



TOWN OF FRAMINGHAM

Memorial Building, 150 Concord Street, Room 121, Framingham, MA 01702
508-532-5400 | 508-532-5409 (fax) | selectmen@framinghamma.gov | www.framinghamma.gov

Town Manager
Robert J. Halpin

Assistant Town Manager
James P. Duane

Board of Selectmen
Cheryl Tully Stoll, Chair
Charles J. Sisitsky, Vice Chair
Laurie Lee, Clerk
Jason A. Smith
Cesar A. Monzon

DATE: April 20, 2017

TO: Capital Budget Committee
Finance Committee
Standing Committee on Ways and Means

FROM: Robert Halpin, Town Manager

CC: Board of Selectmen
Chief Financial Officer
Director of Capital Projects and Facilities Management
Disabilities Commission
Historic Commission
Historic District Commission
Framingham History Center

RE: Village Hall Accessibility and Improvement Project – FY 2018 Capital Budget

I am writing to advise you of a change in the recommended FY 2018 Capital Budget. The change defers the \$600,000 previously recommended to fund the Town/School Government Complex Study and Design, including program design analysis of office space at Memorial Building and the former Farley School. In light of the pending transition to a new form of government as of January 1, 2018, the Town Manager and Board of Selectmen concluded that this first step in a multiyear, multimillion dollar building program should be delayed until the formation of the new government.

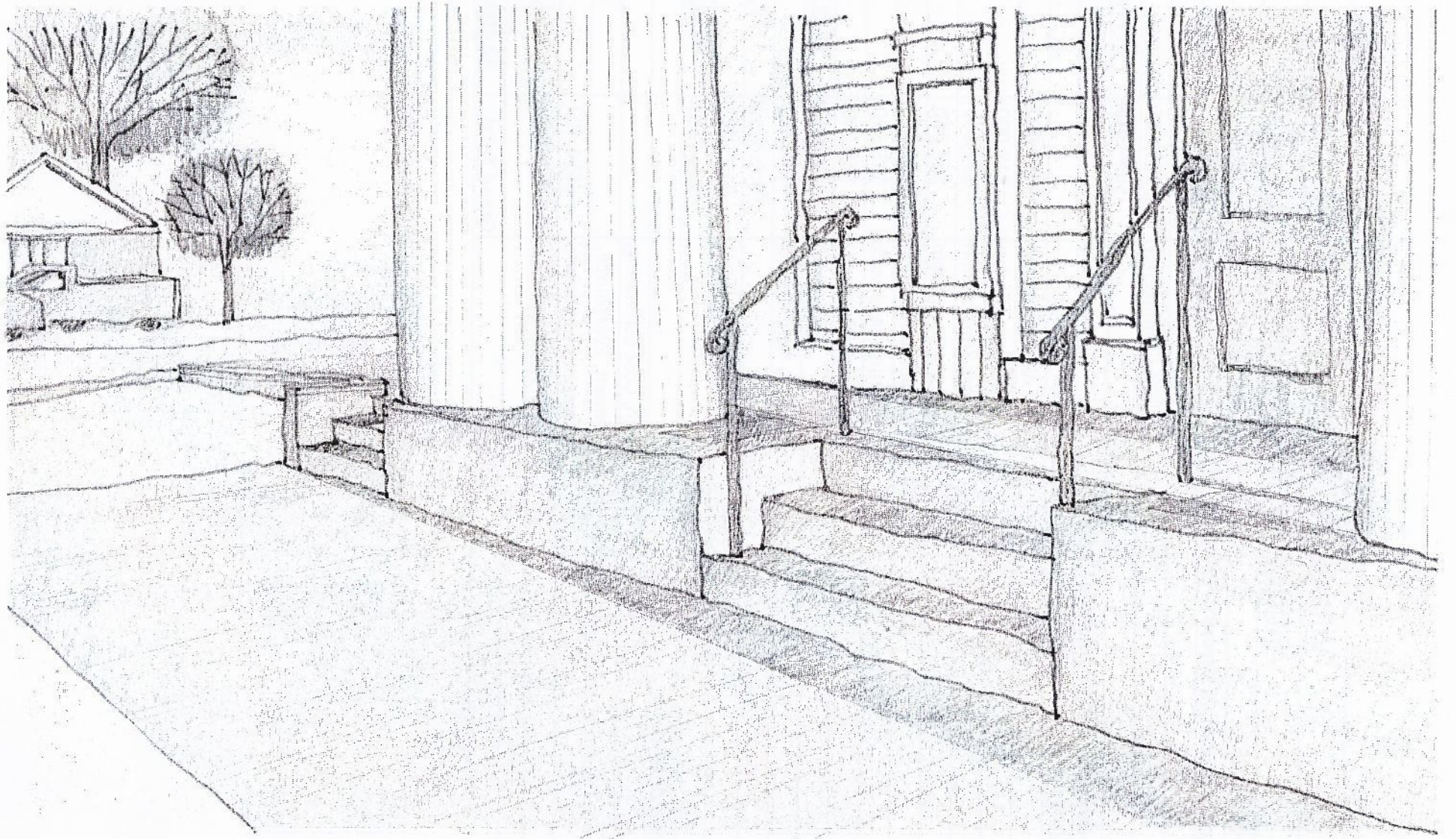
In the alternative, with strong support from the Board of Selectmen, the Disabilities Commission, and advocates for the accessibility improvements and renovation of Village Hall on Framingham Centre Common, I recommend adding a \$2.4 Million appropriation for the Village Hall Accessibility and Code Improvements Project as part of the FY 2018 Capital Budget. This improvement project will address:

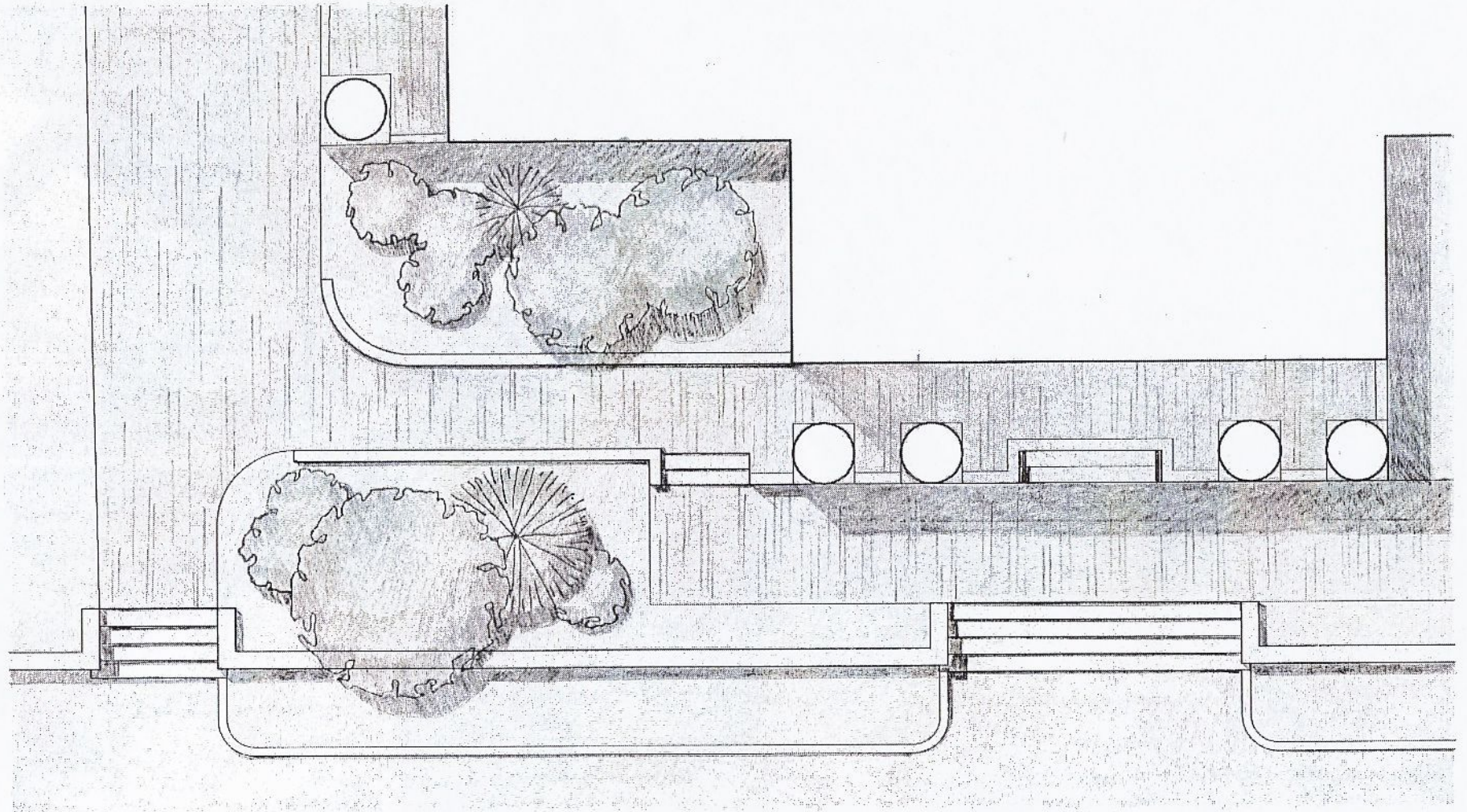
- A wide range of accessibility barriers that violate the American's with Disabilities Act and the MA. Architectural Access Board regulations for public buildings and which render this much-used historical building inaccessible to significant numbers of Framingham residents.
- Upgrade the inadequate and unsafe Electrical System throughout the building and improve it to the level required to support the installation of an elevator required to provide full access to the second floor.
- The installation of long overdue fire detection and sprinkler systems to fully project this very significant historical and cultural asset in Framingham.

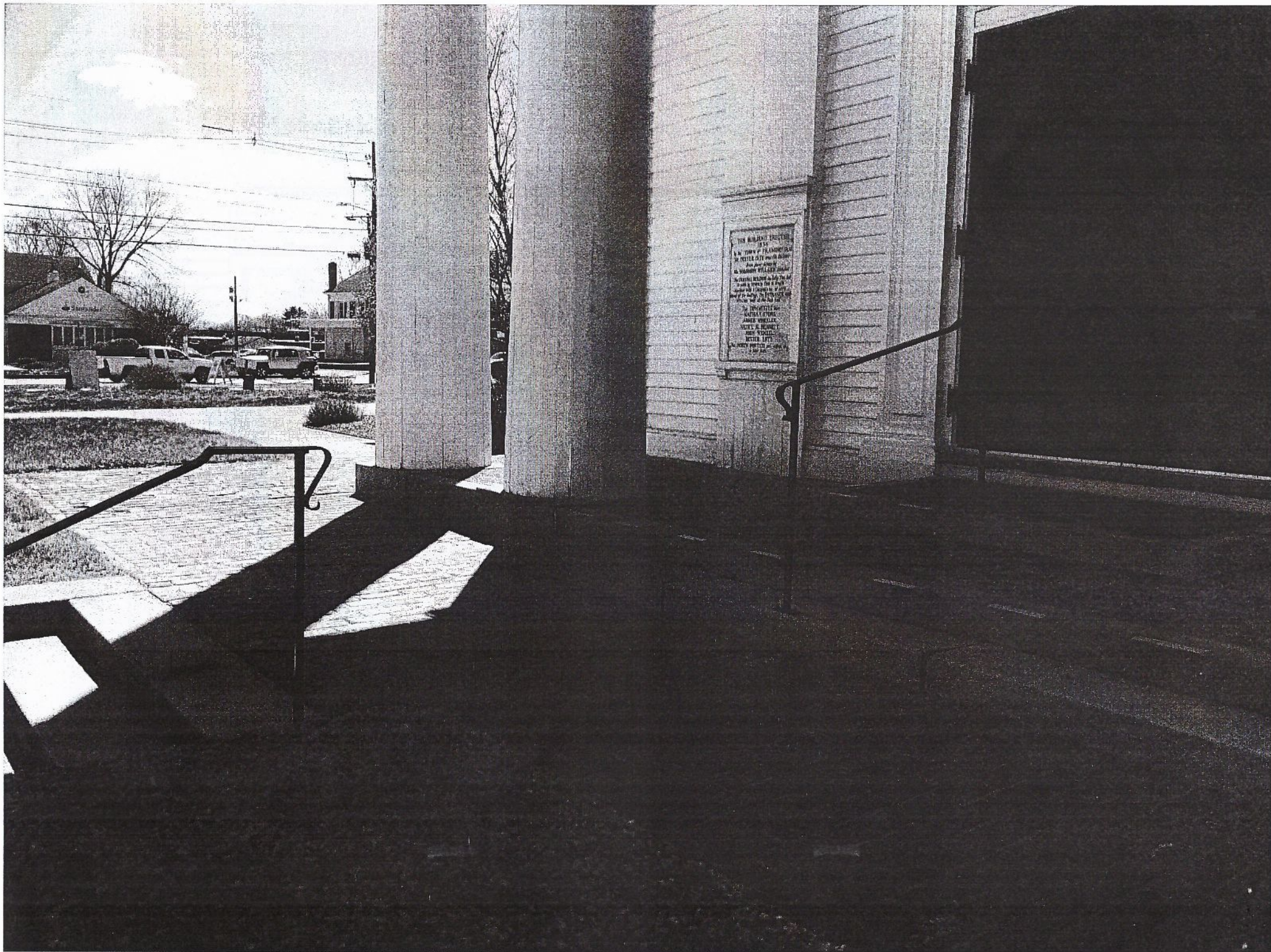
In making the case for advancing this important improvement project at this time, the Selectmen noted that the correction of these deficiencies is long overdue and that putting this project off violates important accessibility requirements and exposes this historical building to unacceptable risks. The time to correct them is overdue.

Village Hall was constructed in 1834 as the first dedicated Town Hall for the Town of Framingham. The first Town Meeting to be convened in Village Hall was on November 11, 1834. 183 years later and as Framingham makes a historic transition to a new form of government, I cannot think of a more fitting symbol of Framingham's great history as a Town or a more appropriate time to protect it and render it accessible to all residents for generations to come.

Village Hall Renovation Project		
Anticipated Project Cost-April 2017		
2014-DG Jones		
Design Development Layout & Estimate		
Elevator & Bathrooms	\$648,082	
20% Contingency	\$129,616	
	Sub-Total	\$777,698
2014-Required Additional Code Upgrades		
(Estimates Based on other project costs at that time)		
Fire Alarm upgrade	\$185,000	
Fire Alarm design	\$18,000	
Site work Suppression	\$92,000	
Fire Suppression design	\$63,750	
Fire Suppression renovation	\$255,000	
Painting case work	\$25,000	
Case work (fire lines)	\$35,000	
	Sub-Total	\$673,750
Escalation & Contingency	\$119,150	
	Sub-Total	\$119,150
Front Door (ADA)	\$175,000	
	Sub-Total	\$175,000
Project Contingency		
Final Design, Cost Estimating,		
Escalation, Abatement, Eversource,		
Unforeseen Conditions	\$654,402	
	Sub-Total	\$654,402
	Grand Total	\$2,400,000

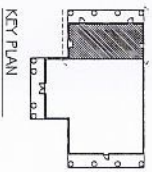
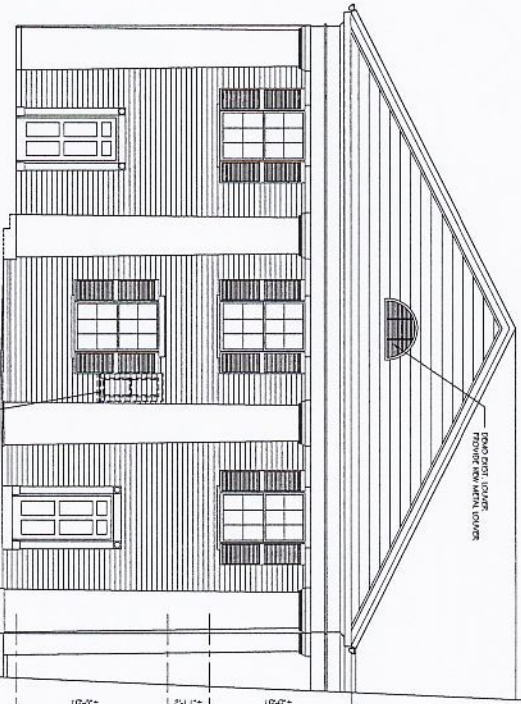
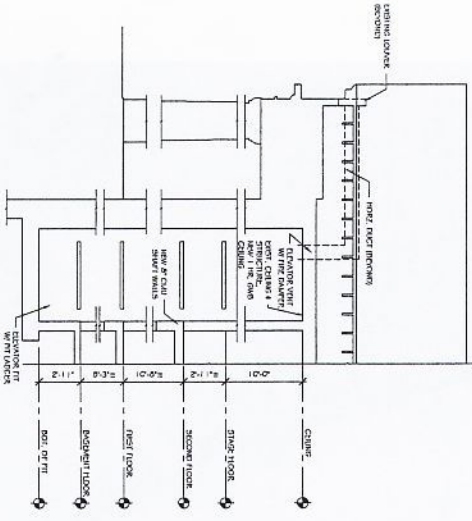
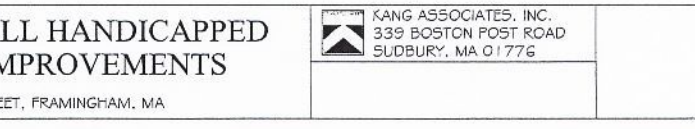
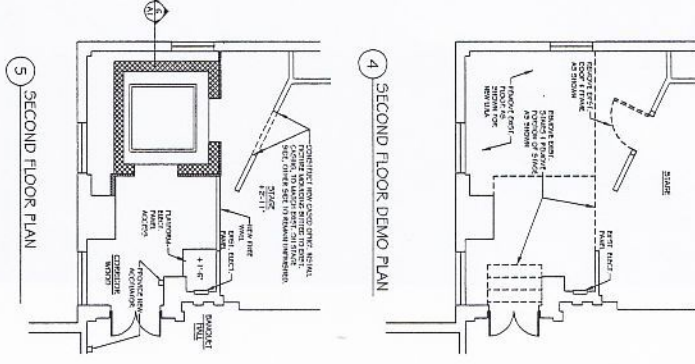
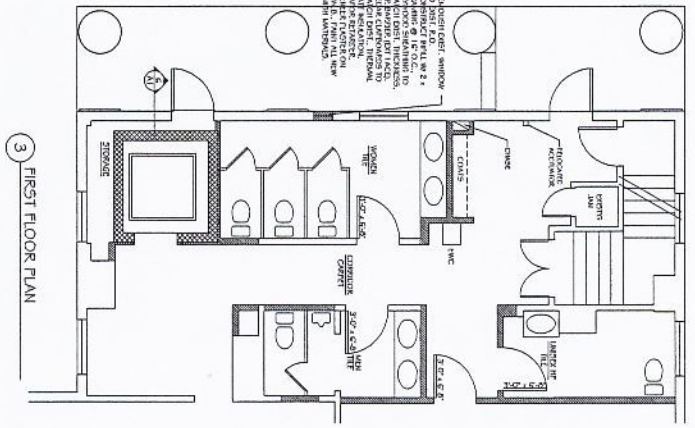
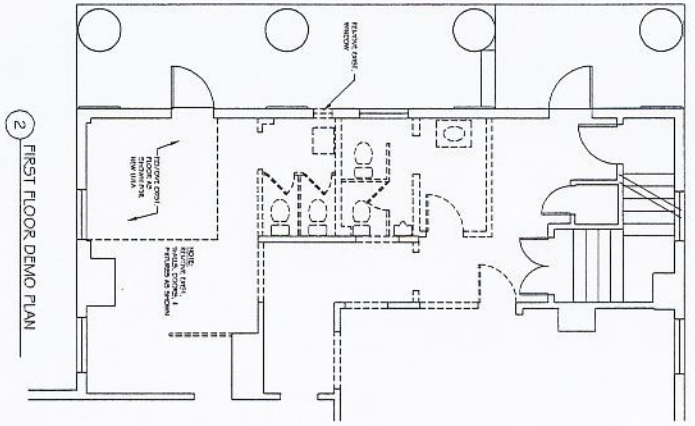
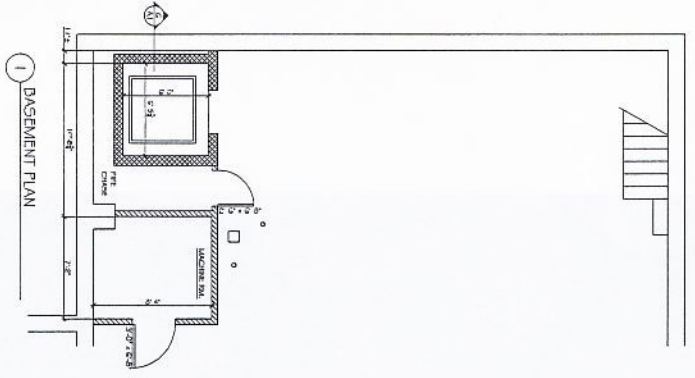




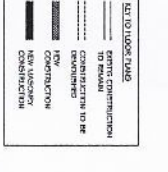


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- GENERAL NOTES:**
1. DIMS ARE NOT TO BE SCALE.
 2. DIMS SHOW DESIGN WITH DIMS.
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FLOOR PLANS, ELEVATION & SECTION

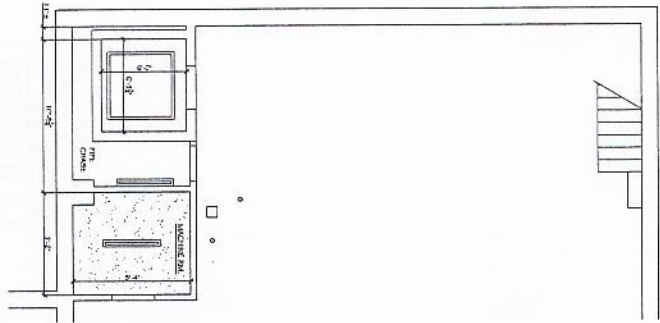
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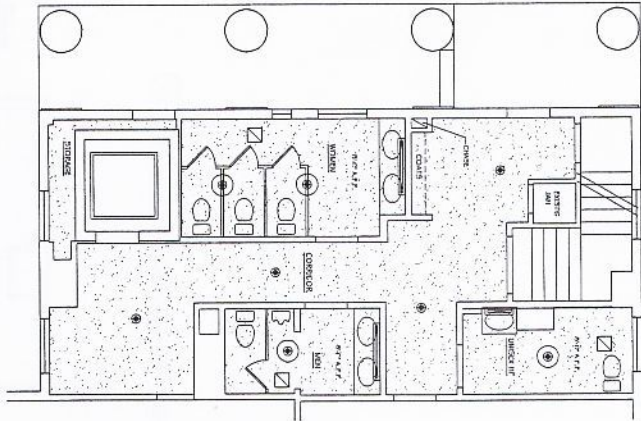
VILLAGE HALL HANDICAPPED ACCESS IMPROVEMENTS

2 OAK STREET, FRAMINGHAM, MA

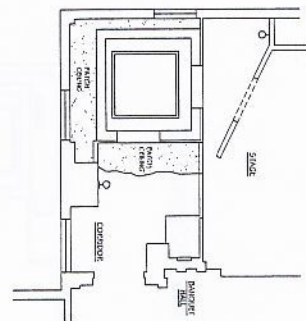
KANG ASSOCIATES, INC.
339 BOSTON POST ROAD
SUDBURY, MA 01776



1 BASEMENT PLAN



2 FIRST FLOOR PLAN



3 SECOND FLOOR PLAN

KEY TO REFLECTED CIG PLANS

	GRAB BAR
	WALK SURFACE / REGION
	STAIR AND LIFT PLATFORM
	WALL SCOPES
	FRONT/REAR ENTRANCES
	CODED TO CLASH LIGHT FIXTURES

- PROGRESS PRINT**
- GENERAL NOTES**
1. OWNER HAS NOT TO BE SCHEDULED.
 2. FINISH SHOW PERSONAL LIGHTING, CIG, WALKWAY, WALKWAY, & SHOWCASES ON TO STATE & LOCAL MATERIALS.
 3. ALL CONSTRUCTION TO COMPLY WITH STATE & LOCAL MATERIALS.
 4. HIRING OF ALL WORKS CONTRACTORS / TRANSPORT.



VILLAGE HALL HANDICAPPED ACCESS IMPROVEMENTS

2 OAK STREET, FRAMINGHAM, MA

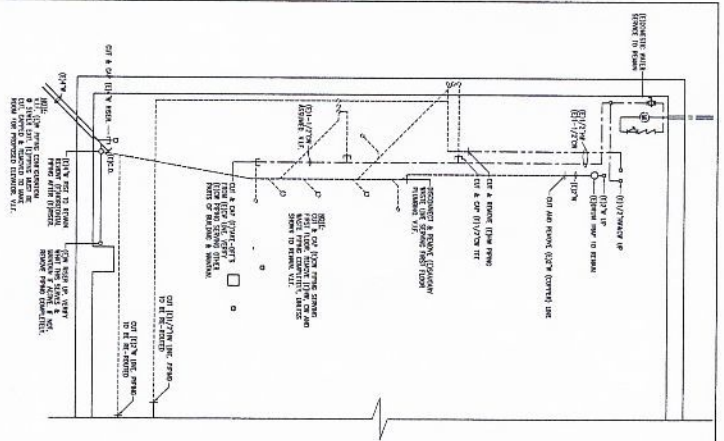


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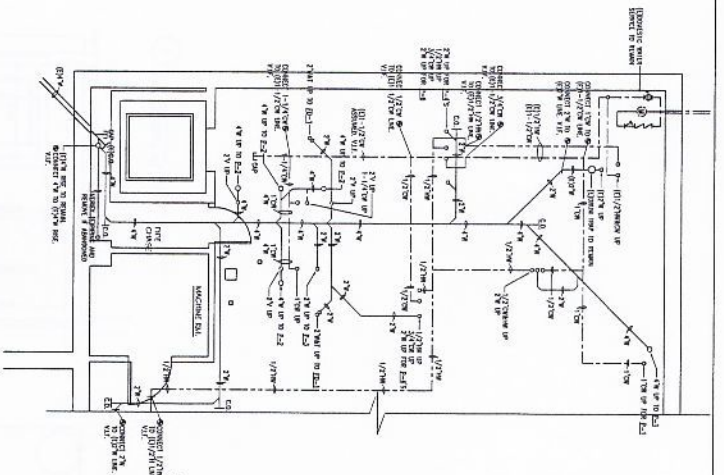
REFLECTED
CEILING
PLANS

A2

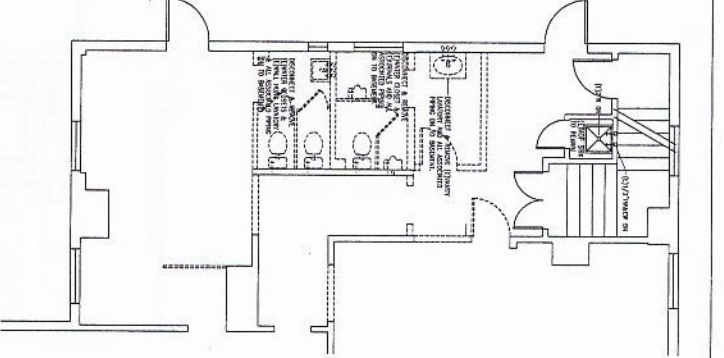
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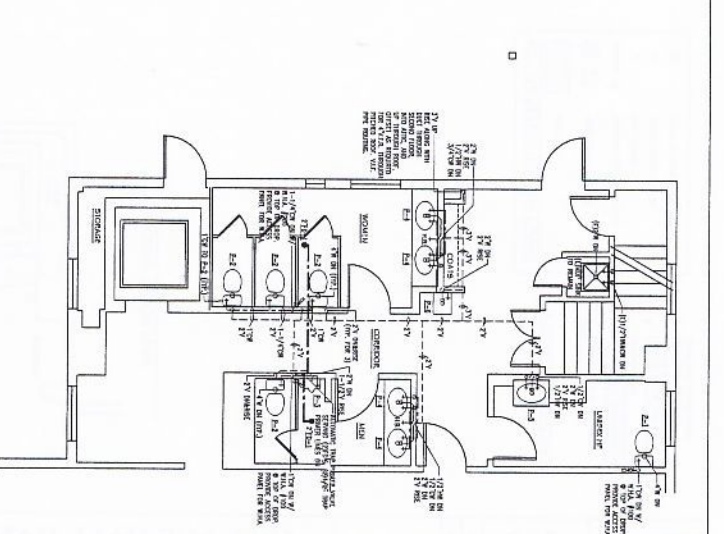
1 BASEMENT PLUMBING DEVOLUTION PLAN



2 BASEMENT PLUMBING FLOOR PLAN



3 FIRST FLOOR PLUMBING DEVOLUTION PLAN



4 FIRST FLOOR PLUMBING PLAN

PROGRESS PRINT

P1

PLUMBING FLOOR PLANS

DATE: 03/20/14
SCALE: 1/8" = 1'-0"



VILLAGE HALL HANDICAPPED ACCESS IMPROVEMENTS

2 OAK STREET, FRAMINGHAM, MA

KANG ASSOCIATES, INC.
339 BOSTON POST ROAD
SUDBURY, MA 01776

SEAMAN ENGINEERING CORPORATION
30 Footh Ave. Auburn, MA 01501
508-872-2525 fx 508-872-3293

