 MONUMENT SQUARE

## First, Second Floor Space Use Diagrams



| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| FACILITIES ASSESSMENT & MASTER PLAN<br>TOWN OF CONCORD, MASSACHUSETTS | BUILDING 4 | 22 MONUMENT SQ. | PB-2.2 | PROPOSAL B<br>FIRST FLOOR SPACE USE DIAGRAM | NORTH | 1/4" = 1'-0" | APRIL 2019 | TBA ARCHITECTS, INC. ARCHITECTURE PLANNING PROJECT MANAGEMENT | TBA |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| FACILITIES ASSESSMENT & MASTER PLAN<br>TOWN OF CONCORD, MASSACHUSETTS | BUILDING 4 | 22 MONUMENT SQ. | PB-2.3 | PROPOSAL B<br>SECOND FLOOR SPACE USE DIAGRAM | NORTH | 1/4" = 1'-0" | APRIL 2019 | TBA ARCHITECTS, INC. ARCHITECTURE PLANNING PROJECT MANAGEMENT | TBA |

# 12 – 1276 MAIN STREET

- First Floor Space Use Diagrams

FACILITIES ASSESSMENT & MASTER PLAN
TOWN OF CONCORD, MASSACHUSETTS

BUILDING 12 | 1276 MAIN ST. | EX-2.2.4 | EXISTING FIRST FLOOR PLAN SPACE USE DIAGRAM | NORTH | 1/4" = 1'-0" | TBA ARCHITECTS, INC. ARCHITECTURE PLANNING PROJECT MANAGEMENT

FACILITIES ASSESSMENT & MASTER PLAN
TOWN OF CONCORD, MASSACHUSETTS

BUILDING 12 | 1276 MAIN ST. | PB-2.2.4 | PROPOSAL B FIRST FLOOR SPACE USE DIAGRAM | NORTH | 1/4" = 1'-0" | TBA ARCHITECTS, INC. ARCHITECTURE PLANNING PROJECT MANAGEMENT

| Scenario B Options by Building | | | |
|---|---|---|---|
| Project | Title | Estimated Costs | |
| | | Construction Budget | Project Budget |
| B-1 | CMLP Renovations & Additions | $ 4,384,000 | $ 6,450,000 |
| B-2 | DPW at Existing Location | $ 20,934,000 | $ 29,919,000 |
| B-3 | Renovated Visitors' Center | $ 201,000 | $ 295,000 |
| B-4 | Renovated Town House | $ 2,406,000 | $ 3,539,000 |
| B-5 | not proposed | n/a | n/a |
| B-6 | Renovated Hunt Gym | $ 1,981,000 | $ 2,914,000 |
| B-7 | Public Safety Building Renovation/Expansion | $ 5,688,000 | $ 8,369,000 |
| B-8 | Everett Street Renovation/Expansion | $ 891,000 | $ 1,311,000 |
| B-9 | Beede Renovation/Expansion | $ 1,047,000 | $ 1,541,000 |
| B-10 | West Concord Fire Substation Renovation/Expansion | $ 1,521,000 | $ 2,237,000 |
| B-11 | Knox Trail Renovation | $ 557,000 | $ 820,000 |
| B-12 | Harvey Wheeler Renovation/Expansion | $ 1,074,000 | $ 1,580,000 |
| B-13 | Church Street Renovations | $ 1,245,000 | $ 1,832,000 |
| B-14 | Ripley School Renovation/Expansion | $ 3,531,000 | $ 5,195,000 |
| | **TOTAL** | $ 45,460,000 | $ 66,002,000 |

# SCENARIO ‘C’

AUGUST 26, 2019

Relocation of various departments to new buildings and renovation of existing buildings where departments remain in place.

Matrices and site planning diagrams

- Single and multiple sites
- Multiple options for consolidation and relocation
  - New Municipal Center and new Fire Substation
  - New Municipal Center and Walden Street Substation
  - DPW Central Facility at new location
  - DPW Central Facility at existing location
  - New Police, Fire and Dispatch Facility
  - New Administrative Center

# PROPOSAL C - SCENARIOS

## Proposal C: Consolidated Facilities

| | |
|---|---|
| ■ | New Construction (including additions) |
| □ | Renovated at Existing Location |
| ◊ | Renovated at New Location |

| | New Municipal Center and Fire Substation | New Municipal Center with Walden St Substation | DPW Central Facility at new site | DPW Central Facility at Existing Location | New Police and Fire | New Administrative Center |
|---|---|---|---|---|---|---|
| **Proposed New GSF** | 96245 | 85310 | 86729 | 46448 | 38570 | 23288 |
| **Renovated GSF** | 20718 | 30033 | 0 | 41951 | 0 | 0 |
| **Site Requirements (Acres)** | 15.74 | 13.35 | 13.72 | 9.75 | 8.42 | 5.69 |

**Proposal C: Consolidated Facilities**

| | |
|---|---|
| ■ | New Construction (including additions) |
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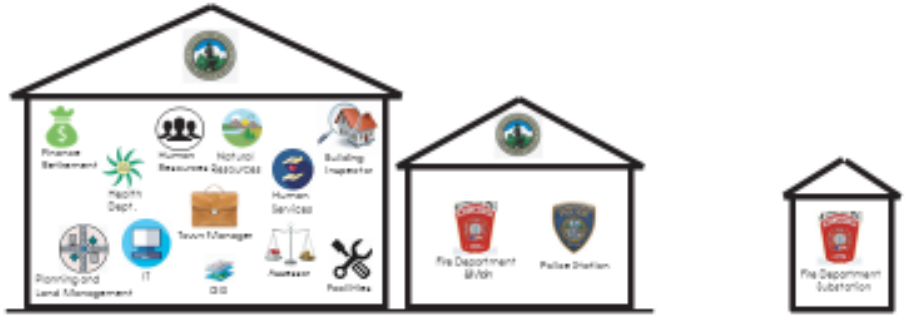
| | New Municipal Center and Fire Substation | New Municipal Center with Walden St Substation | DPW Central Facility at new site | DPW Central Facility at Existing Location | New Police and Fire | New Administrative Center |
|---|---|---|---|---|---|---|
| **Proposed New GSF** | 96245 | 85310 | 86729 | 46448 | 38570 | 23288 |
| **Renovated GSF** | 20718 | 30033 | 0 | 41951 | 0 | 0 |
| **Site Requirements (Acres)** | 15.74 | 13.35 | 13.72 | 9.75 | 8.42 | 5.69 |
| **Department** | | | | | | |
| **1- 1175 Elm** | | | | | | |
| CMLP | ■□ | ■□ | | | | |
| Information Technology | ■ | ■ | | | | ■ |
| GIS | ■ | ■ | | | | ■ |
| **2- DPW campus** | | | | | | |
| Salt Storage | | | ■ | ■ | | |
| Fuel Depot | | | ■ | ■ | | |
| Materials Storage | | | ■ | ■ | | |
| Vehicle Shelters | | | ■ | ■ | | |
| **2a- 133 Keyes** | | | | | | |
| DPW | | | ■ | ■ | | |
| **2b- 135 Keyes** | | | | | | |
| Water& Sewer | | | ■ | ■ | | |
| **2c- 141 Keyes** | | | | | | ■ |
| Planning&Land Management | ■ | ■ | | □ | | ■ |
| Natural Resources | ■ | ■ | | □ | | ■ |
| Health | ■ | ■ | | □ | | ■ |
| Building Inspector | ■ | ■ | | □ | | ■ |
| Storage Sheds | ■ | ■ | ■ | □ | | ■ |
| **3- 58 Main** | | | | | | |
| Visitor Center | | | | | | |
| **4- 22 Monument/Town House** | | | | | | |
| Town Manager | ■ | ■ | | | | ■ |
| Finance | ■ | ■ | | | | ■ |
| Human Resources | ■ | ■ | | | | ■ |
| Facilities | ■ | ■ | | | | ■ |
| **5- 24 Court** | | | | | | |
| Assessor | ■ | ■ | | | | ■ |
| **6- 90 Stow/Hunt** | | | | | | |
| Community Recreation Center | ■□ | ■□ | | | | |
| **7- 209-219 Walden** | | | | | | |
| Police | ■ | ■ | | | ■ | |
| Fire- Existing Main Station | ■ | □ | | | ■ | |
| **8- 105 Everett** | | | | | | |
| Food Pantry | | | | | | |
| Facilities | | | | | | |
| Recreation | | | | | | |
| **9- 498 Walden/Beede** | | | | | | |
| Recreation | □ | □ | | | | |
| **10- 1201 Main** | | | | | | |
| Fire- Existing Substation | ■ | ◊ | | | | |
| **11- Knox Trail** | | | | | | |
| Regional Housing | ■ | ■ | | | | |
| Bus Department | | | | | | |
| **12- 1276 Main/Harvey Wheeler** | | | | | | |
| Carousel Preschool | | | | | | |
| Recreation COA | □ | □ | | | | |
| Health | □ | □ | | | | |
| **13- 55 Church** | | | | | | |
| Human Services | □ | □ | | | | |
| Youth Counselor | □ | □ | | | | |
| Community Services | □ | □ | | | | |
| Recreation | □ | □ | | | | |
| Veterans Agent | □ | □ | | | | |
| Finance/Retirement | □ | □ | | | | |
| Facilities | ■ | ■ | | | | |
| **14- Ripley School** | | | | | | |
| Pre-school | ◊ | ◊ | | | | |

# Scenario C: New Municipal Center and New Fire Substation




New Building on New Site

1175 Elm St.

CONCORD MUNICIPAL LIGHT PLANT

120 Meriam (Ripley)

THE CONCORD CAROUSEL PRESCHOOL

90 Stow St.

CONCORD RECREATION

498 Walden St

BEEDE CENTER

Renovated Building with Addition

55 Church

Human Services - Youth Counselor - community services - recreation - Veterans Agent - Finance/Retirement

1276 Main St. (Harvey Wheeler Ctr.)

Council on Aging - Recreation - Health

Renovated Building

58 Main St.

visitors center

37 Knox Trail

bus depot

133 Keyes Rd.

DPW SITE

135 Keyes Rd.

DPW SITE Water - Sewer

Building to remain in use as is

141 Keyes Rd.

209-219 Walden St.

24 Court Ln.

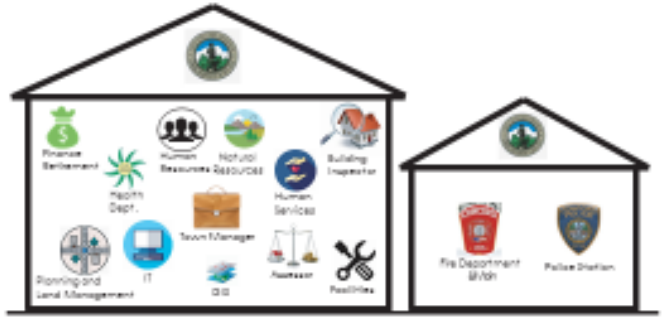
1201 Main St.

105 Everett St.

22 Monument Sq.

Building with no program - Income producing?

# Scenario C: New Municipal Center and Renovated Fire Substation




New Building on New Site

1175 Elm St.

CONCORD MUNICIPAL LIGHT PLANT

120 Merlam (Ripley)

THE CONCORD CAROUSEL PRESCHOOL

90 Stow St.

CONCORD RECREATION

498 Walden St

BEEDE CENTER

Renovated Building with Addition

209-219 Walden St.

Fire Department Substation

55 Church

Human Services - Youth Counselor - Community Services - Recreation - Veterans Agent - Finance/Retirement

1276 Main St. (Harvey Wheeler Ctr.)

Council on Aging - Recreation - Health

Renovated Building

58 Main St.

Visitors center

37 Knox Trail

Bus Depot

133 Keyes Rd.

DPW SITE

135 Keyes Rd.

DPW SITE Water - Sewer

Building to remain in use as is

141 Keyes Rd.

24 Court Ln.

1201 Main St.

105 Everett St.

22 Monument Sq.

Building with no program - Income producing?

# Scenario C: New DPW Central Facility at New Location

(Other town buildings not considered in this scenario.)

DPW
Vehicle Shelter
Salt Storage
Fuel Depot
Materials Storage

Water & Sewer

New Building on New Site

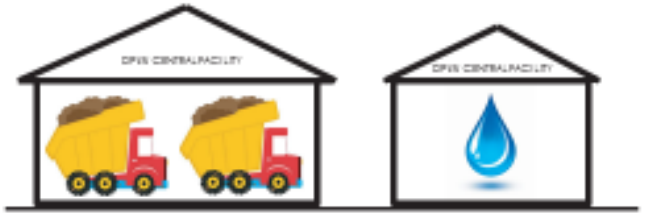
133 Keyes Rd.

135 Keyes Rd.

Building with no program - income producing?

# Scenario C: New DPW Central Facility at Current Location

(Other town buildings not considered in this scenario.)




DPW
Vehicle Shelter
Salt Storage
Fuel Depot
Materials Storage

Water & Sewer

New Building on
Current Site

# Scenario C: Main Police, Fire, & Dispatch at New Location

(Other town buildings not considered in this scenario.)

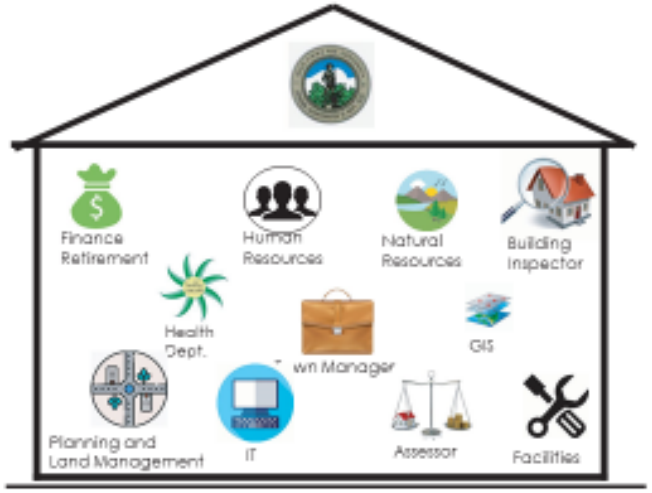
New Building
on New Site

209-219 Walden St.

Building with
no program -
Income
producing?

# Scenario C: Town Administration, Assessors, DPLM at New Location

(Other town buildings not considered in this scenario.)




New Building on New Site

24 Court Ln.

22 Monument Sq.

141 Keyes Rd.

Building with no program - Income producing?

| Scenario C Options | | |
|---|---|---|
| Title | Estimated Costs | |
| | Construction Budget | Project Budget |
| New Municipal Center and New Fire Substation | $ 50,895,000 | $ 62,397,000 |
| New Municipal Center and Walden Street Substation | $ 48,587,000 | $ 59,568,000 |
| DPW Central Facility at New Location | $ 38,279,000 | $ 46,164,000 |
| DPW Central Facility at Existing Location | $ 25,176,000 | $ 29,985,000 |
| New Police, Fire, Dispatch | $ 20,431,000 | $ 25,048,000 |
| New Administrative Center | $ 12,176,000 | $ 14,928,000 |

# TOWN OF CONCORD
# FACILITIES ASSESSMENT & MASTERPLAN

August 26, 2019

TBA ARCHITECTS, INC.

**We wish to thank the people of Concord, the Town's department heads for their invaluable assistance and cooperation, and the office of the Town Manager for their excellent leadership.**