



Westford Town Center: A Vision for 2030

February 12, 2019

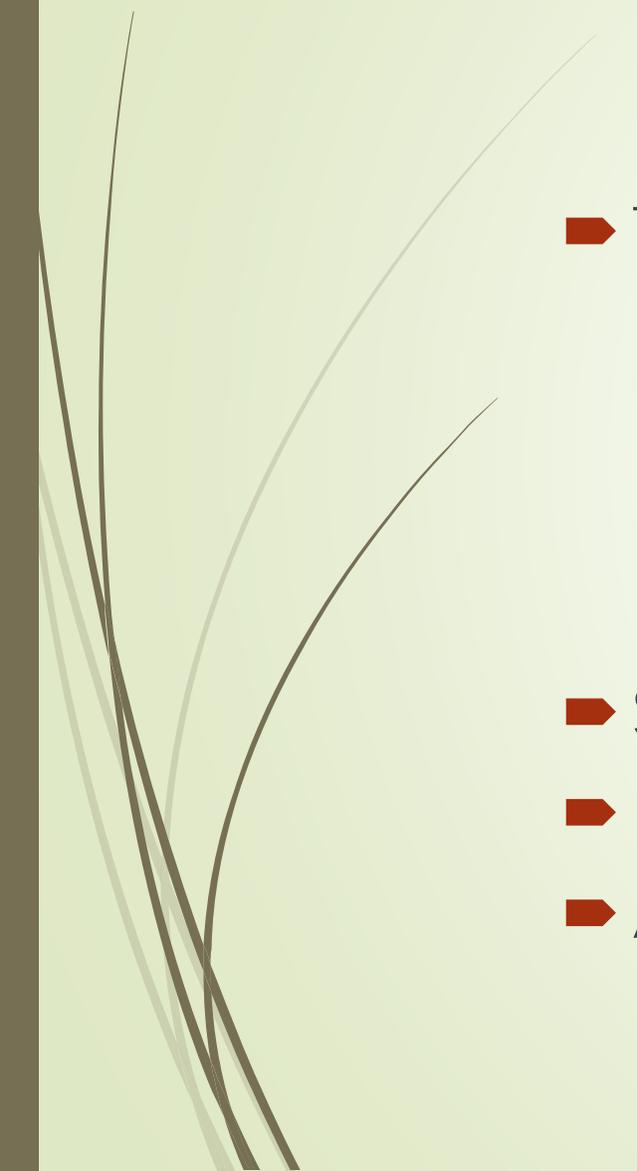


Questions

- What are our needs?
 - What is the financial plan?
 - Where are the optimal locations for the program needs?
 - How will the proposed additions change the look/feel of the Town Center?
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Proposed Programs

- ▶ Town Center Building: Town Services
 - ▶ Facilities Director Offices
 - ▶ IT Offices
 - ▶ Veterans Services Offices
 - ▶ Large Meeting Room
 - ▶ School Administration Building
 - ▶ Library Expansion
 - ▶ Additional Parking
- 



Town Center Building: Town Services

- Designed to meet the needs of Town Departments, Boards, Commissions, and Committees
 - [Westford New Center Building Final Report](#)
 - Context Architecture, Town Staff & PTBC identified all known current and future space needs. A detailed report of the needs & plans are available in this report.
 - [New Center Building Design](#) by Context
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Town Center Building (cont.)

- Discussed at 20+ public meetings
 - Update: We've spent \$81K out of the \$281K contract with Context. The current appropriation is \$320K
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Consideration of Moving 51 Main Programs to 63 Main

- ▶ Meeting with Chris Logan, Jodi Ross, Kirk Ware, Tom Mahanna, and Elizabeth Almeida on January 4, 2019
- ▶ Considerations for moving some or all programs from 51 Main to 63 Main:
 - ▶ Cost: Designing around the existing house with the goal of historic preservation will increase the cost compared to building new at 51 Main. Separating the programs (constructing two smaller buildings, one at 51 Main and one at 63 Main) will cost more than one building to meet all the needs.
 - ▶ Location: Separation from Town Hall impacts both delivery of services to residents and ease of management/collaboration for Town Staff.
 - ▶ Maintenance: Another property will add on-going maintenance costs
 - ▶ Parking: Will require an additional parking lot for the new building



School Administration Building

- ▶ PTBC & Westford Public Schools developed a conceptual [Space Needs Plan](#)
 - ▶ PTBC and WPS are currently studying potential sites for School Administration Building
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Library Renovation/Expansion

- ▶ Under MA Board of Library Commissioners, Westford received a successful planning and design grant in 2012. This grant resulted in a design that meets the 20-year needs identified in Library Building Program. This qualified Westford to receive a Construction Grant.
- ▶ Westford is waitlisted (#10) to receive a Construction Grant of \$7.8m, pending a town meeting and ballot vote of approximately \$12.1m. The expected waiting period is 2 – 3 years.
- ▶ Two members of the PTBC and Library Trustees worked together as a Library Facility Needs Committee. [The Library Trustees and numerous town boards, commissions, and Town Meetings have reviewed and endorsed the plans.](#)
- ▶ [Grants, Timeline and Design Details](#)
http://www.westfordlibrary.org/pages/JVFletcherLibrary_21century/index
- ▶ [2016 Strategic Planning Retreat Presentation](#)



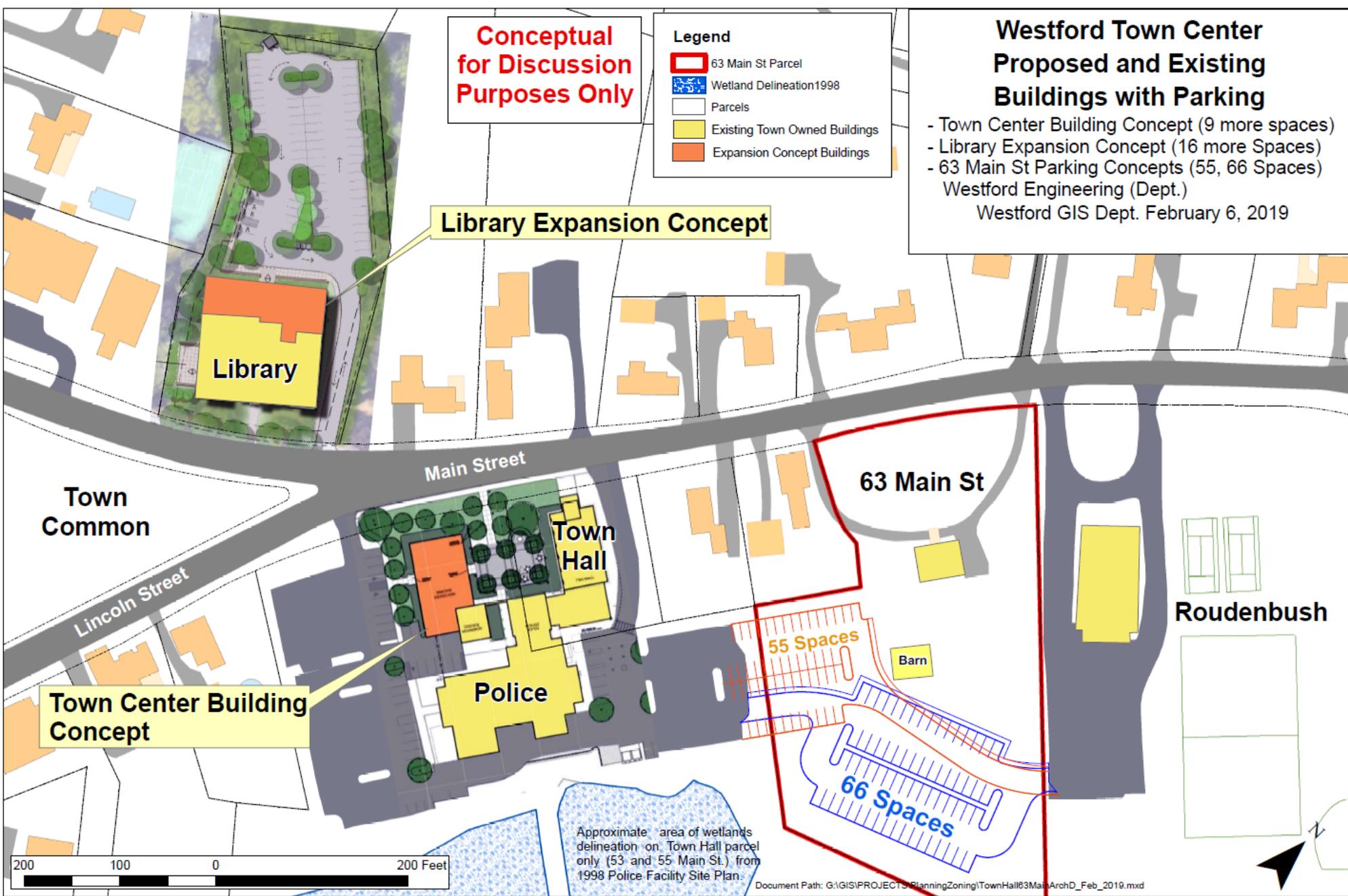
Parking Expansion

- ▶ [Parking Study](#) conducted by Context Architecture in 2018 determined there is adequate parking in the Town Center to accommodate the New Center Building.
- ▶ There is a desire to add parking. Several plans have been suggested, including:
 - ▶ [Expansion of Town Hall Parking on the newly acquired 63 Main](#)
 - ▶ Expansion of Library Parking
 - ▶ Additional Town Center Parking documents are available on the [63 Main Task Force website](#)



Differentiation of projects

- ▶ Town Center Building addresses the space needs of Town Departments and over 85 Boards, Commissions, and Committees.
- ▶ Library Expansion meets the needs identified in the 2013 Needs Assessment and focuses on expanding library services
- ▶ School Administration Offices operate independent of the Town Staff. The ideal location will be determined by the PTBC.
- ▶ The scope/size of each of the projects and the land available in the center of town eliminates the possibility of combining any of these projects.





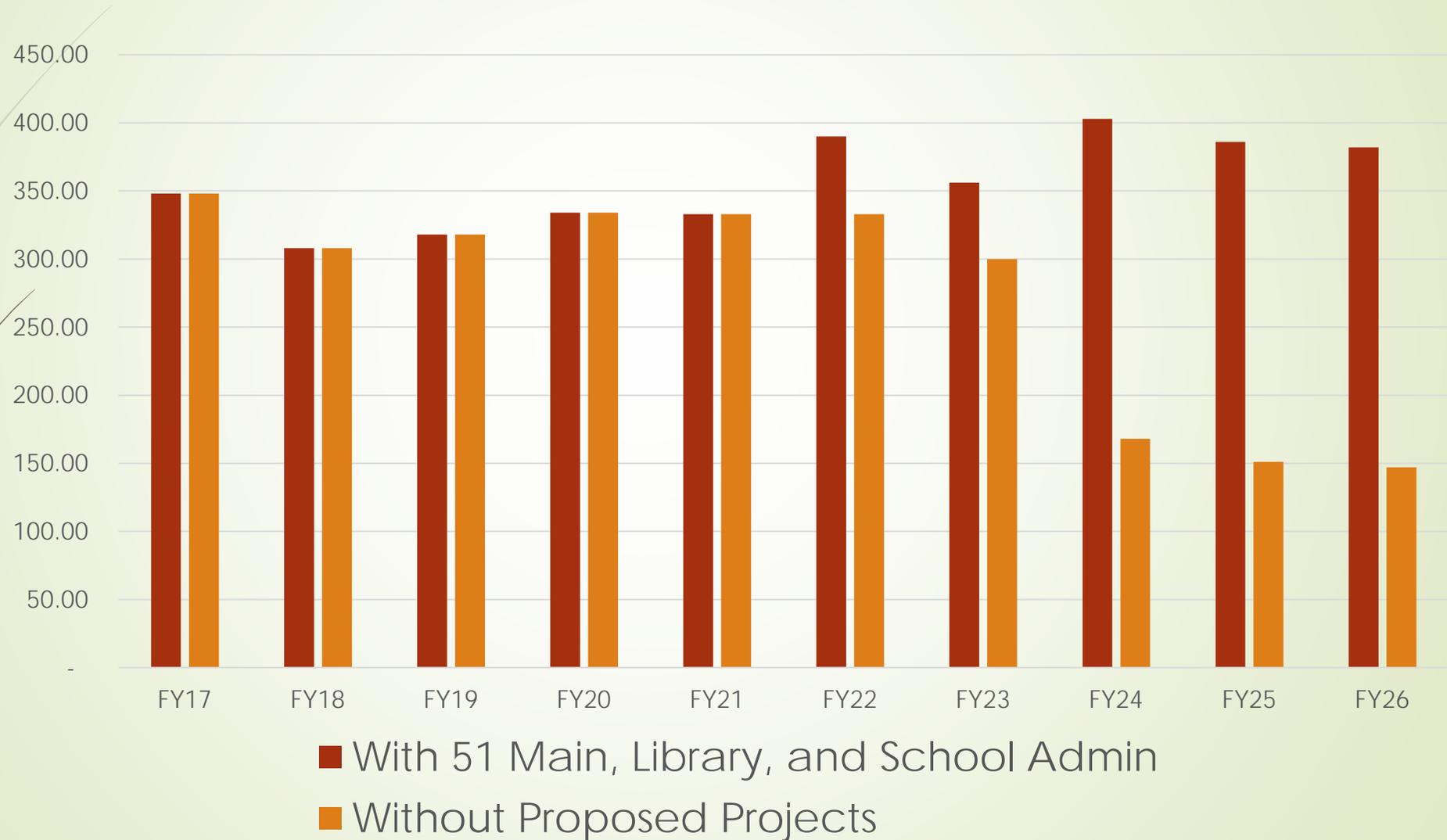
Financial Plan

- 51 Main: \$7.1 Million
- Library Expansion: \$22 Million
- School Administration: \$10 - \$15 Million (estimate based on estimate for 51 Main and cost per square foot of government office buildings)
- 63 Main: Depending on use and preservation, could qualify for CPC funding
- Parking Lot:

Financial Plan: Excluded Debt Fall-Off

		2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Highway Garage A&E	2018	54,000	52,000								
Academy Refunding 1	2020	1,588,163	1,508,600	1,424,600	1,346,800						
Elementary School Construction	2023	1,632,438	1,639,638	1,644,638	1,631,125	1,624,725	1,627,025	1,589,988			
Middle School Construction	2023	1,556,708	1,561,108	1,568,508	1,558,145	1,544,895	1,545,275	1,513,300			
Highway Garage Construction - Refunding	2024	607,100	586,200	565,700	540,400	510,400	485,800	461,500	127,500		
Senior Center	2030	296,100	290,100	270,350	266,100	256,600	252,100	242,350	237,600	231,600	220,600
Boston Rd. Fire Station	2038			410,000	700,817	606,317	695,817	560,317	1,160,817	1,136,817	1,112,817
Town Center Replacement Building Estimate	2041						513,419	513,419	513,419	513,419	513,419
JV Fletcher Library Expansion Estimate	2043								890,863	890,863	890,863
School Administration Bldg	2043								736,250	736,250	736,250
Less Offsets		-2,836,946	-2,891,539	-2,952,837	-3,008,779	-1,512,708	-1,576,859	-1,642,624	-368	0	0
Total - Excluded Debt		2,897,562	2,746,106	2,930,958	3,034,608	3,030,229	3,542,577	3,238,250	3,666,081	3,508,949	3,473,949
Cost on \$520K House		\$348	\$308	\$318	\$334	\$333	\$390	\$356	\$403	\$386	\$382

Excluded Debt on \$520k Home



Financial Plan: Non-Excluded Debt Fall-off

General Fund Non Excluded	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Title Five T5 97-2020	4,014	4,014	4,014	4,014						
Center Sewer Extension Refunding	100,600	98,700	91,800							
Rte. 40 Water Main DW 08-16	13,989	13,970	13,951	13,931	13,911	13,891	13,870	13,849	13,827	13,805
Town Hall Gen Fund Share-Refunded	107,332	104,826	101,246	93,240	92,283	89,006	85,728	82,451	82,023	64,353
Contract 1 DWS 09-07 Town Share	47,460	47,406	47,351	47,295	47,238	47,179	47,120	47,059	46,997	46,934
Abbott Elevator	51,300	50,400	49,500	48,600	47,700	46,800	45,900			
Police Base Radio	22,400	22,000	21,600	21,200	20,800	20,400				
Abbot Boiler #1 ATM 3/2012	11,200	11,000	10,800	10,600	10,400	10,200				
Fire Truck	64,250	62,600	61,500	60,400	59,300	58,200	57,100	51,000		
WA Bleachers	64,350	62,700	61,600	60,500	59,400	58,300	57,200	56,100		
School Boilers - 1st Robinson & 2nd Abbot	21,400	20,800	20,400							
Dump Truck	23,300	22,700	22,300	21,900	21,500	21,100	20,700	15,300		
Dispatch Center \$1,029,000	6,471	78,523	77,363	75,713	74,063	72,825	71,588	65,350	64,100	62,850
Day & Robinson Windows #1 \$2M	12,522	147,450	143,450	140,450	137,450	135,200	132,950	130,700	128,200	125,700
Main Street Reconstruction \$1.895M			-	305,849	267,750	258,250	248,750	239,250	229,750	220,250
Fire Truck \$615 auth				100,143	88,800	85,550	82,300	79,050	70,800	67,800
Plain Rd Sidewalks				86,976	75,750	68,000	65,500	63,000	60,500	58,000
WA Waste Water Upgrade				78,481	68,950	66,450	58,950	56,700	54,450	52,200
Day & Robinson Windows #2 BAN due Oct 2		69,688	18,750	69,688	69,688	69,688	69,688	69,688	69,688	69,688
Design & Eng - \$600K SHLN	305,000	128,931	170,340	-	-	-	-	-	-	-
Main St Reconstruction \$1.895m BANS 2yrs, B			33,163	-	-	-	-	-	-	-
Plain Road Sidewalk \$510,725 10 yrs @ 3.50%			8,938	-	-	-	-	-	-	-
Roudenbush Rehabilitation				50,595	50,595	50,595	50,595	50,595	50,595	50,595
Abbot Roof					142,000	142,000	142,000	142,000	142,000	142,000
Roadway Improvements (FY19)				101,928	101,928	101,928	101,928	101,928	101,928	101,928
Demo Center Fire Station					78,400	78,400	78,400	78,400	78,400	-
Roadway Improvements (FY20)					60,656	60,656	60,656	60,656	60,656	60,656
Total - Non Excluded Debt	943,989	1,032,408	958,066	1,391,503	1,588,562	1,554,618	1,490,923	1,403,076	1,253,914	1,136,759



Outstanding Questions

- Would BoS like to change any of the programs planned for 51 Main
 - Where do we add parking
 - What to do with 63 Main
 - Determine preferred location for School Administration Building
 - Timeline for debt-exclusion votes and construction
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Timeline for Public Input

- Board of Selectmen Meetings
 - 63 Main Task Force in late February
 - Public Forum at the Library and/or Senior Center
 - Table at Town Meeting
 - Strategic Planning Retreat
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Questions & Next Steps

Permanent Town Building Committee & 63 Main Task Force

