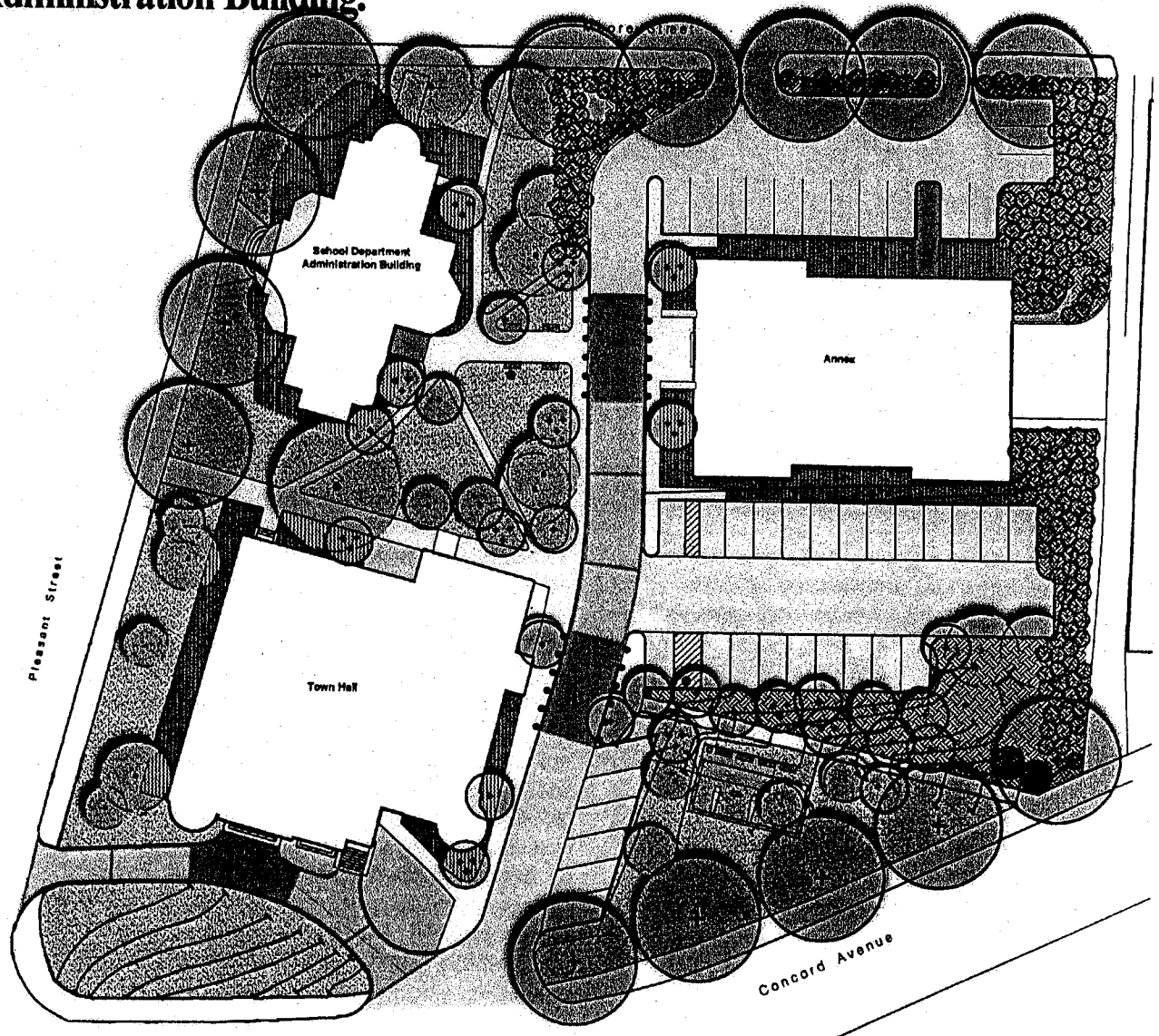


# TIMELINE

- Mar 1995-** Accessibility Lawsuit is filed against Town.
- Oct 1996-** Agreement reached. Town to make building accessible and renovate buildings consecutively.
- 1998-1999** Town Hall Renovated.
- May 2000-** Board of Selectmen vote to develop Master Plan for entire Town Hall Complex.
- Dec 2000-** Donham & Sweeney hired to provide Town Hall Complex Advisory Committee (THCAC) w/ feasibility study of Complex.
- Mar 2001-** THCAC presents results of feasibility study to Board of Selectmen. THCAC is asked to continue and further expand study.
- Sept 2001-** THCAC presents expanded study results to Board of Selectmen. Selectmen vote to simultaneously renovate Annex and School Administration Building.
- Oct 2001-** Town Meeting votes for Building Committee to be formed and appropriates funds for schematic design phase. Board of Selectmen select an option and report to Court.
- Oct 2001-** Federal Court makes decision on schedule of renovation for Town Hall Complex. Renovation must begin by May 2003.
- Mar 2002-** Schematic Design and Cost Estimate completed.
- Apr 1, 2002-** Debt Exclusion Vote
- May 2003-** Construction must begin in May 2003 to comply with court decision and will take 18 months to complete.

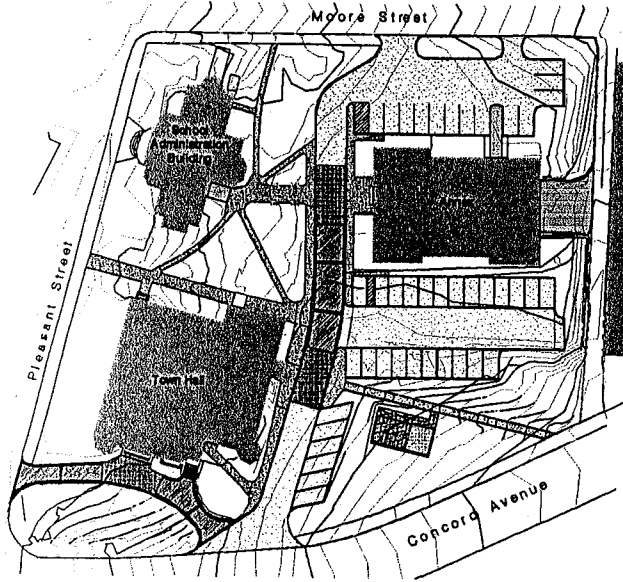
# TOWN HALL COMPLEX RENOVATION PROJECT

The Historic Town Hall Complex is now under Federal Court order to be made accessible by 2002. These improvements and deferred maintenance of the buildings require full renovation of the Annex and School Administration Building.



## The Site and Its Feasibility

Donham & Sweeney Architects, Inc worked closely with the Town Hall Complex Advisory Committee and the Board of Selectmen, starting in December 2000 through October 2001, evaluating various options for the Complex for compliance with the Americans with Disabilities Act. In October 2001, the Board of Selectmen voted and reported to the Court that the Town is to proceed with design and construction to fully renovate and restore all three buildings on the Complex. The image below is a plan of the renovated Complex.



- Access to all facilities and departments of Town Government in accordance with current codes and standards.
- Renovation of historically significant buildings.
- Meets the program needs for the foreseeable future.
- Redesigned and integrated Memorial Park.
- Increased pedestrian walkways, reduced vehicular traffic.

## THE FACTS

### A Well-Established Need

The Town Hall Complex is comprised of three buildings, all over 100 years old and is part of the Belmont Historic District.

#### Town Hall

Built in 1882, while renovated for accessibility in 1999, the top floor is unfinished.

#### Town Hall Annex

Built in 1898 as Belmont's second High School, it was converted to Town Offices in 1936. Minor renovation work was done in 1999, including new vaults and a renovated Community Development Office. The remainder of the building interior and exterior must be renovated and made accessible.

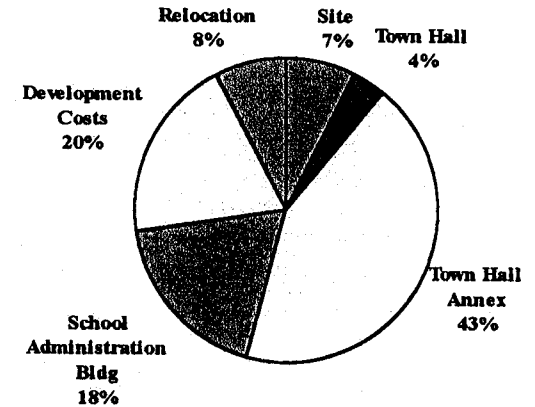
#### School Administration Building

Built in 1902 as the Underwood Library, the building currently houses Offices of the School Department. No major renovations have occurred since the change in use in 1966.

### Federal Court Decision

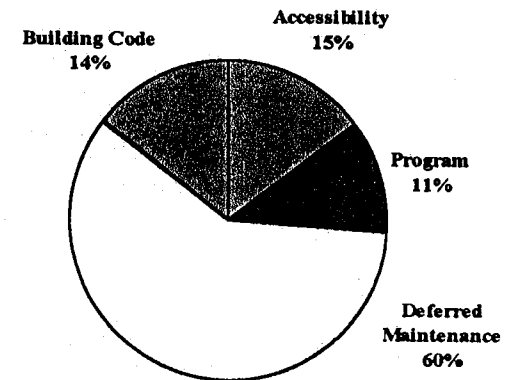
In March of 1995, the Town was sued in Federal Court for lack of accessibility. The Court mandated that the Town make the three buildings in the Complex accessible in compliance with the Americans with Disabilities Act. In October 1996, it was agreed that the Town would renovate the buildings consecutively, starting with the Town Hall followed by the Annex and ultimately the School Administration Building. During design of the Annex, the Board of Selectmen, Warrant Committee, Capital Budget Committee, School Committee and Planning Board determined the Town was in need of a long-range comprehensive master plan for the complex to minimize operating and construction costs. This resulted in the need of a feasibility study to establish a cost comparison of all possible options- renovation, renovation plus an addition, or new construction, which began in December 2000. Based on this study, the Selectmen decided to renovate both buildings and the plan was provided to the Court in September 2001. The Federal Court's decision of 2001 is based on this plan and requires the Town Hall Complex renovation to begin construction by 2003.

Breakdown of the estimated \$11.95M Total Project Cost by Town Hall Complex elements.



### An Integrated Solution

The Board of Selectmen decided that the Annex and School Administration Building should be renovated to comply with the Federal Court's Decision to make the Complex accessible. The following are integrated into the Town Hall Complex Renovation project, 1) compliance with accessibility requirements and the Court's Decision, 2) compliance with current Building Codes and Safety standards, 3) renovation to respond to deferred building maintenance (for example, replacement of the 100-year old Annex roof), and 4) grouping and relocation of the Town offices within the Complex for better service to the Town.



Breakdown of the estimated \$11.95M Total Project Cost by categories of major requirements.