

1. Meeting Materials

Documents:

[2022.01.20 CAPITAL PLANNING MEETING PACKET \(PDF\).PDF](#)
[2022.01.20 CAPITAL PLANNING COMMITTEE AGENDA \(PDF\).PDF](#)

Town of Southborough, Massachusetts

Capital Planning Committee

Thursday January 20th, 2022, 7:30 PM

Virtual Zoom Meeting

May be watched or may participate in the meeting remotely with the meeting link
at: <https://www.southboroughtown.com/remotemeetings>.

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in person attendance by members of the public will be permitted.

Agenda (all items may have one or more votes taken to the extent action is required):

- I. Call Meeting to Order
- II. Presentation of Town Space Needs Study Final Report from DRA (will include conceptual space needs drawing of potential options for future space needs)
- III. Public Comment
- IV. Approval of Meeting Minutes from December 6, 2021 and December 22, 2021
- V. Other business that may properly come before the Committee
- VI. Adjournment

Jason W. Malinowski, Chair

Progress Update
for
**Southborough Public Buildings
Space Needs Study**

January 20, 2022



DRA

Southborough Space Needs collaborative project team

Town of Southborough
MA

Architect

Drummey Rosane Anderson, Inc. (DRA)

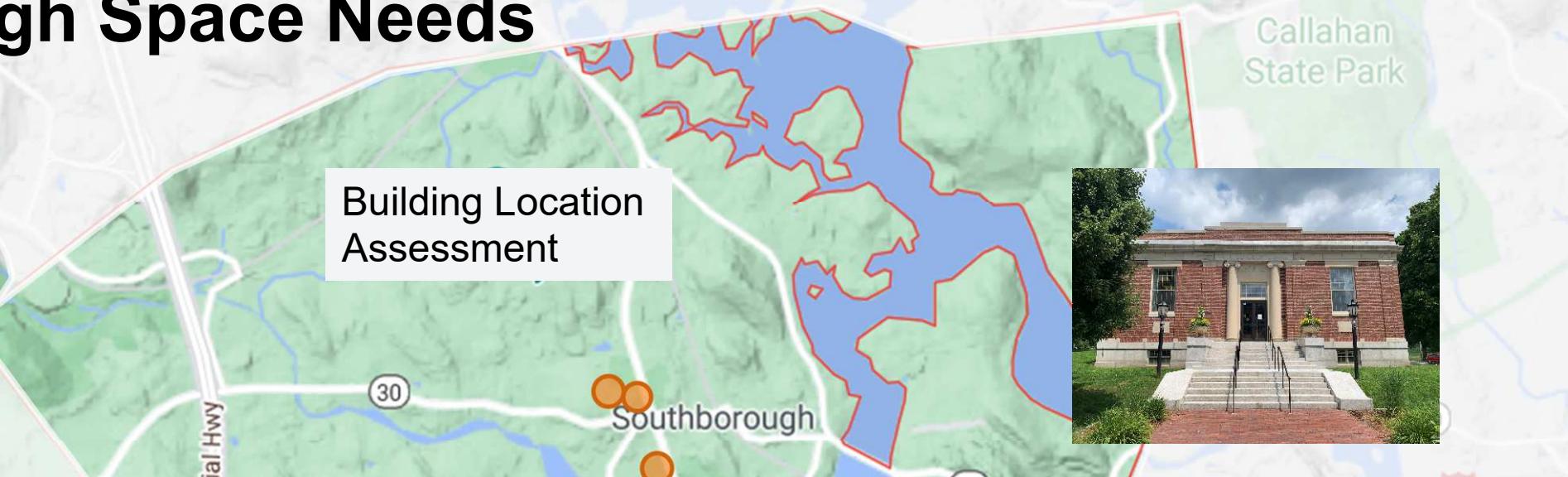
Kenneth C. Best, AIA, MCPPO Principal-in-Charge

Courtney Southwick LEED AP BD+C MCPPO Project Manager



DRA

Southborough Space Needs



DRA



Where we are



collecting b

Review Existing Documents
Photographs
Drawings/Measurement
Summary of Investigation

assessing

Useable Space by Building
Calculate Space Needs
Spreadsheet Summary
Basic Code Reviews

process

collaboration

collecting a

Questionnaire
Interviews – Dept. Staff
Utilization of Buildings
Things we should know

program analysis

Building Suitability
Layout Options
Building Use Options
Spreadsheet Summary

Presentation of Findings

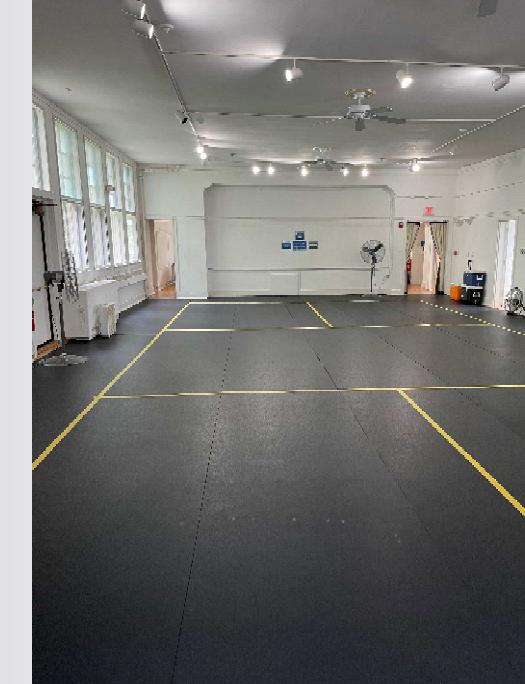
Report – Determine most appropriate format
Recommendations

reporting

Key Points

current findings

- Town needs have been reviewed and assessed by our team
- Overall space needs for Town Buildings are not met with current town-owned buildings
(without renovation/addition/new construction)
- Some programs are in spaces that are not suited for the program type
- Options have been developed for assessment by the committee
- Report is near completion



Southborough – South Union Building



Review Existing Documents
Photographs
Drawings/Measurement
Summary of Investigation
Questionnaire
Interviews – Dept. Staff
Utilization of Buildings

space needs study

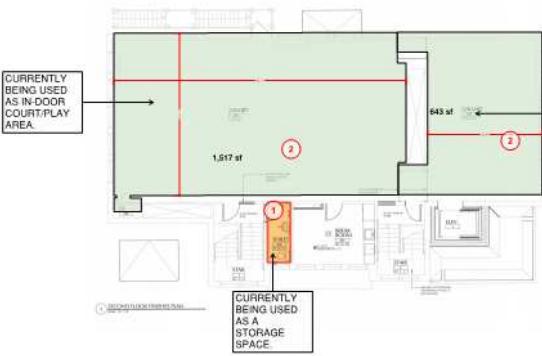


SOUTH UNION BUILDING	Current Space (S.F.)	Floor	SF. by FLOOR
Pottery Studio	687		
Storage	161	Basement.	
Storage	106	Basement.	
Storage	102	Basement.	
Storage	34	Basement.	
Storage	117	Basement.	
Storage	375	Basement.	
			1582
General Office	603	1st Floor	
Darkroom	75	1st Floor	
Office	82	1st Floor	
Youth And Family Reception	278	1st Floor	
Storage	228	1st Floor	
Youth & Family Offices	448	1st Floor	
			1714
Gymnasium	1517	2nd Floor	
Breakroom	148		
Activity Area	643	2nd Floor	
			2308
TOTAL Net Sq.Ft.			5604

Southborough – South Union Building

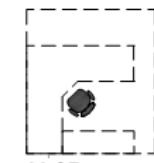
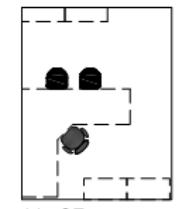
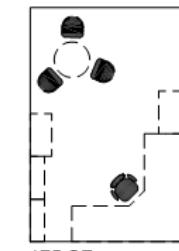
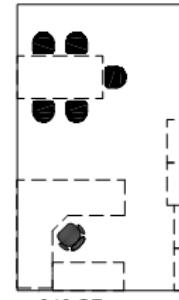
assessing

Useable Space by Building
 Calculate Space Needs
 Spreadsheet Summary
 Basic Code Reviews

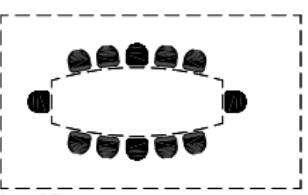
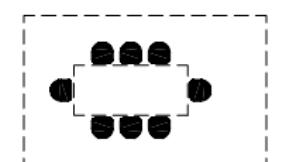
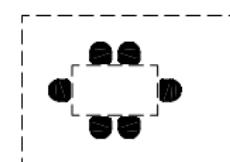
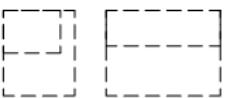
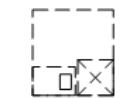


RECREATION: CURRENTLY BEING USED AS OPEN STUDIO/CLASSROOM

- ① STORAGE - Youth & Family
- ② OPEN STUDIO/PLAY AREA



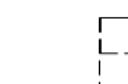
- ① STORAGE
- ② MAIN OFFICE
- ③ SMALL OFFICE



157 SF
CONFERENCE ROOM

178 SF
CONFERENCE ROOM

255 SF
CONFERENCE ROOM



15 SF
VOTING
TABULATORS

15 SF
VOTING
TABULATORS

33 SF
STACKED
BOXES

36 SF
LOVESEAT

23 SF
LOUNGE
SEAT

Reservation	Quantity	CURRENT Space Allocation (sf)	PROPOSED Space Allocation (sf)		Comments
			Total	Total	
Waiting Area	1	0	200	200	Currently occupies lobby space
Offices (Formerly Open Office Areas)	3	413	143	413	2 Full Time, 1 part time that could move to full time
Faculty Studio	1	636	730	730	Currently in basement, not accessible
Storage & Storage	1	320	320	320	Currently in basement, not accessible
Storage - Office	1	59	130	130	Not much additional filing in excess of current use
Indoor Play - Gym	1	157	200	200	Currently occupies upper floor, not accessible
Studio - Activity Area	1	643	903	903	Approximately a dozen room size
Storage - Equipment	1	825	900	900	Some of multiple storage areas in existing; proposed may be multiple areas as well
Boat Area	1	300	100	100	
GYMnasium	1	223	223	223	Current area acceptable size
CURRENT TOTAL		5074	5450	5450	

Southborough

assessing

CURRENT UTILIZATION

TOWN OF SOUTHBOROUGH, MA

fall 2021

BUILDINGS	Quality Factor** for Building (1 Lowest to 5 Highest)	DEPARTMENTS																	
		ASSESSORS	CONSERVATION COMMISSION	ECONOMIC DEVELOPMENT COMMITTEE	PLANNING	PUBLIC RECORDS - TOWN	TECHNOLOGY	TOWN ACCOUNTANT	TOWN ADMINISTRATOR	TOWN CLERK	TREASURER / COLLECTOR	SENIOR CENTER	BOARD OF HEALTH	BUILDING ZONING	FACILITIES	YOUTH & FAMILY SERVICES	RECREATION	PUBLIC WORKS	NORTH-SOUTHBOROUGH SCHOOL DEPT.
TOWN HOUSE	4																		
SOUTH UNION BUILDING	1																		
DPW OFFICES	3																		
MARGARET NEARY ELEMENTARY SCHOOL	2																		
CORDAVILLE HALL (1st flr & basement)	3																		
SOUTHBOROUGH LIBRARY	4																		

Quality Factor**

The Quality Factor considers the condition of the building and the extent to which repairs and renovations would be necessary to make the building suitable for re-use for at least twenty years

Southborough assessing

Useable Space by Building

Calculate Space Needs

Spreadsheet Summary

Basic Code Reviews

Public records space is accounted for in a separate spreadsheet and is currently stored in Town House Basement, Vault and Cordaville Hall

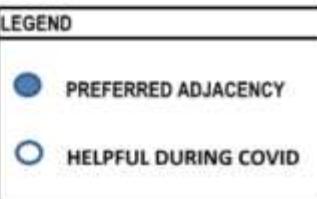
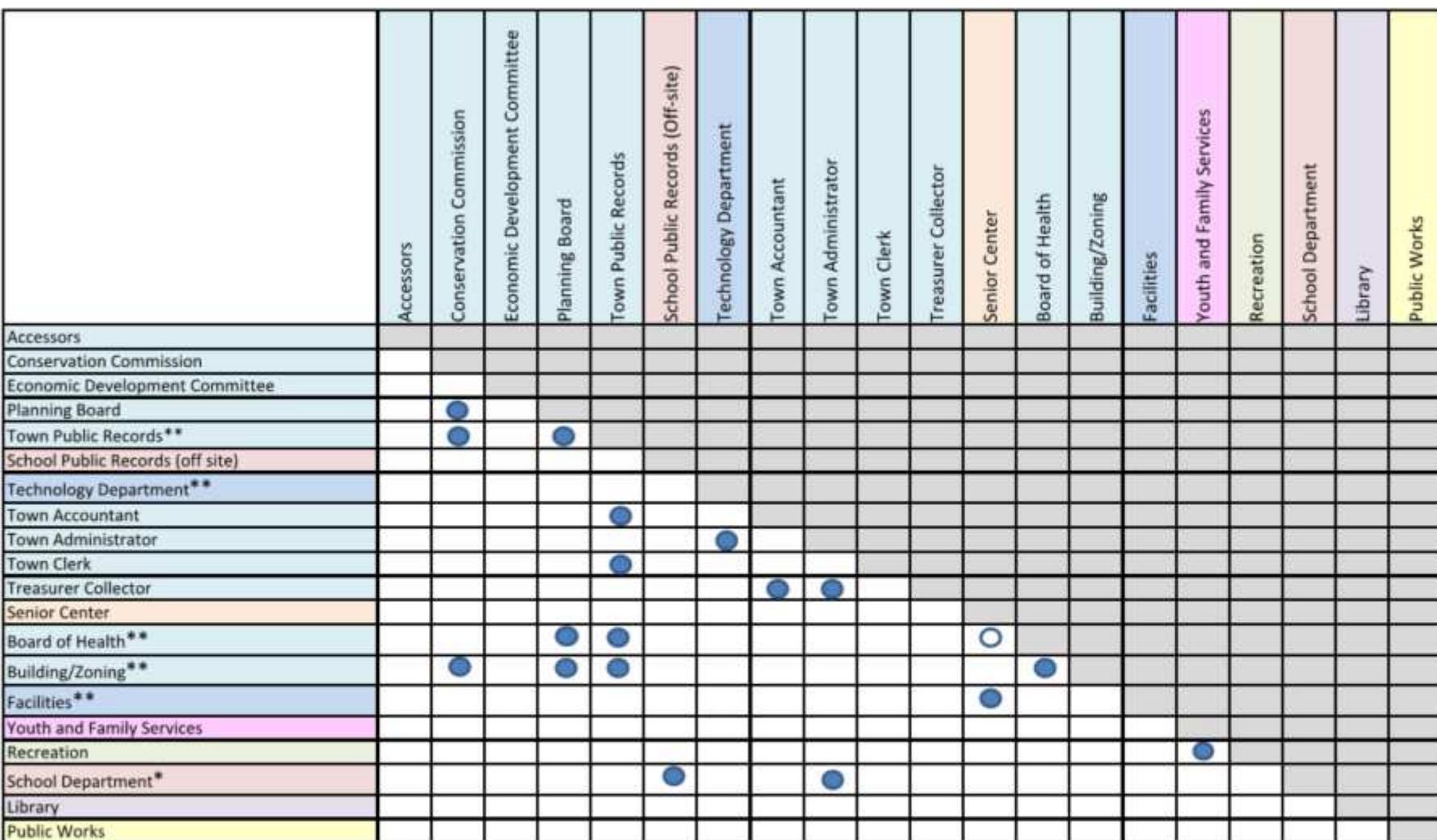
(could be reduced with conversion to electronic files in the future)

Note: Areas include individual space requirements for conference/break areas. Some of these may be shared uses in assessed options.

Town of Southborough, MA Space Needs Study			Progress Update 1/20/2021		
PROPOSED SPACE NEEDS	EXISTING NET SF	PROPOSED NET USEABLE SF	TOTAL PROPOSED NSF	GSF (NSF PLUS 20%)	GSF (NSF PLUS 30%)
TOWN OFFICES:					
Assessor	459	529			
Economic Development	133	145			
Information Technology	152	346			
Town Accountant	264	389			
Town Administrator	695	673			
Town Clerk	539	912			
Treasure/Collector	1,584	634			
Public Records (Basement Space)					
Common Rooms	463	2,981			
Sub-Total	4,289		6,609	7,931	8,592
PERMITTING DEPARTMENTS					
Conservation		186			
Planning		530			
Building & Zoning		1,215			
Board of Health		1,178			
Sub-Total	2,958		3,109	3,731	4,042
SENIOR CENTER	4,348		5,295	6,354	6,884
RECREATION	4,568		5,540	6,648	7,202
FACILITIES	1,398		1,640	1,968	2,132
YOUTH & FAMILY	1,036		1,613	1,936	2,097
SUPERINTENDENT	5,499		5,995	7,194	7,794
DEPT. PUBLIC WORKS	14,594		16,334	19,601	21,234
LIBRARY	9,186		15,636	18,763	20,327
TOTALS	47,876		61,771	74,125	80,302
Net Area Difference	13,895				

Southborough assessing

Useable Space by Building
Calculate Space Needs
Adjacencies



* Central location for North/ SouthBorough

** Central location in town.

Southborough program analysis

Building Suitability Layout Options Building Use Options Spreadsheet Summary



1		CHART OF OPTIONS FOR BUILDING USES TOWN OF SOUTH BOROUGH, MA										fall 2021	
OPTION 1		DEPARTMENTS											
BUILDINGS		ASSESSORS		CONVERSATION		ECONOMIC		DEPARTMENT		DEPARTMENT			
LORIN HOUSE													
WALKY													
SOUTH UNION BUILDINGS													
DPPW OFFICES													1
MARGARET NEARY ELEMENTARY SCHOOL													
CORDAVILLE HALL													
NEW OR OTHER BUILDING		1	1	1	1	1	1	1	1	1	1	1	
LEGEND		OPTION 1 NOTES:											
NEW/1ST		■ New Construction would allow Town Offices to be centralized. Board of Health and Building/Zoning no longer sufficient;											
REHABILITATION		■ Superintendent's Office, Kornblum, Southborough to relocate to Town House in this option											
MAINTENANCE/ADDITION		■ Town Hall would be required to relocate to the new building once B/H & Building/Zoning relocates.											
EXISTING TO REMAIN		■ Senior Center would not relocate. The Town would be required to lease space.											
NEW OR OTHER BUILDING		■ South Union Building can be sold. DPPW has no obligation for new buildings; can happen independently of other moves.											
MARKET ANALYSIS		Market Analysis will explore potential uses of the building in detail. For those buildings where the intention is not to sell, market analysis will explore potential functions that the building could best satisfy.											

CHART OF OPTIONS FOR BUILDING USES		TOWN OF SOUTH BOROUGH, MA		fall 2021	
OPTION 3		DEPARTMENTS			
BUILDINGS	ASSESSORS	CIRCUIT CLERK	EDUCATION	ECONOMIC	COMMISSION
TOWN HOUSE	3	3	3	3	3
LIBRARY					
SOUTH UNION BUILDING					
DFW OFFICES					
MARGARET NEARY ELEMENTARY SCHOOL					
CORDAVILLE HALL					
NEW OR OTHER BUILDING	3	3	3	3	3
DEPARTMENT					
EDUCATION					
NEW USE					
BENOVATION					
RENOVATION/ADDITION					
CLOSING TO REMAIN					
NEW OR OTHER (ER) BUILDING					
MARKET ANALYSIS					

CHART OF OPTIONS FOR BUILDING USES		TOWN OF SOUTH BOURBON, MA										fall 2021		
OPTION 5 (Woodward)		DEPARTMENTS												
BUILDINGS	AMENDMENTS	DEPARTMENT	DEPARTMENT	DEPARTMENT	DEPARTMENT	DEPARTMENT	DEPARTMENT	DEPARTMENT	DEPARTMENT	DEPARTMENT	DEPARTMENT	DEPARTMENT	DEPARTMENT	
LOWE'S														
SOUTH UNION BUILDING														
DPW OFFICES														
MARGARET NEARY ELEMENTARY SCHOOL (K-8th) (1st flr + basement)														
NEW OR OTHER BUILDING	5		5	5	5	5	5	5	5	5	5	5	5	
LIBRARY														
LEGEND		OPTION 4 NOTES:	<ul style="list-style-type: none"> • Assumes selling South Union & Costelloville Hall • Superintendent's Office and most Town offices in Woodward. Permitting departments in Town House. • Department of Education • Emergency services to return to Woodward educational or other use • Senior Center and recreation moves to Woodward - some space is shared (Gym) • Youth & Family in Woodward with their own separate entrance. • Youth & Family in Woodward with their own separate entrance. 											
NEW USE														
REDIRECTION														
TRANSITION/ADDITION														
EXISTING TO RELOCATE														
NEW OR OTHER BUILDING														
MARKET ANALYSIS			<p>Market analysis will explore the potential uses to sell the buildings. For these buildings, when the relocation is known, a market analysis will explore potential private functions that this building could best satisfy.</p>											

CHART OF OPTIONS FOR BUILDING USES		TOWN OF SOUTH BOROUGH, MA										fall 2021						
OPTION 6 (Woodward)		DEPARTMENTS																
BUILDINGS	ASSESSORS	CONVENTION OR COMMERCIAL BUILDING (V1)	ECONOMIC DEVELOPMENT	PUBLIC ECONOMY TOWN	TECHNOLOGY TOWN	ACCOUNTS- TOWN	EDUCATION TOWN	TOWN CLERK	TREASURER COLLECTION	SCHOOL COUNCIL	EDWARD GE- ORGE F-ALTH	BUILDING ZONING	FACILITIES	YOUTH & FARM SERVICES	RECORDATION	PUBLIC NOTICES	NOTICE SOUTH BOROUGH, MA SCHOOL COMMITTEE	6
TOWN HOUSE																		
SOUTH UNION BUILDING																		
DPM OFFICES																		
MARKHAM - NO RT 1 HOMES/ANY NEIGHBOR																		
CORNEVILLE (1st fl 1st fl + basement)																		
NEW OR OTHER BUILDING	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6		
LIBRARY																		
LEGEND																		
NEW BLDG																		
RELOCATE																		
REMANUFACTURE																		
REINVENTION/ADDITION																		
EXISTING TO REPAIR																		
NEW OR OTHER BUILDING																		
MARKHAM 1ST FLS																		
Markham Analysis will consider the following factors in determining the best location for the new building. The following factors are not listed in order of importance.																		
a) Assured selling South Union & Cordwainer Hall																		
b) Availability of office space in Woodward and more town offices in Woodward. Permitting dependencies in Town House.																		
c) Location of office space in Woodward.																		
d) Mergers: Henry entrusts to a school district educational or other use																		
e) Senior Center and Recreation moves to Woodward; some space is shared (e.g. Gym).																		
f) Youth Center in Woodward with a separate entrance.																		
g) Youth Center in Woodward with a separate entrance.																		
h) Where the extension is not in reg. greater distance will be considered relative to location. Item 16.																		
i) Notable: Woodward is a small town with limited resources.																		
j) Notable: Woodward is a small town with limited resources.																		
k) Notable: Woodward is a small town with limited resources.																		
l) Notable: Woodward is a small town with limited resources.																		
m) Notable: Woodward is a small town with limited resources.																		
n) Notable: Woodward is a small town with limited resources.																		
o) Notable: Woodward is a small town with limited resources.																		
p) Notable: Woodward is a small town with limited resources.																		
q) Notable: Woodward is a small town with limited resources.																		
r) Notable: Woodward is a small town with limited resources.																		
s) Notable: Woodward is a small town with limited resources.																		
t) Notable: Woodward is a small town with limited resources.																		
u) Notable: Woodward is a small town with limited resources.																		
v) Notable: Woodward is a small town with limited resources.																		
w) Notable: Woodward is a small town with limited resources.																		
x) Notable: Woodward is a small town with limited resources.																		
y) Notable: Woodward is a small town with limited resources.																		
z) Notable: Woodward is a small town with limited resources.																		
aa) Notable: Woodward is a small town with limited resources.																		
bb) Notable: Woodward is a small town with limited resources.																		
cc) Notable: Woodward is a small town with limited resources.																		
dd) Notable: Woodward is a small town with limited resources.																		
ee) Notable: Woodward is a small town with limited resources.																		
ff) Notable: Woodward is a small town with limited resources.																		
gg) Notable: Woodward is a small town with limited resources.																		
hh) Notable: Woodward is a small town with limited resources.																		
ii) Notable: Woodward is a small town with limited resources.																		
jj) Notable: Woodward is a small town with limited resources.																		
kk) Notable: Woodward is a small town with limited resources.																		
ll) Notable: Woodward is a small town with limited resources.																		
mm) Notable: Woodward is a small town with limited resources.																		
nn) Notable: Woodward is a small town with limited resources.																		
oo) Notable: Woodward is a small town with limited resources.																		
pp) Notable: Woodward is a small town with limited resources.																		
qq) Notable: Woodward is a small town with limited resources.																		
rr) Notable: Woodward is a small town with limited resources.																		
ss) Notable: Woodward is a small town with limited resources.																		
tt) Notable: Woodward is a small town with limited resources.																		
uu) Notable: Woodward is a small town with limited resources.																		
vv) Notable: Woodward is a small town with limited resources.																		
ww) Notable: Woodward is a small town with limited resources.																		
xx) Notable: Woodward is a small town with limited resources.																		
yy) Notable: Woodward is a small town with limited resources.																		
zz) Notable: Woodward is a small town with limited resources.																		
aa) Notable: Woodward is a small town with limited resources.																		
bb) Notable: Woodward is a small town with limited resources.																		
cc) Notable: Woodward is a small town with limited resources.																		
dd) Notable: Woodward is a small town with limited resources.																		
ee) Notable: Woodward is a small town with limited resources.																		
ff) Notable: Woodward is a small town with limited resources.																		
gg) Notable: Woodward is a small town with limited resources.																		
hh) Notable: Woodward is a small town with limited resources.																		
ii) Notable: Woodward is a small town with limited resources.																		
jj) Notable: Woodward is a small town with limited resources.																		

Southborough program analysis

Option 1



CHART OF OPTIONS FOR BUILDING USES *TOWN OF SOUTHBOROUGH, MA*

fall 2021

OPTION 1		DEPARTMENTS																		
BUILDINGS		ASSESSORS	CONSERVATION COMMISSION	ECONOMIC DEVELOPMENT COMMITTEE	PLANNING	PUBLIC RECORDS - TOWN	TECHNOLOGY	TOWN ACCOUNTANT	TOWN ADMINISTRATOR	TOWN CLERK	TREASURER / COLLECTOR	SENIOR CENTER	BOARD OF HEALTH	BUILDING ZONING	FACILITIES	YOUTH & FAMILY SERVICES	RECREATION	LIBRARY	PUBLIC WORKS	NORTH-SOUTHBOROUGH SCHOOL DEPT.
TOWN HOUSE																			1	
LIBRARY																	1			
SOUTH UNION BUILDING																				
DPW OFFICES																		1		
MARGARET NEARY ELEMENTARY SCHOOL																				
CORDAVILLE HALL											1				1	1				
NEW OR OTHER BUILDING	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			

TOWN OF SOUTHBOROUGH
Space Needs Study
OPTIONS 1 & 4 - Relocate NSBORO



town house

TOWN OF SOUTHBOROUGH
Space Needs Study
OPTIONS 1 & 3 - addition



library

DRA

Southborough program analysis

Option 2

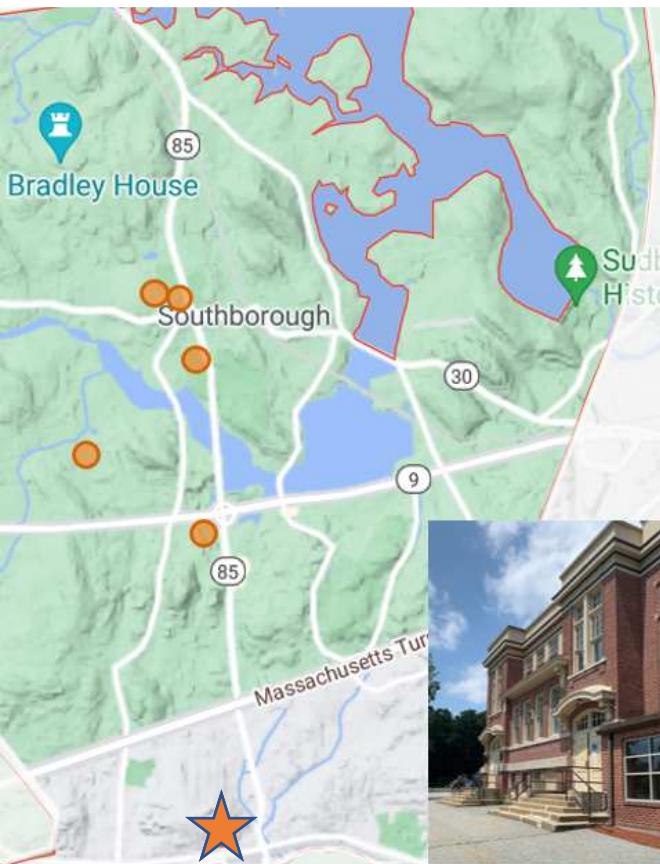


CHART OF OPTIONS FOR BUILDING USES TOWN OF SOUTHBOROUGH, MA fall 2021

OPTION 2	DEPARTMENTS																		
	ASSESSORS	CONSERVATION COMMISSION	ECONOMIC DEVELOPMENT COMMITTEE	PLANNING	PUBLIC RECORDS-TOWN	TECHNOLOGY	TOWN ACCOUNTANT	TOWN ADMINISTRATOR	TOWN CLERK	TREASURER / COLLECTOR	SENIOR CENTER	BOARD OF HEALTH	BUILDING ZONING	FACILITIES	YOUTH & FAMILY SERVICES	RECREATION	LIBRARY	PUBLIC WORKS	NORTH-SOUTHBOROUGH SCHOOL DEPT.
BUILDINGS																			
TOWN HOUSE	2		2		2	2	2	2	2	2									
LIBRARY																	2		
SOUTH UNION BUILDING		2	2									2	2	2	2				
DPW OFFICES																		2	
MARGARET NEARY ELEMENTARY SCHOOL																	2		
CORDAVILLE HALL														2		2			
NEW OR OTHER BUILDING																			2
LEGEND	OPTION 2 NOTES:																		
NEW USE	a Moving Planning & Conservation out of Town House provides much needed space .																		
RENOVATION	b Superintendent's Office - Northborough-Southborough to relocate to New or Other Building - Eliminates satellite offices-storage																		
RENOVATION/ADDITION	c Recreation - relocates to vacated Superintendent's Offices																		
EXISTING TO REMAIN	d Youth & Family Services to expand in South Union Building sharing the building with the permitting departments																		
NEW OR OTHER BUILDING	e Not a central location for permitting departments																		
MARKET ANALYSIS	Market Analysis will explore the potential uses if the building is sold. For those buildings where the intention is not to sell, market analysis will explore potential functions that the building could best satisfy.																		

- Building Quality – several upgrades needed
- Location is not central



DRA

Southborough program analysis

Option 3

CHART OF OPTIONS FOR BUILDING USES TOWN OF SOUTHBOROUGH, MA

fall 2021

OPTION 3	DEPARTMENTS																				
	BUILDINGS	ASSESSORS	CONSERVATION COMMISSION	ECONOMIC DEVELOPMENT COMMITTEE	PLANNING	PUBLIC RECORDS - TOWN	TECHNOLOGY	TOWN ACCOUNTANT	TOWN ADMINISTRATOR	TOWN CLERK	TREASURER / COLLECTOR	SENIOR CENTER	BOARD OF HEALTH	BUILDING ZONING	FACILITIES	YOUTH & FAMILY SERVICES	RECREATION	LIBRARY	PUBLIC WORKS	NORTH- SOUTHBOROUGH SCHOOL DEPT.	
TOWN HOUSE		3		3		3							3	3		3					
LIBRARY																	3				
SOUTH UNION BUILDING																					
DPW OFFICES																					3
MARGARET NEARY ELEMENTARY SCHOOL																					
CORDAVILLE HALL																					
NEW OR OTHER BUILDING	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3

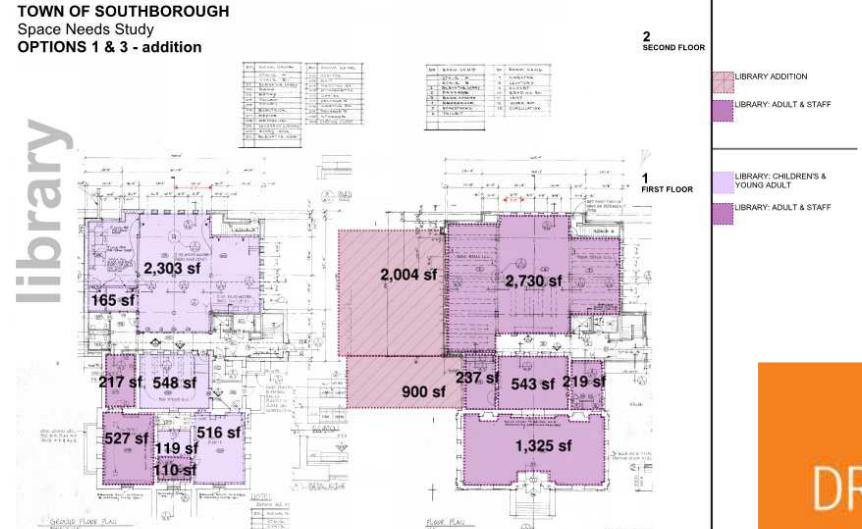
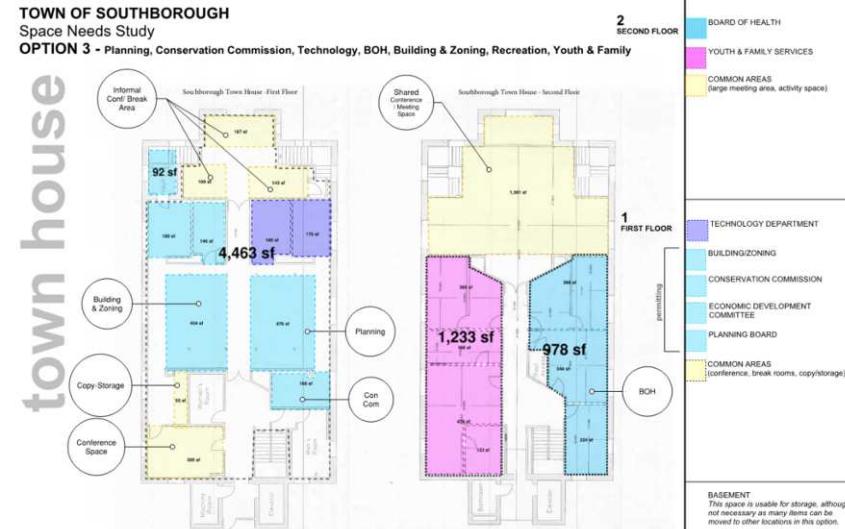
LEGEND

NEW USE
RENOVATION
RENOVATION/ADDITION
EXISTING TO REMAIN
NEW OR OTHER BUILDING
MARKET ANALYSIS

OPTION 3 NOTES:

- a New or Other Building for Town Offices, with exception of permitting offices which stay in Town House
- b Senior Center receives small addition; no change to Facilities and Youth & Family Services move to Cordaville Hall
- c Superintendent's Offices move to a New or Other Building and vacate the space for the Recreation Department.
- d DPW has addition for needed bays.

Market Analysis will explore the potential uses if the building is sold. For those buildings where the intention is not to sell, market analysis will explore potential functions that the building could best satisfy.



Southborough program analysis

Option 4

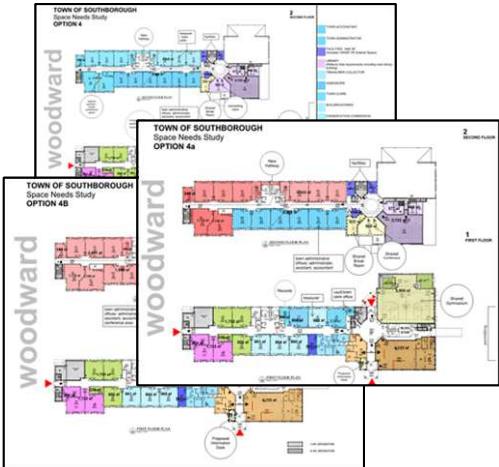


CHART OF OPTIONS FOR BUILDING USES TOWN OF SOUTHBOROUGH, MA													fall 2021							
OPTION 4 -a-b (woodward)		DEPARTMENTS																		
BUILDINGS		ASSESSORS	CONSERVATION COMMISSION	ECONOMIC DEVELOPMENT COMMITTEE	PLANNING	PUBLIC RECORDS - TOWN	TECHNOLOGY	TOWN ACCOUNTANT	TOWN ADMINISTRATOR	TOWN CLERK	TREASURER / COLLECTOR	SENIOR CENTER	BOARD OF HEALTH	BUILDING ZONING	FACILITIES	YOUTH & FAMILY SERVICES	RECREATION	PUBLIC WORKS	NORTH-SOUTHBOROUGH SCHOOL DEPT.	LIBRARY
TOWN HOUSE																				
SOUTH UNION BUILDING																				
DPW OFFICES																				
MARGARET NEARY ELEMENTARY SCHOOL																				
CORDAVILLE HALL (1st flr & basement)																				
NEW OR OTHER BUILDING	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	
LIBRARY																				
LEGEND	OPTION 4 NOTES:													<ul style="list-style-type: none"> a Assumes selling South Union & Cordaville Hall b New, or other building, for Town Offices & Senior Center, with Facilities c Expansion of Library and DPW d Superintendent Offices move to Town House e Recreation & Youth & Family move to NEW/OTHER Building; some overlap with needed space is utilized by the existing GYM f OPTION 4A shows the school department moving to NEW/OTHER Building as well to occupy space; no use for Town House. 						
NEW USE																				NET TOTAL
RENOVATION																				
RENOVATION/ADDITION																				
EXISTING TO REMAIN																				
NEW OR OTHER BUILDING																				
MARKET ANALYSIS																				

Market Analysis will explore the potential uses if the building is sold. For those buildings where the intention is not to sell, market analysis will explore potential functions that the building could best satisfy.



DRA

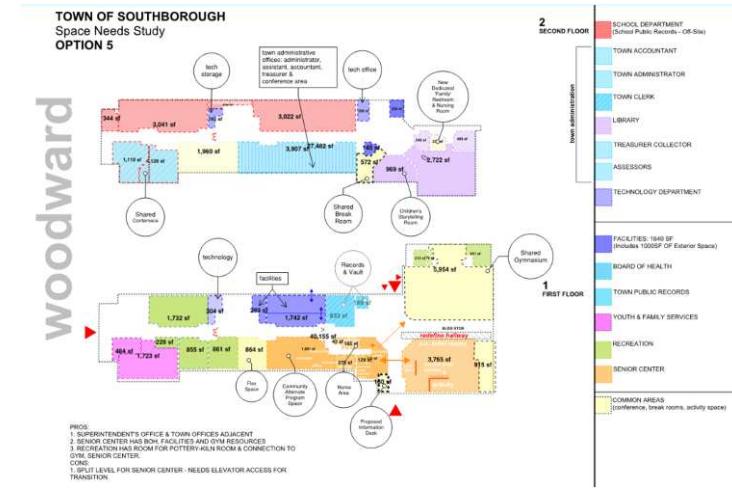
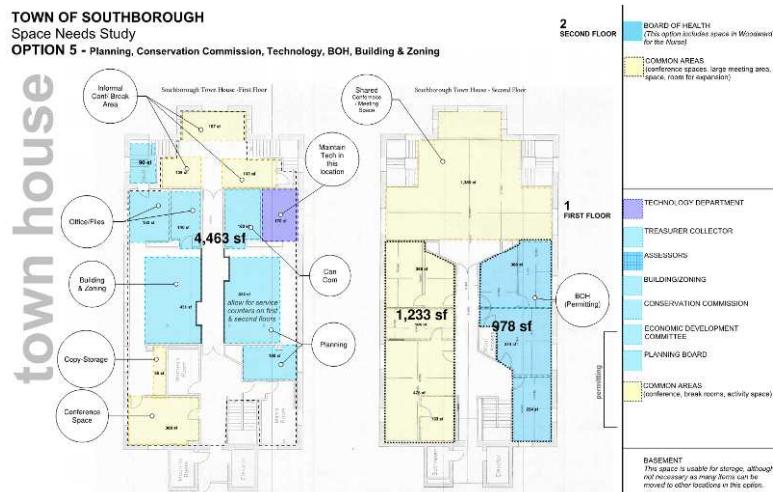
Southborough program analysis

Option 5



CHART OF OPTIONS FOR BUILDING USES TOWN OF SOUTHBOROUGH, MASSACHUSETTS

fall 2021



DRA

Southborough program analysis

Option 6



CHART OF OPTIONS FOR BUILDING USES TOWN OF SOUTHBOROUGH, MA **fall 2021**

OPTION 6 (Woodward)		DEPARTMENTS																		
		ASSESSORS	CONSERVATION COMMISSION	ECONOMIC DEVELOPMENT COMMITTEE	PLANNING	PUBLIC RECORDS - TOWN	TECHNOLOGY	TOWN ACCOUNTANT	TOWN ADMINISTRATOR	TOWN CLERK	TREASURER / COLLECTOR	SENIOR CENTER	BOARD OF HEALTH	BUILDING ZONING	FACILITIES	YOUTH & FAMILY SERVICES	RECREATION	PUBLIC WORKS	NORTH-SOUTHBOROUGH SCHOOL DEPT.	LIBRARY
BUILDINGS																				
TOWN HOUSE																				
SOUTH UNION BUILDING																				
DPW OFFICES																			6	
MARGARET NEARY ELEMENTARY SCHOOL																				
CORDAVILLE HALL (1st flr & basement)																				
NEW OR OTHER BUILDING	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
LIBRARY																				6
LEGEND	OPTION 4 NOTES:													<p>a Assumes selling South Union & Cordaville Hall b Superintendent's Office and most Town Offices in Woodward. Permitting departments in Town House. NET TOTAL</p>						
NEW USE	c Expansion of DPW													<p>d Margaret Neary returns to school district educational or other use e Senior Center and Recreation moves to Woodward ; some space is shared (e.g. Gym) f Youth and Family in Woodward with their own separate entrance.</p>						
RENOVATION																				
RENOVATION/ADDITION																				
EXISTING TO REMAIN																				
NEW OR OTHER BUILDING																				
MARKET ANALYSIS														<p>Market Analysis will explore the potential uses to sell the buildings. For those buildings where the intention is not to sell, market analysis will explore potential private functions that the building could best satisfy.</p>						

DRA

Southborough program analysis

Option 7

CHART OF OPTIONS FOR BUILDING USES TOWN OF SOUTHBOROUGH, MA

fall 2021

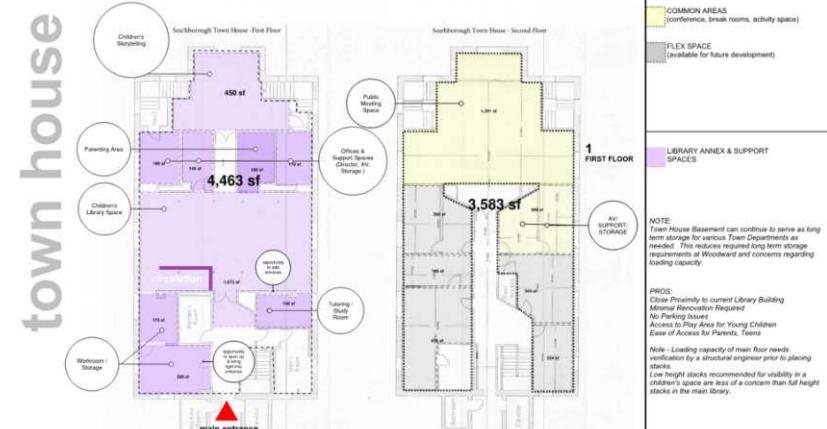
OPTION 7A/B (Woodward)	DEPARTMENTS													RECREATION	PUBLIC WORKS	NORTH-SOUTHBOROUGH SCHOOL DEPT.	LIBRARY
	ASSESSORS	CONSERVATION COMMISSION	ECONOMIC DEVELOPMENT COMMITTEE	PLANNING	PUBLIC RECORDS - TOWN	TECHNOLOGY	TOWN ACCOUNTANT	TOWN ADMINISTRATOR	TOWN CLERK	TREASURER / COLLECTOR	SENIOR CENTER	BOARD OF HEALTH	BUILDING ZONING	FACILITIES	YOUTH & FAMILY SERVICES		
BUILDINGS																	
TOWN HOUSE																	7
SOUTH UNION BUILDING																	
DPW OFFICES																	7
MARGARET NEARY ELEMENTARY SCHOOL																	
CORDAVILLE HALL (1st flr & basement)																	
NEW OR OTHER BUILDING	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7
LIBRARY																	7
LEGEND	OPTION 7 NOTES:															NET TOTAL	
NEW USE	a Assumes selling South Union & Cordaville Hall																
RENOVATION	b Facilities, Superintendent's Office, Senior Center, Recreation & ALL Town Offices in Woodward.																
RENOVATION/ADDITION	c Expansion of DPW																
EXISTING TO REMAIN	d Margaret Neary returns to school district educational or other use																
NEW OR OTHER BUILDING	e Children's Library moves to Town House																
MARKET ANALYSIS	f Youth and Family in Woodward with easy access to east entrance (first floor).																
Market Analysis will explore the potential uses to sell the buildings. For those buildings where the intention is not to sell, market analysis will explore potential private functions that the building could best satisfy.																	



TOWN OF SOUTHBOROUGH

Space Needs Study

OPTION 7 - Library Annex & Public Space (Children's Library)



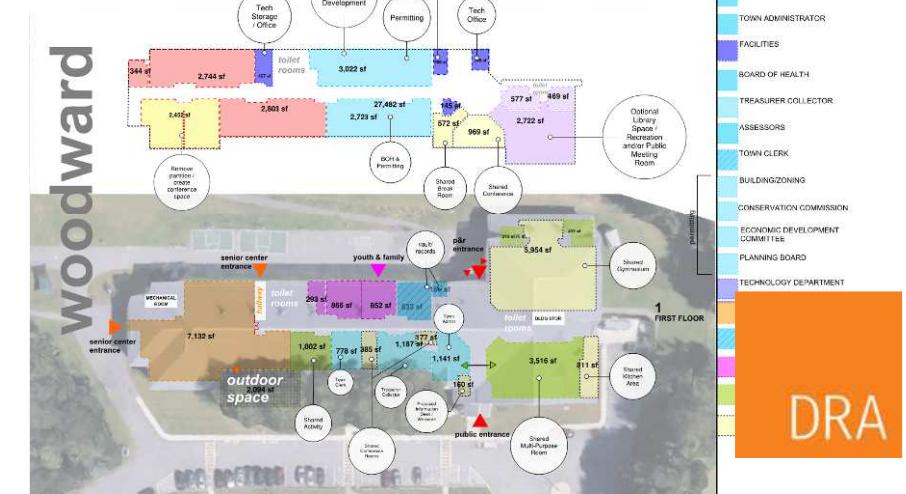
*Multiple options for library use at Town House

TOWN OF SOUTHBOROUGH

Space Needs Study

OPTION 7

woodward

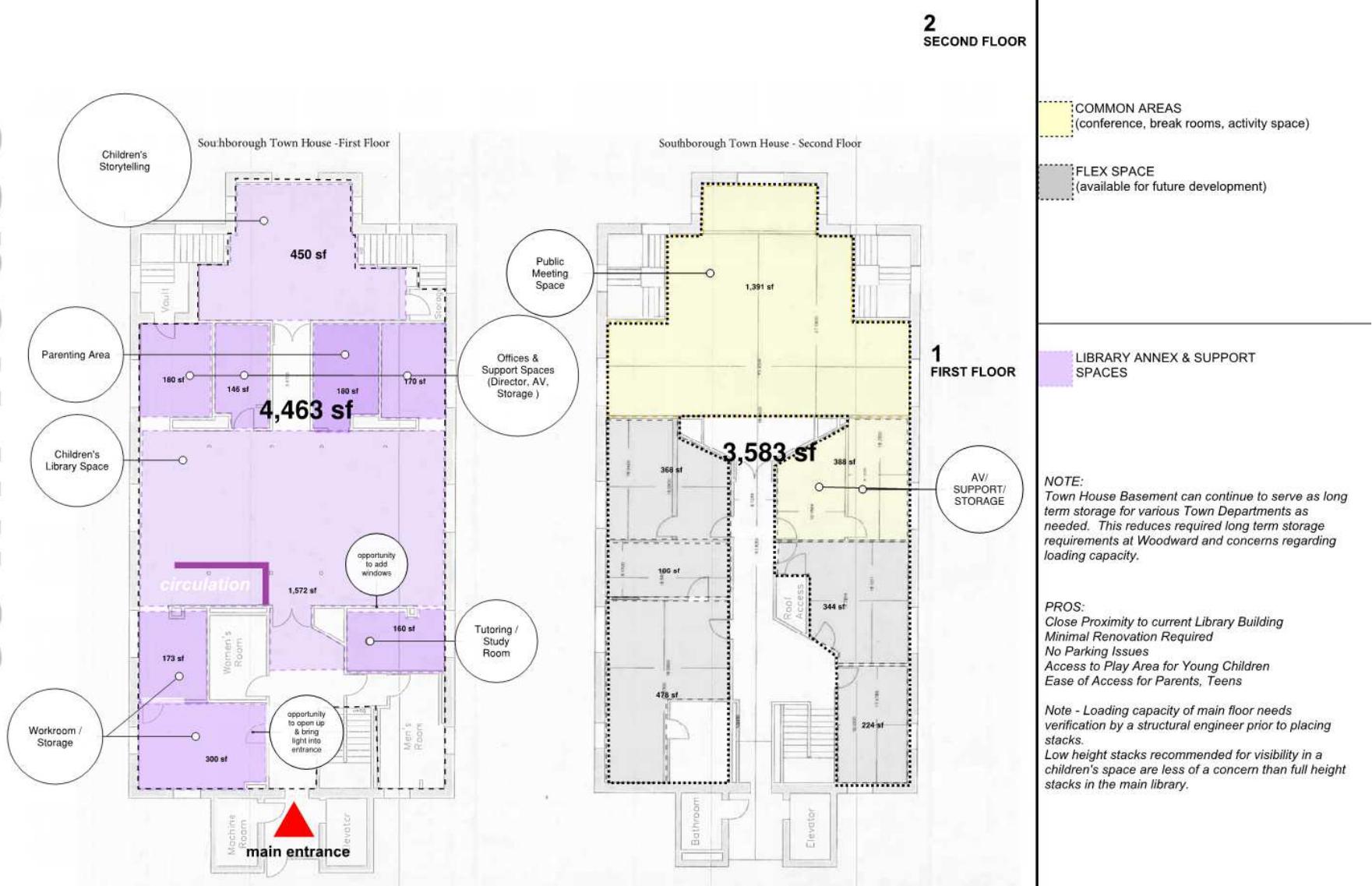


Southborough program analysis

Option 7



town house



*Multiple options for library use at Town House

DRA

Southborough Space Needs recommendations



Southborough program analysis

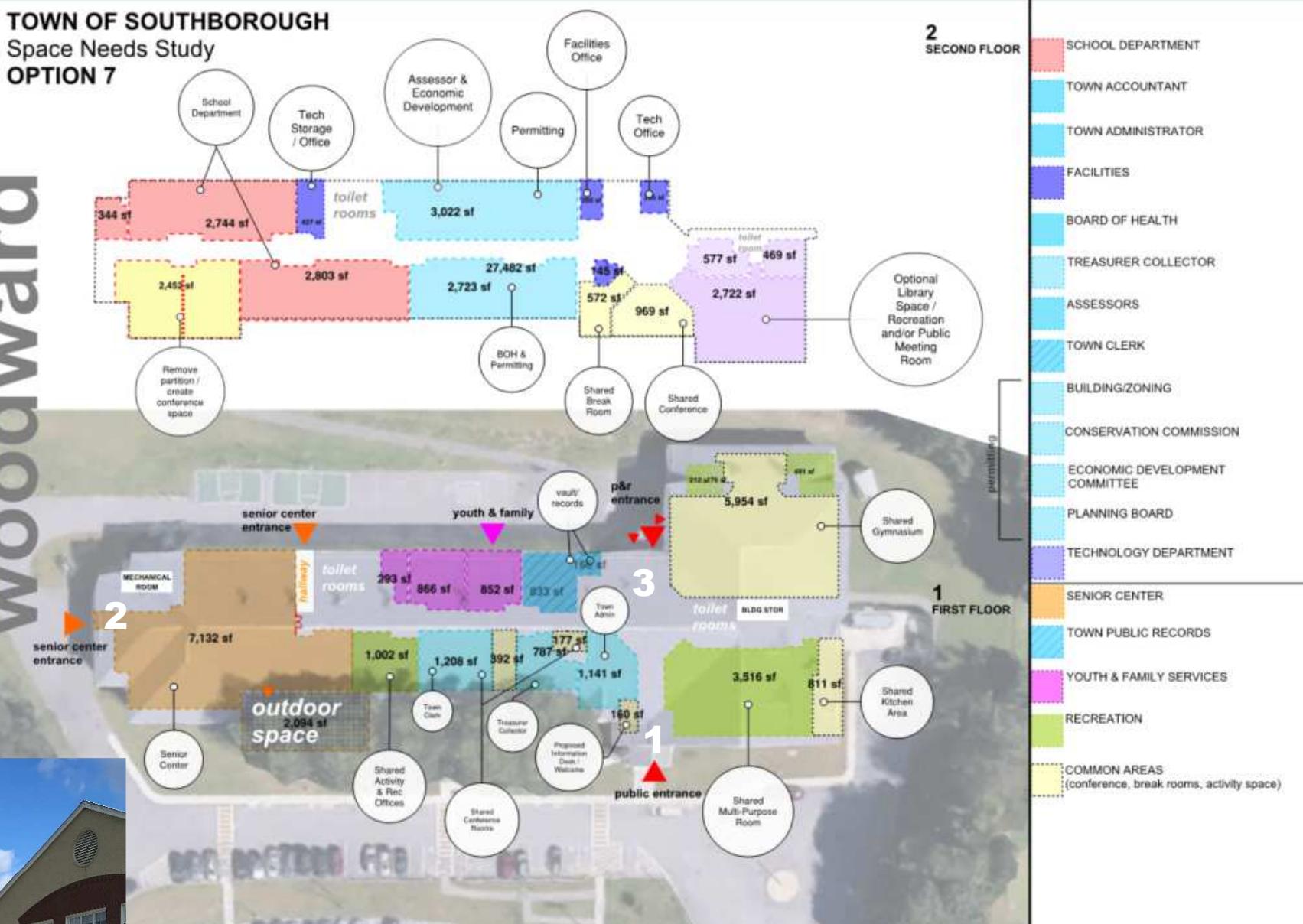
Option 7



2

woodward

TOWN OF SOUTHBOROUGH Space Needs Study OPTION 7



DRA

Southborough program analysis

Option 7

WOODWARD Current parking:
109 spaces
(not including circle)

**Proposed Parking
on East side of building:
34 spaces**
(account for ADA parking & entrances)

Cordaville Hall:
Approx 70+ spaces



1
FIRST FLOOR

SENIOR CENTER
TOWN PUBLIC RECORDS
YOUTH & FAMILY SERVICES:
RECREATION:
COMMON AREAS (conference, break rooms, activity space)



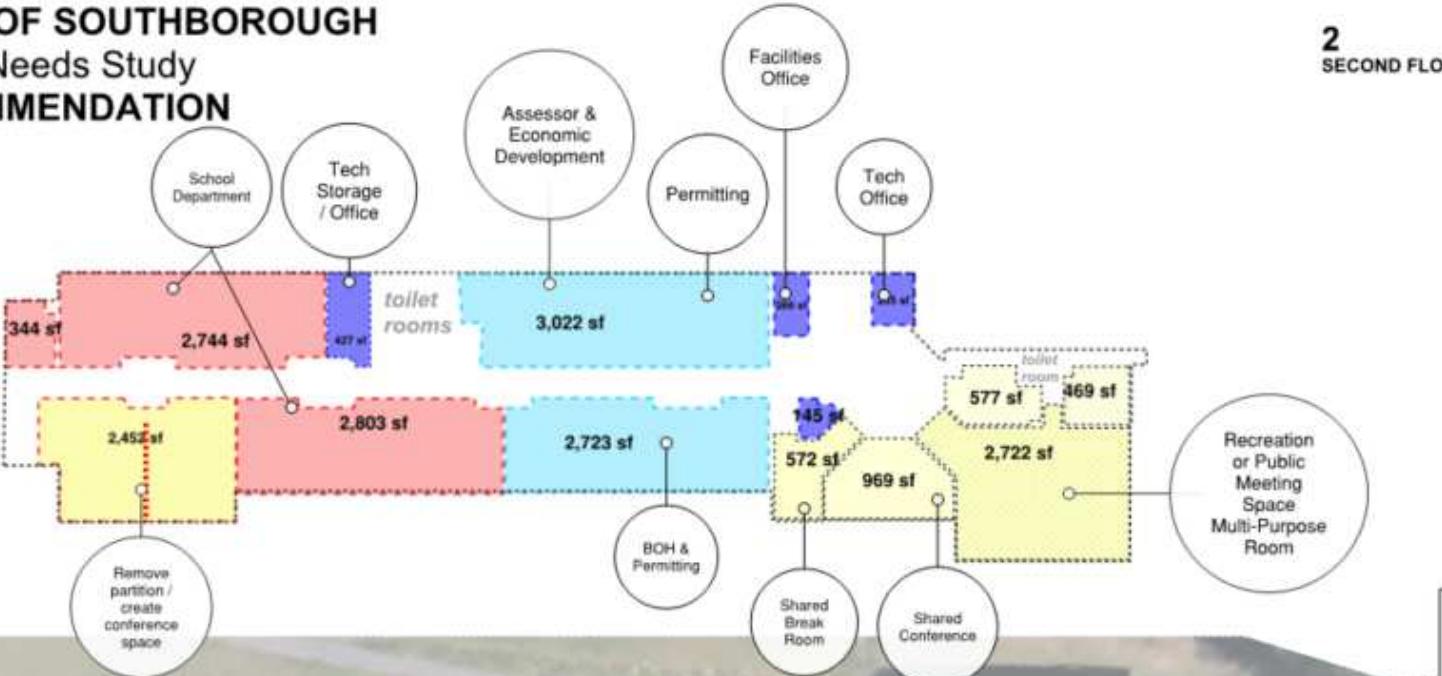
DRA

TOWN OF SOUTHBOROUGH

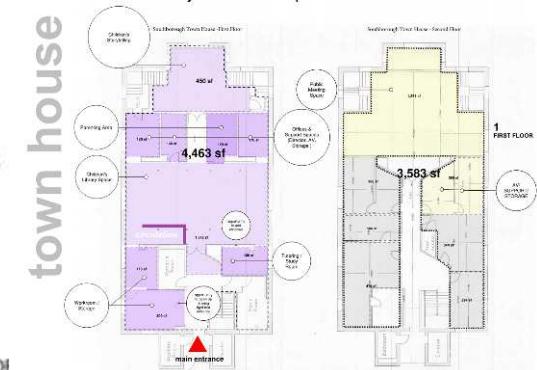
Space Needs Study

RECOMMENDATION

Woodward



2
SECOND FLOOR

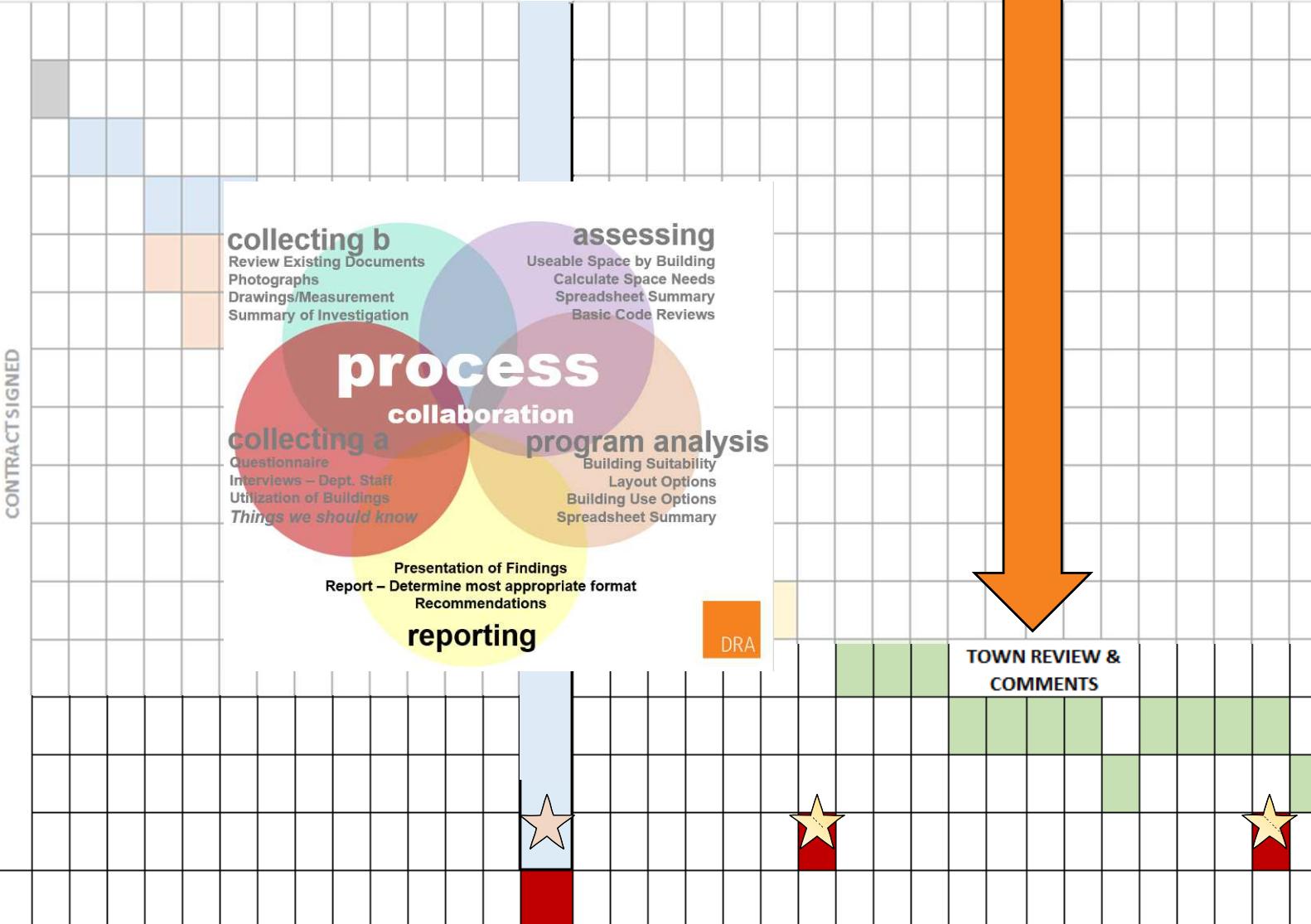


**Multiple options for library programs
available at Town House*

OR	SCHOOL DEPARTMENT
	TOWN ACCOUNTANT
	TOWN ADMINISTRATOR
	FACILITIES
	BOARD OF HEALTH
	TREASURER COLLECTOR
	ASSESSORS
	TOWN CLERK
	BUILDING/ZONING
	CONSERVATION COMMITTEE
	ECONOMIC DEVELOPMENT COMMITTEE
	PLANNING BOARD
	TECHNOLOGY DEPARTMENT
	SENIOR CENTER
	TOWN PUBLIC RECORDS
	YOUTH & FAMILY SERVICES
	RECREATION
	COMMON AREAS (conference, break rooms, etc.)

Southborough look ahead

COLLECT	1 Kick-Off Meeting												
ASSESS	2 Distribute DRA's Survey Form												
PROJECT	3 Develop Schedule for Dept. Head/Staff Meetings												
REPORT	4 Dept. Head/Staff Interviews (3-4 weeks)												
	5 Assess existing Space Use												
	6 Develop Dept Proximity Chart												
	7 Develop Space Needs Report for each Dept.												
	8 Develop Floor Area Chart with Existing Areas and Current & Future Space Needs												
	9 Review Useable Floor Areas for Existing Buildings												
	10 Develop Chart Showing Different Scenarios for Meeting the Town's Space Needs												
	11 Recommend Building Use and Disposition												
	12 First Draft Submission												
	12a Receive Comments and Adjust Report												
	13 Final Study Assessment Delivered												
	14 Three Meetings with Capital Planning Committee. Actual dates TBD.												
	Capital Planning Committee Meeting												





thank
you!

- the DRA team



DRA

DRAFT

Capital Planning Committee December 6, 2021 Virtual Meeting held via Zoom
--

Voting members present: Jason Malinowski (Chair), Lisa Braccio (left meeting at 7:40pm and rejoined at 7:48pm), Jeffrey Hark, Joseph Palmer, Karen Wheeler, Tony Schoener

Ex-officio members present: Mark Purple, Brian Ballantine

Call Meeting to Order

At 7:32 pm, Mr. Malinowski called the meeting to order.

Approval of Meeting Minutes from November 15, 2021

Mr. Hark noted one minor spelling error.

Mr. Malinowski motioned to approve the meeting minutes, with one minor edit; seconded by Mr. Hark. No further discussion.

The Committee voted 5-0-1 by roll call vote to approve the motion. [Braccio, aye; Hark, aye; Palmer, abstain; Schoener, aye; Wheeler, aye; Malinowski, aye].

Chair/Member's Updates

School Research Subcommittee Update, including steps to completion of Subcommittee Charge

Votes were made by the subcommittee and are to be presented at a January school committee meeting. The subcommittee proposed one path forward in terms of exploration a new Neary in combination with a repurpose of the Woodward school. This was voted on unanimously, but was a non-binding vote

MSBA came back to the Superintendent, after the subcommittee's meeting, that a formal recommendation would not be made to the MSBA board until March 2022.

Vertex to perform a probable cost estimate of with, and without, MSBA funding. The process is underway and should be completed in time for the school committee presentation in January.

Space Needs Study Status and Next Steps

Mr. Malinowski advised that the Superintendent authorized continued work with DRA under the existing contract to see what could be done with Woodward for each of the constituent groups. DRA will come back and make a presentation on what this scenario would look like. Department heads to be potentially impacted by adjacency will have the ability to provide feedback imminently.

Chair/Member's Updates

SHOPC – South Union Subcommittee Update

Mr. Palmer noted that Jesse Stein gave a presentation on zoning at the last meeting and that zoning would meet certain ideas proposed. At the next meeting on December 16th, the president of the Mass Home Builders Association will be present. The timing of the subcommittee's recommendation to the Select Board is still TBD, but Mr. Palmer does not expect it to be after February 2022. Mr. Palmer indicated that the subcommittee is merely looking for an endorsement from the Town. Mr. Purple described such approach as almost a "non-binding resolution". Ms. Braccio asked Mr. Purple to invite the subcommittee to its meeting on January 4, 2022. Mr. Purple recommended a placeholder to be discussed by the Select Board on January 4, 2022, or shortly thereafter.

DRAFT

Joint Meeting with Council on Aging to discuss Senior Center Renovations

Bill Harrington and Doug Peck (chair) joined the Committee's meeting.

Mr. Harrington noted that Assabet will not be available for at least another year to work on Cordaville Hall. Renovations would be done by September 2024. There is still a need for more space and it is a pressing issue. They need an activity area added to the senior center. Facilities no longer wants to do a large project on the exterior of the Cordaville Hall building, which takes pressure off of funding from an ADA compliance perspective per Mr. Harrington.

Mr. Peck expressed concerns about waiting for many more years for space, especially if the Town waits for the school decision to be made. The senior center services over 1,000 seniors per year.

Mr. Malinowski summarized the Council on Aging's needs as follows: (1) No action for the Spring 2022 Town Meeting; (2) Potential consideration for the Cordaville Hall project at a special Town Meeting in Fall 2022; (3) Cautioning waiting another 8-9 years.

Mr. Harrington noted that the Town is in queue for the next big project on Assabet's agenda. Volatility of construction materials is uncertain, but per Mr. Harrington they are still in the ballpark from a pricing perspective.

ARPA Committee - vote on two Capital Planning Members to recommend for appointment

The Committee then proceeded to vote on two members for appointment to the ARPA Committee. Mr. Palmer expressed interest and volunteered. Mr. Schoener and Ms. Wheeler also expressed interest, although Ms. Wheeler expressed concern with the time commitment aspect. Mr. Malinowski also expressed his interest as a presenter at the ARPA Committee meetings, but wouldn't refuse an appointment. Ms. Braccio proceeded to clarify why two Committee members were allotted because ARPA funding is ripe and prime for one-time projects.

Mr. Malinowski motioned to recommend to the Select Board to appoint Mr. Palmer and Mr. Schoener as Capital Planning Committee representatives to the ARPA committee; Mr. Hark seconded. No further discussion.

The Committee voted 5-0-1 by roll call vote to approve the motion. [Braccio, abstain; Hark, aye; Palmer, aye; Schoener, aye; Wheeler, aye; Malinowski, aye].

Capital Planning standing committee bylaw – vote on recommended language for proposed bylaw for 2022 ATM

Mr. Malinowski moved that the Committee support the proposed language for the CIPC bylaw to be presented to Select Board for inclusion in the annual 2022 Town warrant; Mr. Palmer seconded. No further discussion.

The Committee voted 6-0 by roll call vote to approve the motion. [Braccio, aye; Hark, aye; Palmer, aye; Schoener, aye; Wheeler, aye; Malinowski, aye].

2022 Town Meeting Warrant – Capital Items - Final review and vote on recommendation to Select Board and Advisory

Mr. Malinowski provided an overview of changes that were made to capital items since the Committee last met with the department heads.

DPW:

- Northboro Road culvert was originally \$70k, but was updated by probable cost estimate to \$108k. This is highly subject to change because Ms. Galligan could put it out for bid

DRAFT

- Cost of mini excavator was reduced
- Road maintenance and sidewalk maintenance were removed due to potential funding sources down the line
- Newton Street, with a price tag of \$2.5M, but there is about \$800k of bonds for Route 9 water main that could be repurposed to offset \$2.5m (but would take a series of Articles at Town Meeting). Mr. Purple further explained that there are limits to which you can reassign bond proceed, where needs have to be for a similar term and type of project. Mr. Ballantine confirmed that the remainder of funding will be through a new bond that will be issued via the water fund.

Mr. Malinowski motioned that the Committee support the Northboro Road culvert for \$108k, utility dump for \$95k and the mini excavator for \$115k as presented by the DPW director for inclusion in the 2022 Annual Town Meeting warrant; seconded by Mr. Palmer. No further discussion

The Committee voted 6-0 by roll call vote to approve the motion. [Braccio, aye; Hark, aye; Palmer, aye; Schoener, aye; Wheeler, aye; Malinowski, aye].

Mr. Malinowski motioned that the Committee support the recommendation of \$2.5m for the Newton Street water main construction subject to additional conversations about the proper mechanism for reallocating prior bond proceeds and other financing matters; seconded by Ms. Braccio. No further discussion

The Committee voted 6-0 by roll call vote to approve the motion. [Braccio, aye; Hark, aye; Palmer, aye; Schoener, aye; Wheeler, aye; Malinowski, aye].

Facilities:

- Mr. Parent removed the garage doors because he doesn't think there's an immediate safety or energy need
- Removed Town House office furniture (\$25k) at Mr. Purple's recommendation

Mr. Malinowski motioned that the Committee accept the Facilities' capital projects as presented by the Facilities director; seconded by Mr. Palmer. No further discussion.

The Committee voted 6-0 by roll call vote to approve the motion. [Braccio, aye; Hark, aye; Palmer, aye; Schoener, aye; Wheeler, aye; Malinowski, aye].

Fire department

- The ATV vehicle was removed for this year. Mr. Malinowski has offered to help Chief Achilles approach the Trails Committee for grants
- Portable radios were reduced from 20k to 14k due to funding that came through from state budget.
- For the rescue tools, Chief Achilles is in process of resubmitting a grant

Ms. Braccio inquired if any expenses could be funded through the Harvard fund. Mr. Purple indicated that Chief Achilles has been using a large portion of Harvard funds for accreditation expenditures.

Mr. Malinowski motioned that the Committee support the recommendation of the Fire Chief for the 2022 Annual Town Meeting warrant related to capital items; Ms. Wheeler seconded. No further discussion.

The Committee voted 6-0 by roll call vote to approve the motion. [Braccio, aye; Hark, aye; Palmer, aye; Schoener, aye; Wheeler, aye; Malinowski, aye].

Police department

- Chief Paulhus will be looking for a SUV next year.
- Tasers and body camera program are in the Chief's operating budget. The Chief carries Taser line item north of \$10k per year (in operating budget in the current year and in the next fiscal year). The change is the exploration of a body camera program. More due diligence needs to be done on proper way to implement program. Westborough recently implemented a program, which was

DRAFT

offset by grant funding. Mr. Malinowski expressed that he is supportive of a placeholder with further refinement on pricing.

Mr. Malinowski motioned that the Committee support the Police Chief's recommendation of one cruiser at a cost of approximately \$60K, and the concept of a Taser/body camera program, subject to further discussion between the Town's finance team and the Chief, and an official recommendation back to the Committee, Advisory and the Select Board, with the understanding we are carrying \$62,695 as a conservative placeholder for this year's Annual Town Meeting warrant; seconded by Mr. Palmer. No further discussion.

The Committee voted 6-0 by roll call vote to approve the motion. [Braccio, aye; Hark, aye; Palmer, aye; Schoener, aye; Wheeler, aye; Malinowski, aye].

Recreation

- \$20K for Choate Field design was spent through use of the revolving fund at a cost of \$8.5k out of revolving fund.
- Program van is not a general fund item. Recreation is planning to use the Recreation revolving fund.
- Recreation is intending to seek CPA funding for the Mooney tennis courts, but has not submitted an application

Southborough Schools:

The potential design for a new school or renovations at Woodward is not included in the capital plan. No funding expected to come out of general fund.

Path forward:

Advisory asked to push its meeting with the Committee back to December 22, 2021.

Ongoing Capital Project Updates

Town House

The design RFQ is out to bid. Mr. Parent to come back with next steps.

Fire Department Tender

The Tender contract went to counsel for review and is now back with the vendor. The cost of the tender leaves no room for additional funding on the truck without Town Meeting approval.

Library Interior Renovations

Mr. Palmer noted that this is on pace to finish toward the end of January.

Public Comment

None noted.

Meeting Schedule

Discussed above. The next meeting likely will include discussion on the space needs study.

Other business that may properly come before the Committee

None noted.

Adjournment

At 9:27 pm Mr. Malinowski motioned to adjourn; seconded by Mr. Hark.

The Committee voted 6-0 by roll call vote to adjourn: [Braccio, aye; Hark, aye; Palmer, aye; Schoener, aye; Wheeler, aye; and Malinowski, aye]

DRAFT

Submitted by Jeffrey Hark, Committee Clerk

Documents referenced during meeting:

- 1) Draft Meeting Minutes – November 15, 2021
- 2) ARPA Committee Charge
- 3) CIPC Bylaw – Redline from PY
- 4) 2022 ATM Capital Recommendations
- 5) Opinion of Probable Construction Cost – Northboro Road Culvert

DRAFT

Capital Planning Committee – Joint Meeting with Advisory December 22, 2021 Virtual Meeting held via Zoom

Voting Members Present: Jason Malinowski (Chair), Lisa Braccio, Jeffrey Hark, Joseph Palmer, Karen Wheeler, Tony Schoener

At 7:42pm, Chair Jason Malinowski (JM) called Capital Planning to order. A quorum was present.

He updated on the Capital Improvement Planning Committee (CIPC) bylaw that was indefinitely postponed at the May town meeting. The committee has provided a redlined version of the article that they will be asking the Selectmen to sponsor for the Spring 2022 town meeting. He would like to have comments from Advisory to include in the article's language before the warrant goes to print. The primary purpose of the article is to make Capital Planning a permanent committee (versus ad hoc).

JM presented the slides that were sent to the Advisory members on 12/17. Highlights of his presentation included:

- Capital's 5-year spending trend reflecting items that have been approved to date.
- An outlook of the debt/lease obligations that are known and additional funding if all the proposed capital items are approved.
- Review of major expenditures that have been authorized and effects of future items being approved (i.e., Public safety building and several recreation projects - that were approved 5 years ago).
- Capital does not bring projects forward. Departments request items. In early summer, they were asked to update their capital plans by providing 10 years of input to provide hard data. They were asked to provide why an item is needed, approximate cost and an actual bid. (The process is detailed in the Capital Planning slide presentation.)
- Identifying items that are necessary to fund and those which are still being discussed.
- Identifying items that may be funded by FEMA or CARES or grant money.
- PILOT payments that have been agreed upon for safety vehicles and equipment.
- Review of items that are in the capital budget that should be in the operating budget.
- The Recreation department looking to purchase a van that would require Capital approval – but funded through their revolving fund.
- Money for roads will require discussion as a funding number has been presented but no plan to support the expenditure. There are road projects that have been funded and are still waiting to be completed. There are grant funds and matching funds that need to be understood. The question of funding for normal road maintenance needs to be thoroughly vetted.
- A placeholder has been requested for a feasibility study at Neary School.
- A placeholder has been requested for a regional school capital stabilization fund – needs to be vetted.
- ADA work needs to be done at facilities and recreation.
- Other needs identified are those that will be brought by the Senior Center and library. This is also being addressed with the current space needs analysis that is taking place.
- There is 80k in CPC funding that was appropriated and never spent as some projects were completed underbudget. This money will be returned.

Adjournment

At 8:53pm, Mr. Malinowski motioned to adjourn; seconded by Ms. Braccio.

The Committee voted 6-0 by roll call vote to adjourn: [Braccio, aye; Hark, aye; Palmer, aye; Schoener, aye; Wheeler, aye; and Malinowski, aye]

Submitted by Jeffrey Hark, Committee Clerk

DRAFT

Documents referenced during meeting:

- 1) CIPC Draft Bylaw – Redline from PY
- 2) Capital Planning Presentation for 12-22-2021 Meeting

Town of Southborough, Massachusetts**Capital Planning Committee****Thursday January 20th, 2022, 7:30 PM****Virtual Zoom Meeting**

May be watched or may participate in the meeting remotely with the meeting link at: <https://www.southboroughtown.com/remotemeetings>.

Pursuant to Chapter 20 of the Acts of 2021, An Act Relative to Extending Certain COVID-19 Measures Adopted During the State of Emergency, signed into law on June 16, 2021, this meeting will be conducted via remote participation. No in person attendance by members of the public will be permitted.

Agenda (all items may have one or more votes taken to the extent action is required):

- I. Call Meeting to Order
- II. Presentation of Town Space Needs Study Final Report from DRA (will include conceptual space needs drawing of potential options for future space needs)
- III. Public Comment
- IV. Approval of Meeting Minutes from December 6, 2021 and December 22, 2021
- V. Other business that may properly come before the Committee
- VI. Adjournment

Jason W. Malinowski, Chair