

SOMERVILLE BUILDING RENOVATION & DEPARTMENT RELOCATION MASTER PLAN

City Council – November 9, 2021

**BEYER
BLINDER
BELLE**



AGENDA

- Introduction and Orientation
- Space Needs Analysis
- Building Opportunities
- The Building Master Plan
- Next Steps



INTRODUCTION AND ORIENTATION



CITYWIDE ASSET MANAGEMENT & CAPITAL IMPROVEMENT PLANNING

INTRODUCTION AND ORIENTATION

Progressive Strategy for Exceptional Capital Planning and Building Maintenance:

- 2016 - Citywide Asset Inventory
- 2017 - High School project SD approved by MSBA
- 2018 - Creation of IAM bringing horizontal and vertical infrastructure under one director
- 2019 - Departmental Relocation Strategy and Implementation Plan
- 2020/2021 - New positions created in IAM and DPW to address corrective and preventative maintenance

Building Condition:

- The physical integrity of existing system components

Building Configuration:

- The ability of the systems to achieve current and projected requirements.

BUILDING CONDITION

INTRODUCTION AND ORIENTATION

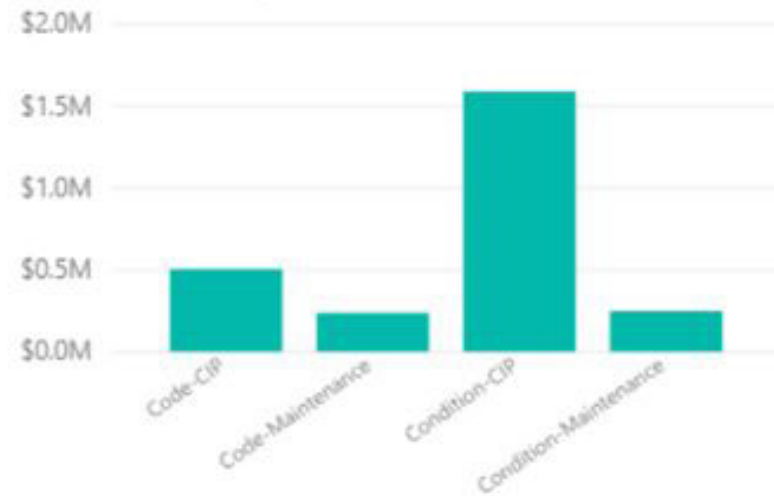


City of Somerville Facilities Management Dashboard

Facility

- 24 Cross St
- 45 College Ave
- Argenziano Elementary
- Capuano School
- Central Library
- City Hall
- City Hall Annex
- Cummings School
- DPW Facility
- East Branch Library
- East Somerville School
- Ederly School
- Elderly Center
- Fire Station Headquarters
- Fire Station: Engine 4
- Fire Station: Engine 6
- Fire Station: Engine 7
- Founders Memorial Skating Rink
- Healy School
- Kennedy School
- Recreation Building
- SCAT Building
- School Administration Building
- The Brown School
- Traffic and Parking Building
- Trum Field House
- Tufts Field House
- West Somerville Neighborhood S...
- Winter Hill School

Total Needs Cost by Justification



Equipment	Code Rating	Cond. Rating	Replacement Cost	Need Cost
BS_HVAC_20_BMT_1		3	\$3,000	\$200
BS_HVAC_10_3FL_1	3		\$2,340	\$500
BS_HVAC_10_3FL_2	3		\$2,340	\$500
BS_HVAC_15_BMT_10		3	\$6,975	\$500
BS_HVAC_15_BMT_13		3	\$6,975	\$500
BS_HVAC_15_BMT_4	3		\$6,975	\$500
BS_HVAC_15_BMT_6		3	\$6,975	\$500
BS_HVAC_19_1FL_1		3	\$90,498	\$500
BS_INT_1_ATC_1		4	\$4,641	\$500
BS_INT_3_BMT_1		3	\$2,800	\$500
Total			\$6,806,727	\$2,580,472

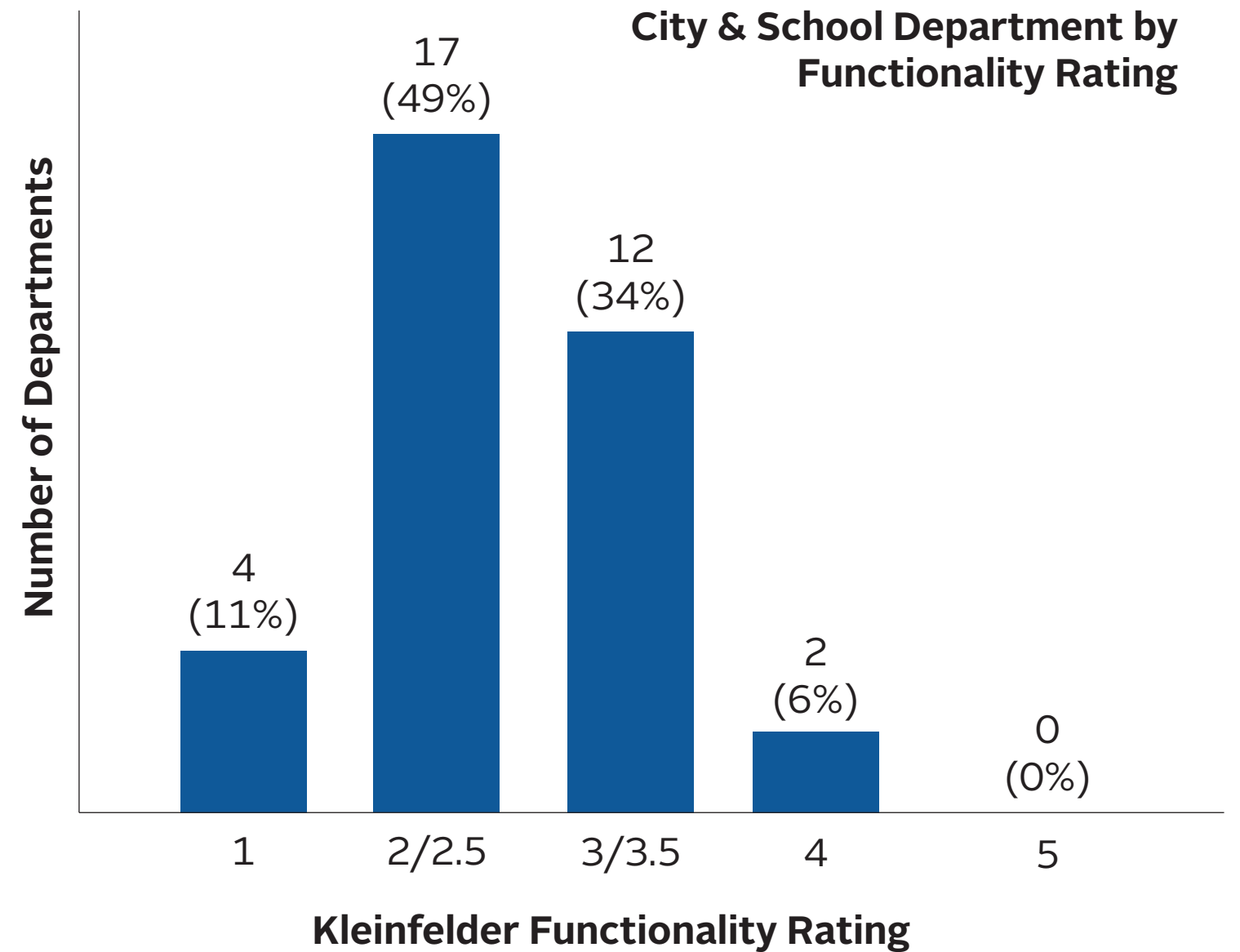
Need Description	Equipment	Justification	Need Cost	Max of Risk to Facility	Max of Risk to City
Install an elevator to all publically-occupied floors and install access ramps to create an ADA-compliant accessible route.	BS_ADA_5_BMT_1	Condition-CIP	\$600,000	69.44	38.89
Renovate bathroom to be ADA compliant.	BS_ADA_7_1FL_1	Condition-CIP	\$50,000	80.00	44.80
Provide a publically-accessible, ADA-compliant toilet room on the 2nd level.	BS_ADA_7_2FL_1	Code-CIP	\$50,000	40.00	22.40
Provide an ADA-compliant toilet room on the attic level.	BS_ADA_7_ATC_1	Condition-CIP	\$50,000	80.00	44.80
Upgrade toilet room to be ADA-compliant.	BS_ADA_7_BMT_1	Code-CIP	\$50,000	40.00	22.40
Relocate panel to code-compliant maximum height to top handle of top OCPD.	BS_ELEC_2_1FL_1	Code-CIP	\$5,580	12.80	7.17
Relocate panel to code-compliant maximum height to top handle of top OCPD.	BS_ELEC_2_2FL_1	Code-CIP	\$5,580	12.80	7.17
Total			\$2,580,472	100.00	56.00

BUILDING CONFIGURATION

INTRODUCTION AND ORIENTATION

Most departments' program spaces do not function well

- Spaces are 10 to 20% too small
- Inefficient layouts and substandard office design
- Non-adjacent companion departments
- Insufficient conference room space for large meetings
- Lack of small meeting space for private discussions



BUILDING MASTER PLAN PROJECT TEAM & SCOPE

INTRODUCTION AND ORIENTATION

Project Schedule:

- January 2020 - Selected PMA as Owner's Project Manager
- October 2020 - Selected Beyer Blinder Belle as Architect
- January 2021 - Commence Building Renovation & Department Relocation Master Plan Scope

Project Scope:

- Advance the previous Departmental Relocation Strategy and Implementation Plan, initiate schematic design and ultimately advance the associated projects into construction.
 - Full renovation of 1895
 - Full renovation of City Hall
 - Full renovation of Edgerly School
 - Contemplate uses for 45 College, 115 Broadway, 165 Broadway, the Armory, and 24 Cross Street East
- This study does not include Pre-K to 12 educational spaces nor equipment/shop space as part of DPW.

BUILDING MASTER PLAN (BMP) SPACE NEEDS ANALYSIS



SOMERVILLE DEPARTMENTS AND DIVISIONS IN PLAY

BMP SPACE NEEDS ANALYSIS



MASTER PLAN GUIDING PRINCIPLES

BMP SPACE NEEDS ANALYSIS

Constituent-Oriented

Locate departments and plan spaces of public interface to best benefit the Somerville community.

Collaborative

Foster knowledge sharing and collaboration between departments.

Flexible & Future Proof

Plan for an unpredictable future through workplace flexibility and systems resiliency.

Equity & Inclusivity

Support the City's goals of maximizing equity, inclusivity, and community in the workplace.

Honoring Public Service

Create work spaces that honor the dignity of public service.

Reflecting the Ideals of City Government

Through design, express transparency of government and pride of place.

Practical Planning, Sustainable Design

Leverage the City's existing assets before building new. Uphold the visionary goals of SustainaVille and Climate Forward.

Fiscal Prudence

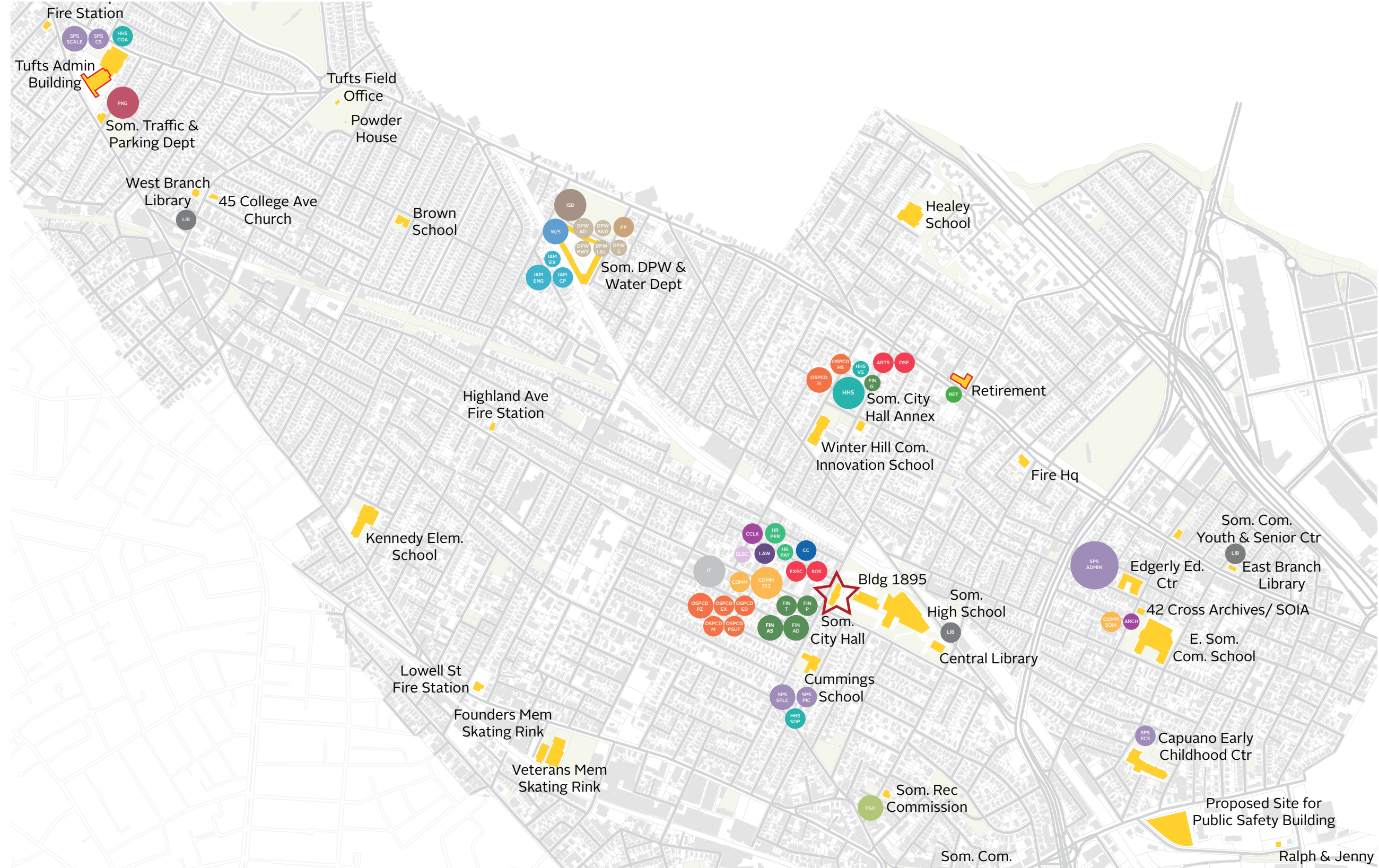
Create the most value for Somerville by making well-considered and well-timed investments in City buildings.

ADMIN DEPARTMENTS BY GEOGRAPHY - EXISTING

BMP SPACE NEEDS ANALYSIS

Scope Overview:

- 22 Departments
- 51 Divisions
- 14 Properties
- 12 City-Owned
- 2 Leased Spaces (*Retirement, TAB*)



DEVELOPMENT OF THE SPACE NEEDS PROGRAM

BMP SPACE NEEDS ANALYSIS

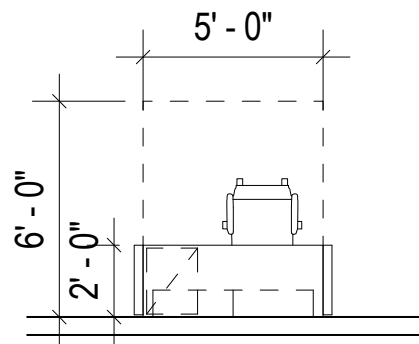
2021 Space Needs Programming Highlights:

- Updates to staff positions and department organizational changes
- Staff count:
 - 2019 report: **540** employees (*existing + growth; includes some non-desk employees*)
 - FY22: **581** employees (*existing only; excludes non-desk employees*)
 - 2030: est. **661** employees (*excludes non-desk employees*)
- Key Drivers for Growth:
 - **OSPCD-OHS, Mobility** and **IAM** expansion, addition of **RSJ**, staffing **City Council**
- Tabulation of department/division space needs:
 - Assignable Square Footage (ASF) for **personnel** and **dedicated support**
- Tabulation of **shared space** needs
(*e.g., meeting rooms, counseling rooms, phone booths, etc.*)

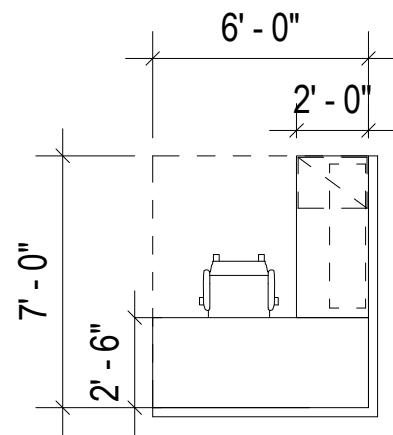
WORKSPACE STANDARDS

BMP SPACE NEEDS ANALYSIS

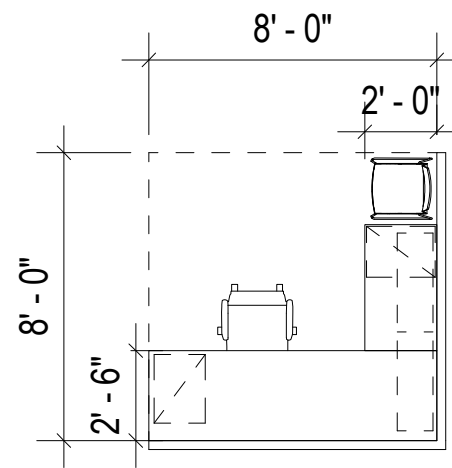
Intern/Hoteling
30 SF



Typical
42 SF

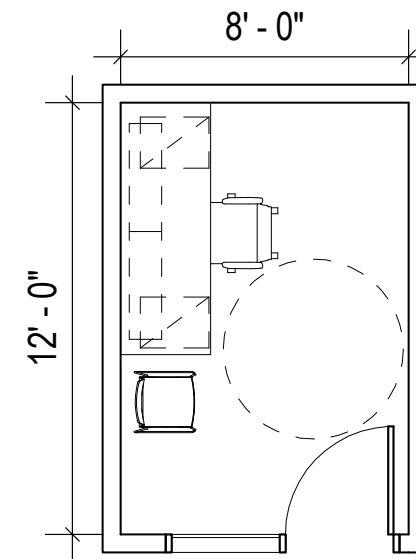


Large
64 SF

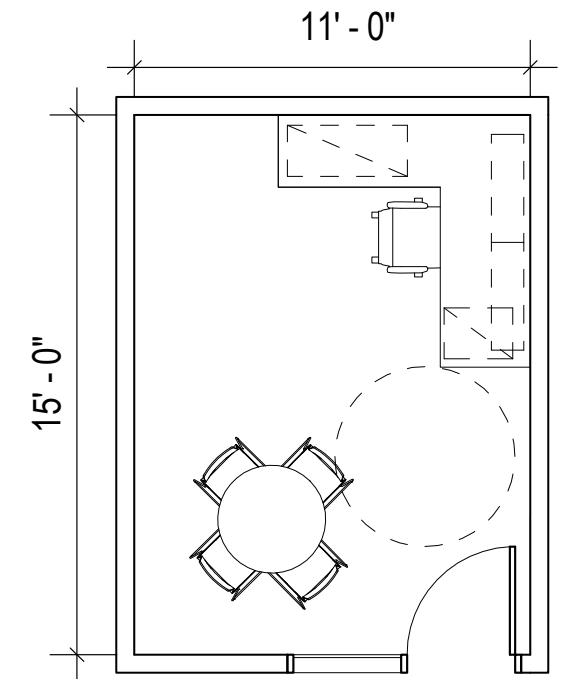


WORKSTATIONS

Typical
100 SF



Large
165 SF

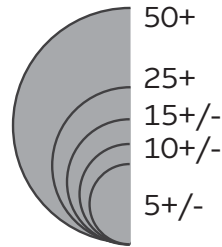


OFFICES

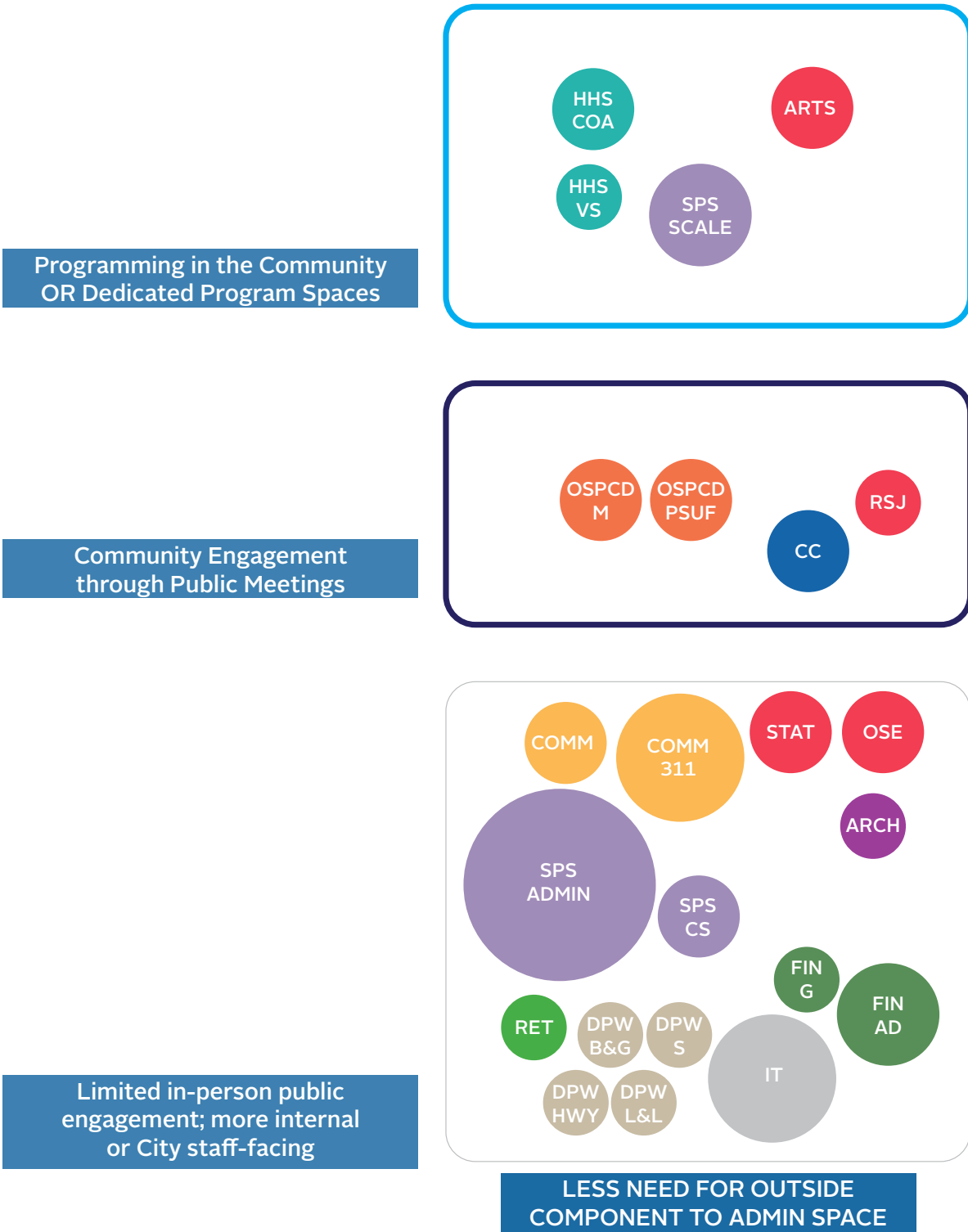
PUBLIC INTERACTION - NATURE & DEGREE

BMP SPACE NEEDS ANALYSIS

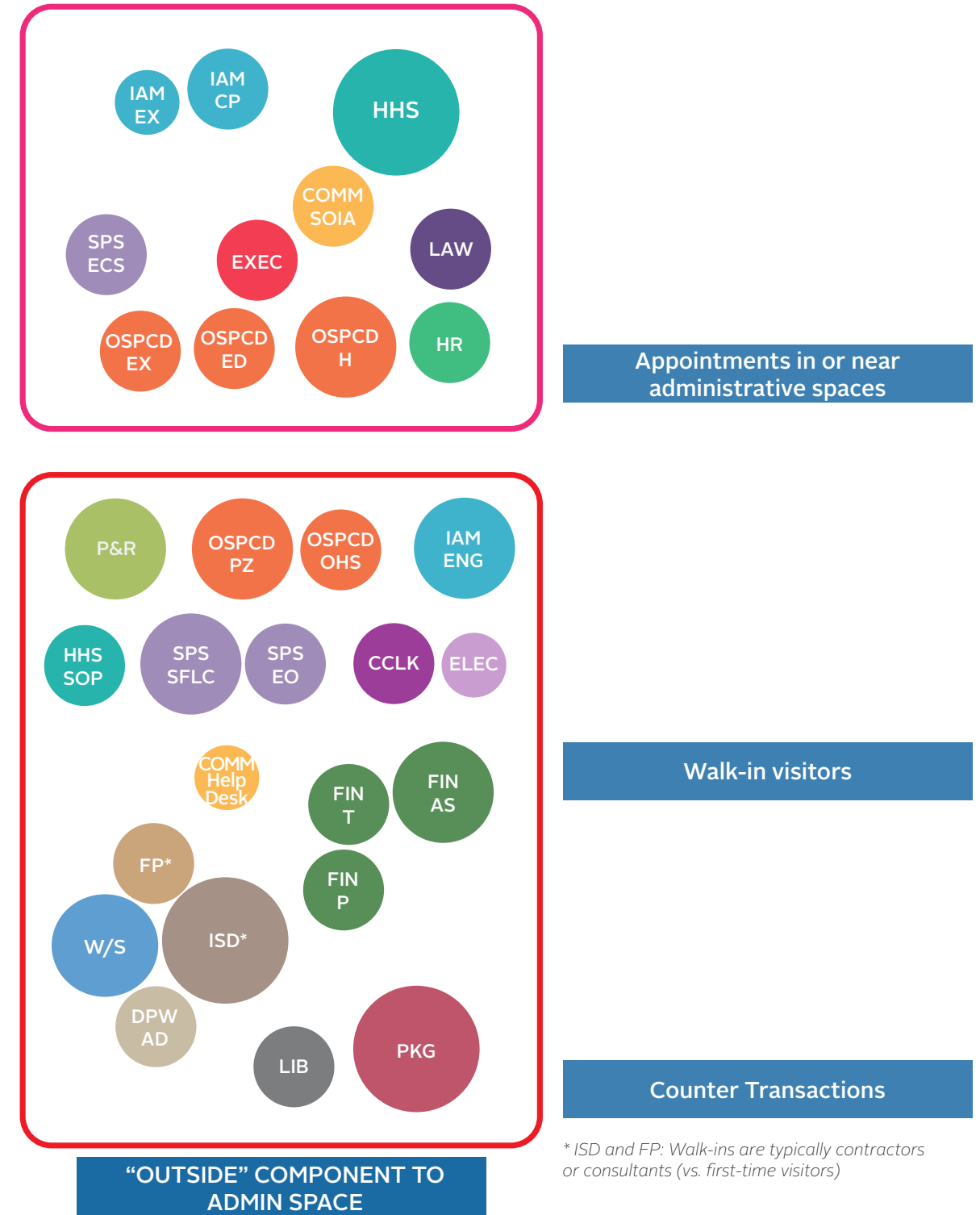
Size of circle indicates relative size of department / division administrative staff



Admin spaces can have a more internal focus:



Admin spaces to be easily found and accessed by community:

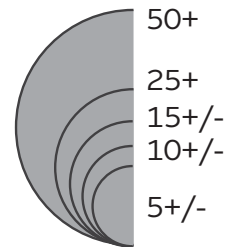


* ISD and FP: Walk-ins are typically contractors or consultants (vs. first-time visitors)

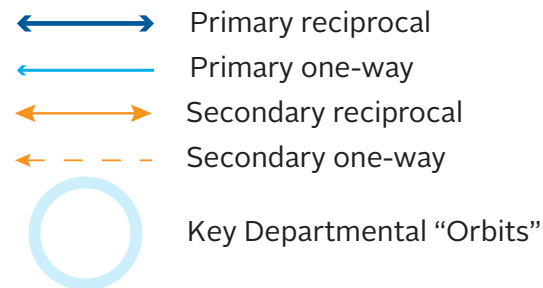
ADJACENCY CONSIDERATIONS

BMP SPACE NEEDS ANALYSIS

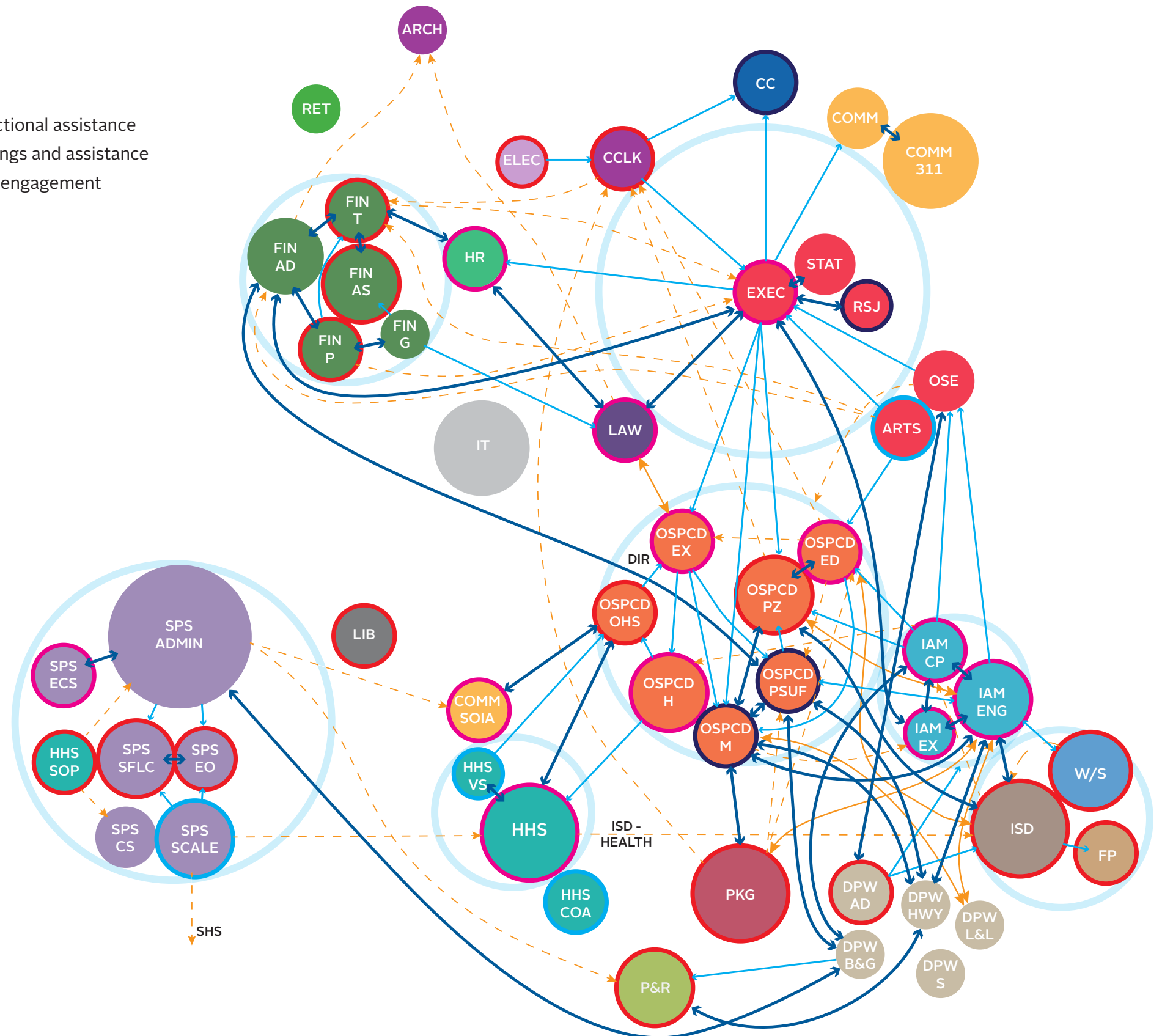
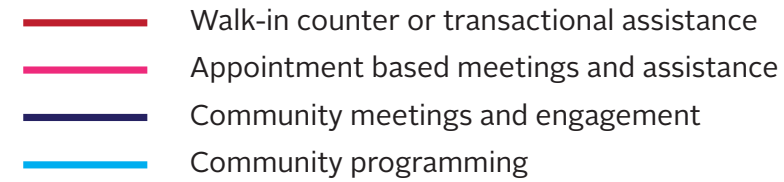
Size of circle indicates relative size of department / division administrative staff



Type of adjacency:



Nature of public interaction (if any):

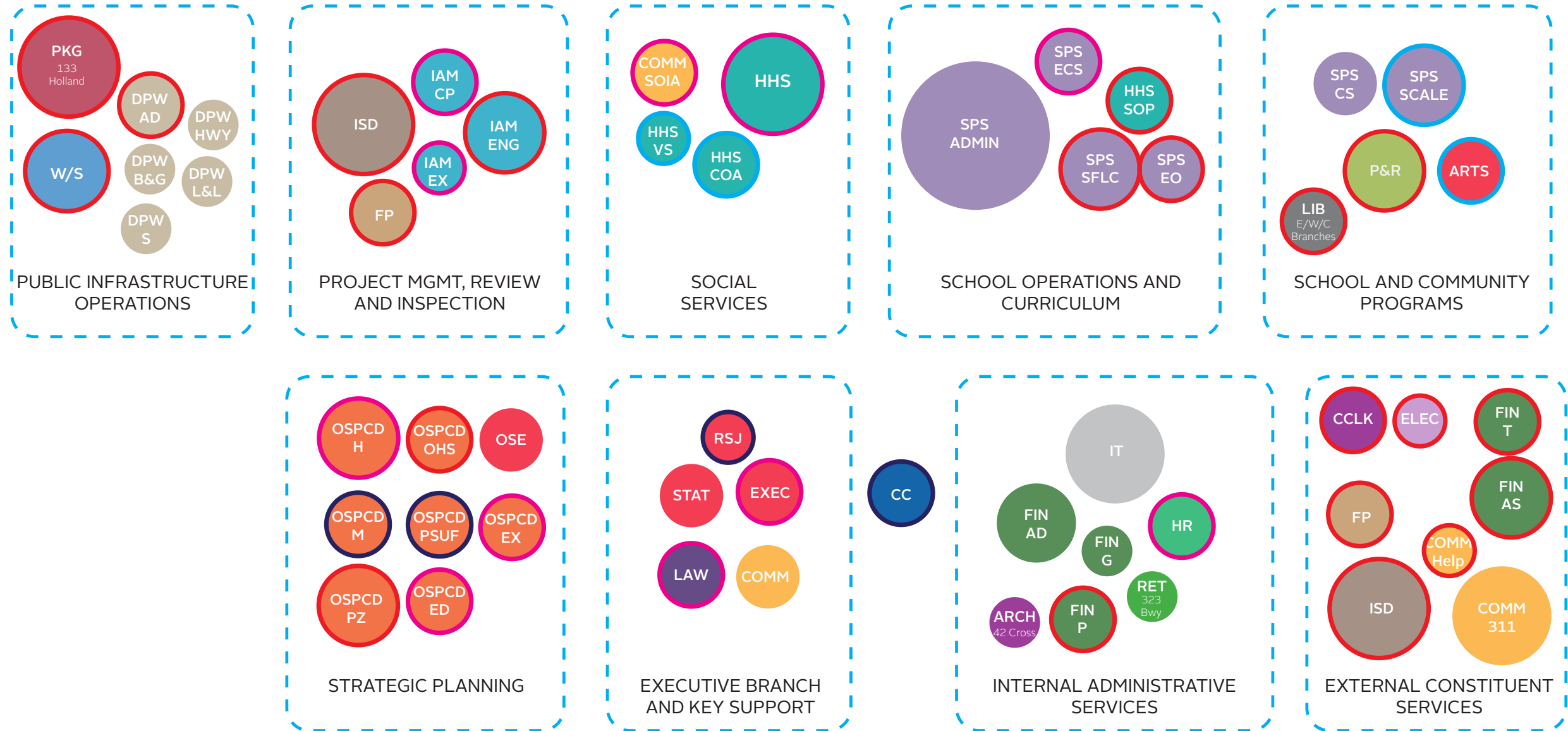


Takeaways:

- Differences in nature of public interaction even within departments may guide locations of divisions within a building
- Commonalities between departments in the nature of public interactions may suggest groupings by building or by floor
- Public programming and meeting spaces should be considered in proximity to departments with those needs

INITIAL DEPARTMENT GROUPINGS

BMP SPACE NEEDS ANALYSIS



Nature of public interaction (if any):

- Walk-in counter or transactional assistance
- Appointment based meetings and assistance
- Community meetings and engagement
- Community programming

COMMUNITY SERVICES AND ACTIVITIES (CSA) SPACE NEEDS ANALYSIS



PRIOR REPORT FINDINGS/RECOMMENDATIONS

CSA SPACE NEEDS ANALYSIS

Somerville Community Spaces Map + Inventory

Hello!

Neighborhood Meetings

Family Events

LEGEND COMMUNITY SPACES

Indoor spaces available for public use + managed by government entities, non-profits, and religious institutions.

MUNICIPAL

- Blessing of the Bay Boat House 32 Shore Drive
- Capen Court Senior Housing Comm Rm 1 Capen Ct
- Central Library Aud + Conf Rm 79 Highland Ave
- Cross Street Center 165 Broadway
- Founders Memorial Skating Rink 570 Somerville Ave
- Mystic Activity Center 530 Mystic Ave
- Nathan Tufts Park Building 850 Broadway
- Public Safety Building 222 Washington St
- Ralph and Jenny Center 9 New Washington St
- Somerville Parks & Recreation Building 19 Walnut St
- Tufts Admin Building Senior Center 167 Holland St
- Veteran's Ice Arena + Weight Rm 510 Somerville Ave
- Weston Manor Senior Comm Rm 15 Western Ave

CHURCH

- Connexion 149 Broadway
- First Church UCC 89 College Ave

NON-PROFIT

- Armory 191 Highland Ave
- Assembly Community Room 50 Middlesex
- Somerville Museum 1 Westwood Rd

SCHOOL

- Argenziano School Cafeteria 290 Washington St
- Capuano School Cafeteria 150 Glen St
- Cummings Gym 42 Prescott St
- E. Somerville Comm School Aud+Cafe. 50 Cross St
- Edgerly Gym 8 Bonair Street
- Healey School 5 Meacham St
- Kennedy School + Pool 5 Cherry St
- Somerville HS + Weight Room 81 Highland Ave
- W. Somerville School 177 Powder House Blvd

OTHER

- Staples Connect 165 Middlesex Ave



Excerpt from City of Somerville Community Spaces: An Assessment of Indoor Public Spaces Managed by City, Nonprofit or Religions Entities; June 2020
<https://voice.somervillema.gov/community-space-planning>

INTERVIEW FINDINGS

CSA SPACE NEEDS ANALYSIS

Groups Interviewed:

- Arts Council
- Economic Development
- HHS / Council on Aging
- Libraries
- Parks and Recreation
- Somerville Public Schools

Key Findings:

- An ongoing need for community spaces
- Centralized **scheduling** for maximum utilization
- **Control** over scheduling for collaborations and partnerships
- Minimize “ownership”: **neutral** shared spaces
- **Flexibility** and **variety** of space sizes and types
- **Transit/transportation** access
- Balance **geography** of available programs in neighborhoods



CITY-WIDE TRACK MEET (PARKS AND RECREATION)



COLORFUL RIO (ARTS COUNCIL)



TECH GOES HOME PROGRAM (ECONOMIC DEVELOPMENT)

BUILDING OPPORTUNITIES



EXISTING BUILDING ASSESSMENT

BUILDING OPPORTUNITIES



CITY HALL Deteriorated exterior wood trim



1895 BUILDING Openings exposed to the elements



EDGERLY Corrosion of window lintels



115 BROADWAY Weathering of exterior millwork



165 BROADWAY Damaged Cornice



THE ARMORY Stoop deterioration



24 CROSS STREET EAST Deteriorated foundation



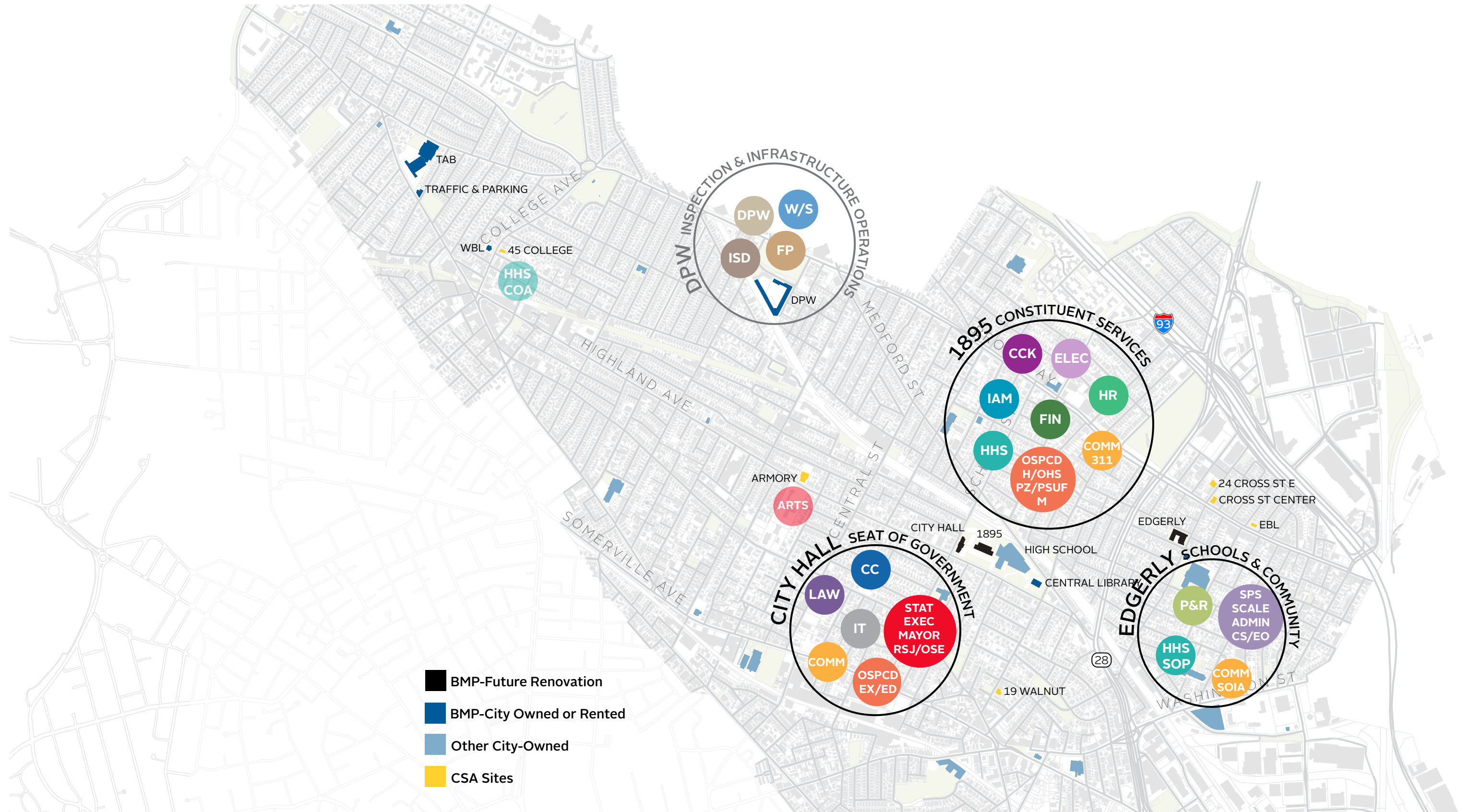
45 COLLEGE AVENUE Deteriorated foundation

THE BUILDING MASTER PLAN



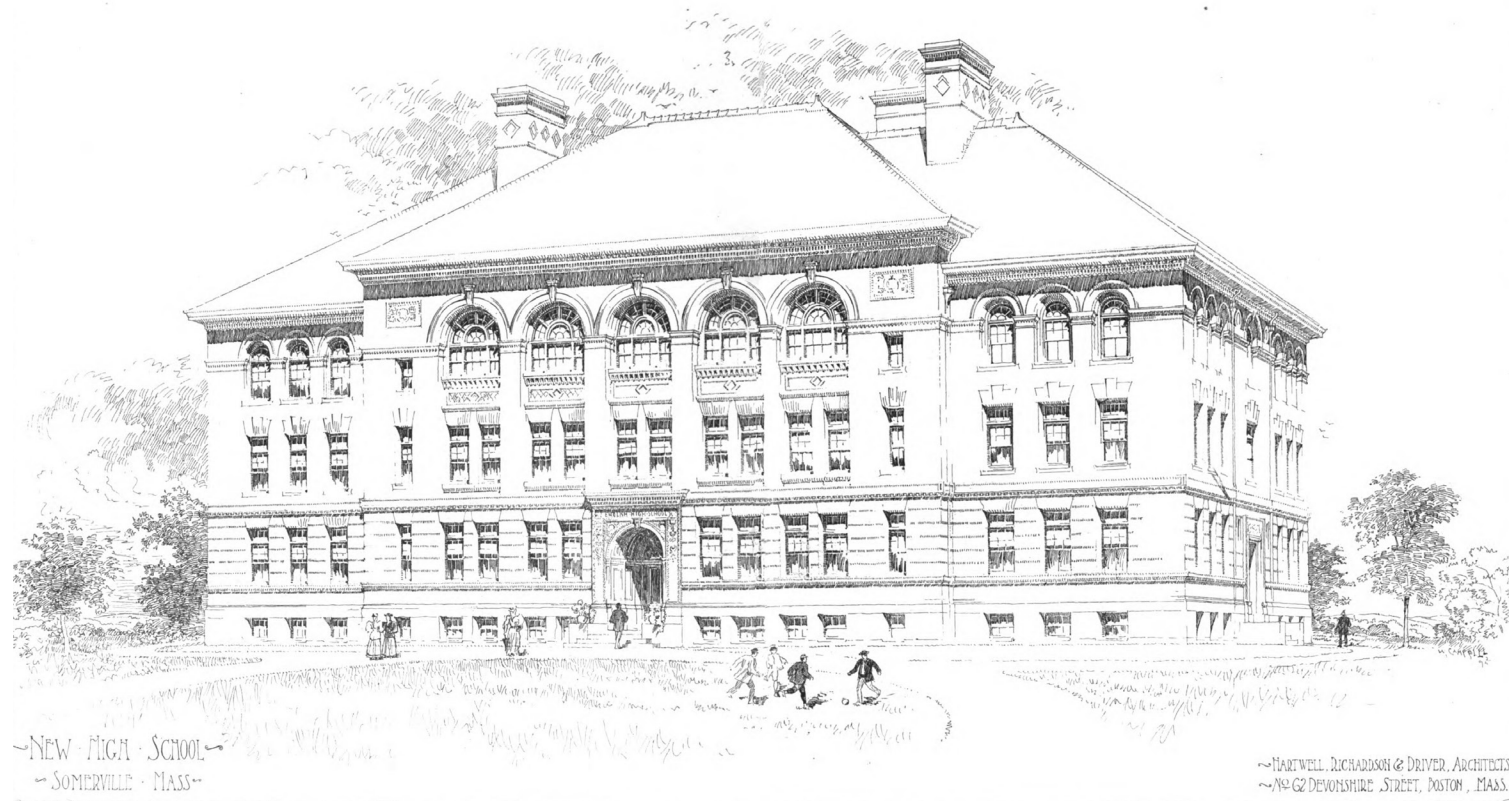
MASTER PLAN SCENARIO

THE BUILDING MASTER PLAN

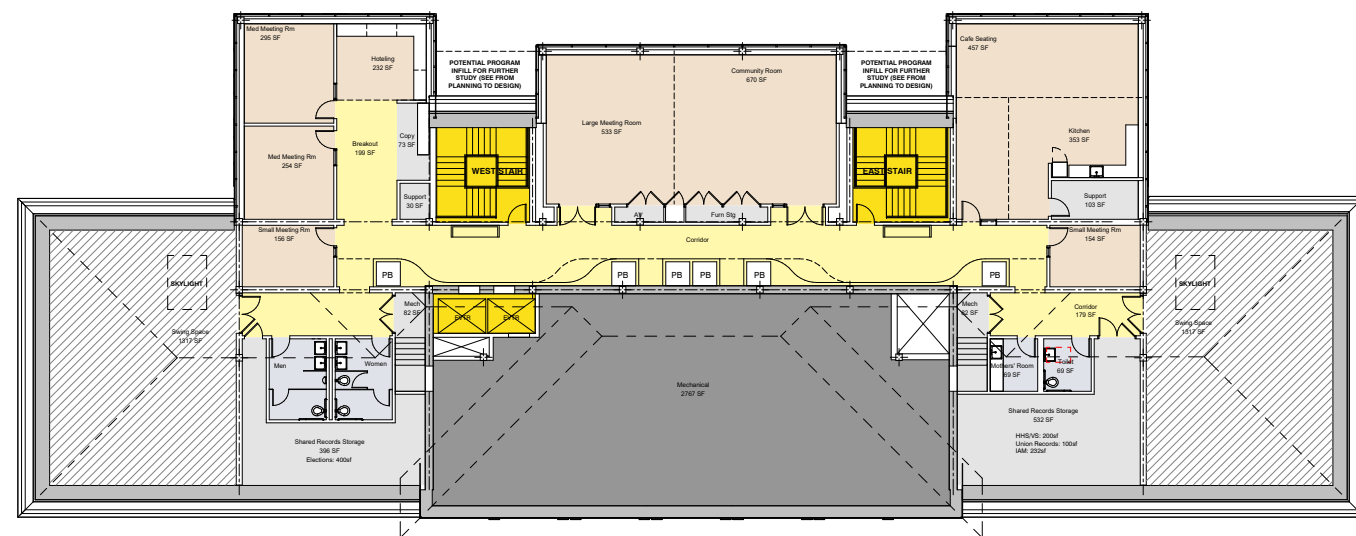


1895 BUILDING - REBUILDING THE FOURTH FLOOR

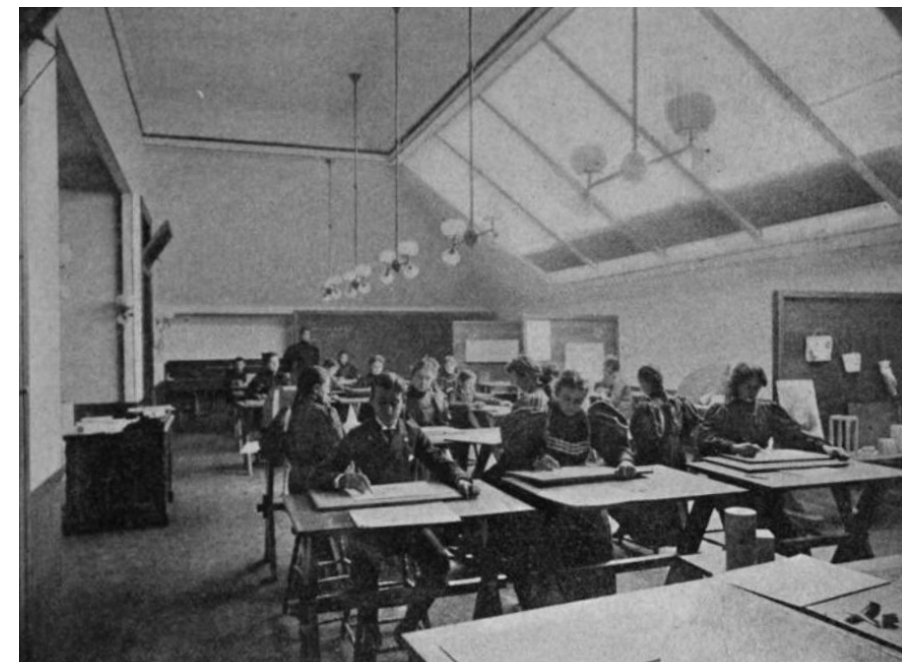
THE BUILDING MASTER PLAN



1895 BUILDING ORIGINAL APPEARANCE



PROPOSED FOURTH FLOOR PLAN



1895 BUILDING 4TH FL DRAFTING STUDIO

THREE BUILDINGS FOR EXTENSIVE RENOVATIONS

THE BUILDING MASTER PLAN



SOMERVILLE CITY HALL



THE 1895 BUILDING



THE EDGERLY EDUCATION CENTER

BUILDINGS FOR “LIGHT TOUCH” RENOVATIONS

THE BUILDING MASTER PLAN



THE ARMORY - 191 HIGHLAND AVENUE



CROSS STREET CENTER - 165 BROADWAY

BUILDINGS TO BE REPLACED

THE BUILDING MASTER PLAN



45 COLLEGE AVENUE



115 BROADWAY

OTHER BUILDINGS STATUS

THE BUILDING MASTER PLAN



CITY HALL ANNEX



19 WALNUT



CUMMINGS SCHOOL



24 CROSS STREET EAST

NEXT STEPS

Project Schedule:

- Project prioritization, financial capacity analysis, and CIP finalization
- Appropriation request for first phase design
- School enrollment study and educational facility planning
- Community engagement for disposition of buildings
- Master plan reports to be posted online



SOMERVILLE BUILDING RENOVATION & DEPARTMENT RELOCATION MASTER PLAN

City Council – November 9, 2021

**BEYER
BLINDER
BELLE**

