

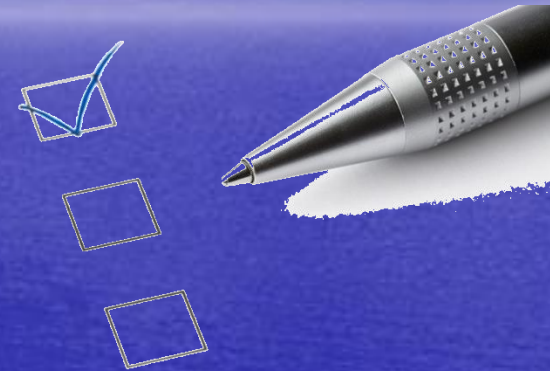
A black and white photograph showing President John F. Kennedy and First Lady Jacqueline Kennedy standing at a podium. The President is on the left, facing slightly right, and the First Lady is on the right, facing slightly left. They are both looking towards the right. In the foreground, the backs of several people's heads are visible as they watch the event. The background shows a large, modern building with a curved roof and large windows. The text "Review of National Guard Armory Project" is overlaid in white, bold, sans-serif font across the middle of the image.

Review of National Guard Armory Project

August 5, 2021

Outline

- Background
- Recent History of Projects
- Current Project
- Discussion



Armory Site



Background

- Built in 1958 for the MA National Guard
- 18,700ft²
 - 14,800ft² first floor
 - 3,900ft² basement level
 - 40 parking spaces
- 2.15 acre lot (upland & wetland)
- Listed on the State Register of Historic Places in 1987
- Deeded to the Town in 2006.
- Deed from the Commonwealth requires the building be used for a municipal purpose. Amended by state legislature in 2013 to allow use as a for-profit museum.
- Historical Significance:
 - Site of John F. Kennedy's Presidential Election Acceptance Speech November 9, 1960

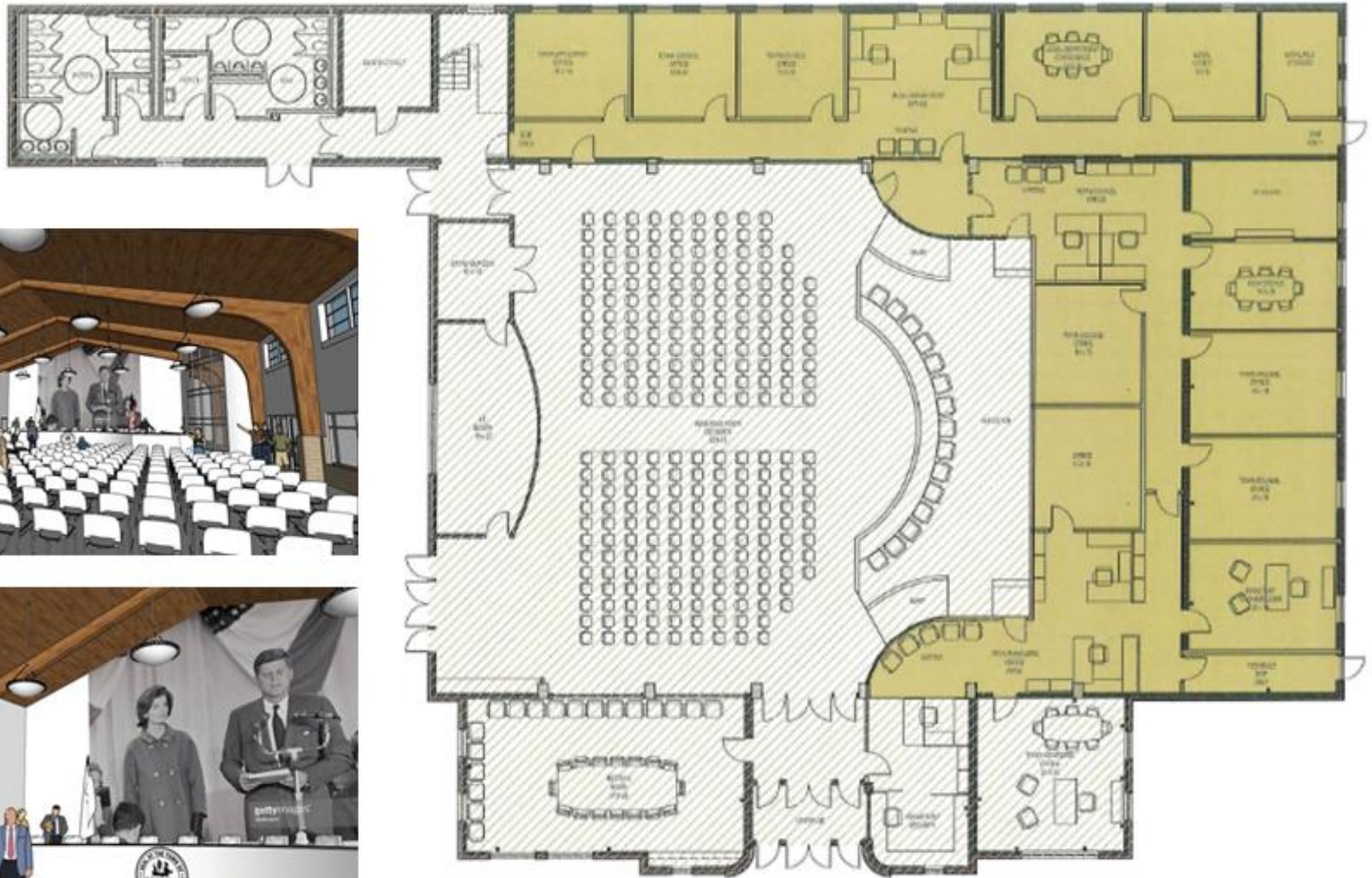


Current Project

- We view this as a three phase project
 - **Phase 1** – Hazmat Remediation and design
 - Appropriations 18-063 \$250,000 & 18-096 \$667,000
 - Hazmat assessment completed
 - Design and construction administrative service procured and commencing
 - ❖ Existing conditions have been documented and preliminarily designed
 - ❖ Functional Improvements could be bids as soon as Fall 2019 if funding sources are made available
 - Interior hazardous material abatement to commence September 2019
 - Exterior abatement shall be accomplished as part of larger restoration project
 - **Phase II** – Assumes Municipal Use
 - Estimated Total Cost - \$5.6M
 - Exterior improvements
 - Interior Improvements in a portion of the facility (crosshatched area)
 - ❖ Modern Health Division Office
 - ❖ Large meeting room
 - ❖ Bathrooms
 - **Phase III** – Final Interior Renovations estimate \$1.9M

Phase II Interior – White cross hatched area

Phase III Interior – Tan area



Phase II – Interior and Exterior Improvements

- Phase II Improvements
 - HVAC system replacement
 - Fire protection system installation
 - Electric system improvements
 - Plumbing system improvements
 - Masonry repairs as required for structural and weather protection needs
 - Window and door replacements
 - Flat roof repairs
 - Interior improvements to front office space
 - New compliant bathrooms
 - Large community meeting room
 - Upgrade of utilities, IT and audio visual capabilities for future municipal use

Current Project

- Potential Funding Sources for Phase II estimated at \$5.6M FY2022
 - State earmark Acts of 2018 Chapter 113 (\$1.6M) or use of ARPA Funds
 - CPC Funds (\$2.0M)
 - Sale proceeds from 200 Main Street (2021 Appraised Value \$2.28M)
- Phase III funding source to be determined estimated at \$1.9M FY2022

Discussion

