

ARTICLE 12. Municipal Facilities Planning

Select Board Member moves: that the Town transfer \$600,000 from Free Cash to be expended under the direction of the Town Manager to fund site evaluations, feasibility studies, or other legal, administrative, or other consulting needs regarding repurposing, renovation, construction, acquisition or disposal of various municipal facilities.

How Did We Get To \$600,000?

- The request is based on the scale and complexity of the work
- This study would evaluate multiple major municipal facilities across several sites, including public safety, public works, and municipal offices.
- For context, Vision Study for MCI cost \$400,000 (funded through a state earmark) and the MCI Concord Master Plan will cost \$549,000 (funded through a state earmark, ARPA and the FY25 TM appropriation) . Both efforts are for studies at a single campus.
- This planning effort will evaluate facilities and multiple sites across town. The \$600,000 request reflects that broader scope and is a fraction of the anticipated capital costs for multiple projects.

Municipal Facilities Planning Timeline

2020-2026

- 2019-2020 - Facilities Needs Identified
- 2020 – 2024 – Pandemic, Concord Middle School Focus
- 2024-2025 – New Land Opportunities Emerge
- 2025 – Strategic Planning Begins – Land Use Working Group (LUWG)
- 2025 (Feb) – Phase 1 Recommendations

2026-2028

- 2026 Annual Town Meeting – Article 12 Request \$600,000
- 2026 – 2028 Town Meeting Actions which could include:
 - Zoning
 - Acquisition or Disposition
 - Capital Project Authorization

Land Use Working Group

- **Established July 2025**
- **Key Responsibilities**
 - Evaluate current municipal facility conditions
 - Identify long-term land use opportunities
 - Assess operational needs for:
 - Public Safety
 - Public Works
 - Municipal administrative functions
- Identify strategic opportunities for future municipal use of Town-owned land

Land Use Working Group - Phase I Process

Process

- 7-month evaluation of Concord's municipal facilities
- Focus on Public Safety, Public Works, and Municipal Offices
- Work included:
 - Facilities assessments and site visits
 - Benchmarking with peer communities
 - Staff and operational input
- Evaluated multiple site and facility options
- Developed preferred recommendations for each facility category

Key Findings



SEVERAL CORE
MUNICIPAL
FACILITIES ARE
BEYOND THEIR
INTENDED LIFE
CYCLE



EXISTING
FACILITIES ARE
UNDERSIZED
AND OUTDATED



OPERATIONS ARE
FRAGMENTED
ACROSS
MULTIPLE
LOCATIONS



FACILITIES LIMIT
EFFICIENCY,
SAFETY, AND
SERVICE
DELIVERY



GROWTH IN
AREAS LIKE WEST
CONCORD IS
INCREASING
SERVICE
DEMANDS

LUWG Phase 1 Recommendations

Public Safety

- Priority order:
 - New West Concord Fire HQ
 - New or renovated Police HQ
 - New or renovated Concord Center Fire Substation

Public Works – Consolidated facility at:

- MCI Concord – primary focus
- Ripley School
- Bedford Street* This location may be removed from consideration at future meetings of the SB and LUWG

Municipal Consolidation

- Preferred strategy:
 - Purchase and renovate an existing office building, rezone and dispose of properties

Public Safety \$350,000

Complete

- ✓ Inventory existing conditions
- ✓ Identified and prioritized options
- ✓ Preliminary cost assessments
- ✓ Site recommendations

Next Steps

- Community outreach
- West Concord Fire Headquarters
 - Feasibility study
 - Schematic design
- Walden St. assessment and potential redesign
- Cost modeling
- Roadmap
- Property acquisition strategy

Public Works \$150,000

(Request to supplement existing funds: \$105,500 ARPA and \$125,000 Capital Article)

Complete

- ✓ Inventory existing conditions
- ✓ Identified and prioritized options
- ✓ Preliminary cost assessments
- ✓ Made site recommendations
- ✓ Conceptual space planning for MCI

Next Steps

- Community outreach
- Feasibility study and schematic design – for MCI location
- Cost modeling
- Roadmap
- Negotiation strategy

Municipal Office Consolidation and Disposition \$100,000

Complete

- ✓ Inventory existing conditions
- ✓ Identified and prioritized options
- ✓ Preliminary cost assessments
- ✓ Made site recommendations
- ✓ Development Yield Analysis (in progress)

Next Steps

- Community Outreach
- Analyze renovation and acquisition costs
- Consider disposition and zoning strategy
- Cost modeling
- Roadmap

LUWG Charge Did *Not* Include

Detailed Site
Feasibility
Analysis

Engineering and
Architectural
Studies

Refined Cost
Estimates

Space
Programming and
Facility Design

Financial and
Phasing Analysis

Robust Public
Engagement

Phase I Identified Options — But Did Not Design Projects

Why the Next Step Requires Funding

Moving from Ideas → Implementable Projects

The Town now needs professional consulting support to:

- Turn LUWG recommendations into real facility projects
- Evaluate site feasibility and constraints
- Develop accurate project costs
- Create conceptual designs and space plans
- Support community engagement and decision-making

Request: \$600,000 to complete the studies necessary to advance these projects.