

City Hall Renovations

Community Preservation Act Committee Presentation

Capital Projects and Planning Department
City of Somerville

History

- 1852: Constructed as the Somerville High School
- 1872: Dedicated as Somerville City Hall
- 1896: Two-story South Wing addition
- 1924: Two-story North Wing addition
- 1989: Added to the National Register of Historic Places



City Hall, Somerville, Mass.

*Letter just received. I will keep
Aug. 4, 1905.*



City Hall, Somerville, Mass.

City Hall – Historical Images



CITY HALL, SOMERVILLE, MASS.



LIBRARY, AND CITY HALL, SOMERVILLE, MASS.

City Hall – Historical Images

CPA Priorities: Consistent With Community Values

- Improve accessibility for all members of the community.
 - City Hall will be brought into full compliance with state and federal accessibility requirements.
- Receive endorsement from Somerville Commissions.
 - Somerville Historic Preservation Commission has endorsed this project.

CPA Priorities:

Use CPA Funds Strategically

- Address Long Standing or Urgent Needs in the Community.
 - This is the civic heart of the City.
 - Over 50,000 walk-in visitors since 2010.
 - City Clerk sees 10,000+ visitors annually.
 - Assessing sees 15,000+ per year.
 - Over 950 public meetings in 2014.
- Exceptional, Time-Sensitive Opportunities.
 - Take advantage of Somerville's bond rating and favorable interest rates.
- Catalyst for Transformative Change.
 - Opportunity to re-invest in our City Buildings.
 - Restoring City Hall builds on the momentum in this area of the City with the planned Green-line station and the upcoming High School discussions.

CPA Priorities:

Project will address crucial, longstanding needs in Somerville's historic landmarks or properties.

- Property will continue it's original and historic use.
- Design will preserve the building's historic character and original features.
- US Secretary of the Interior Standards for Rehabilitation will be incorporated into the design.

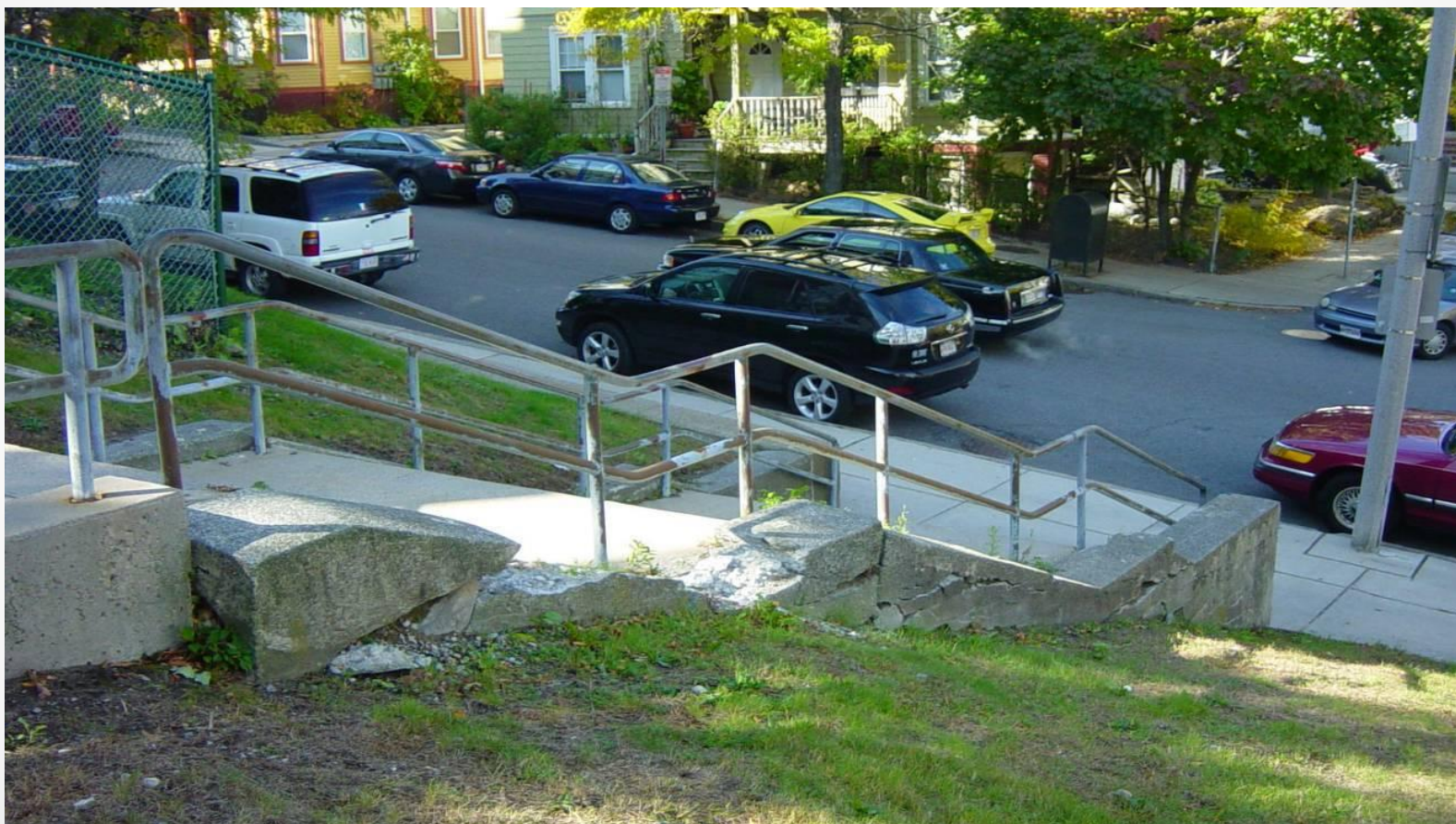
Challenges / Priorities

- Accessibility that meets current codes and regulations.
- Building envelope repairs.
- Upgrades to mechanical, electrical and life safety systems.

Cosmetic improvements at entrance.



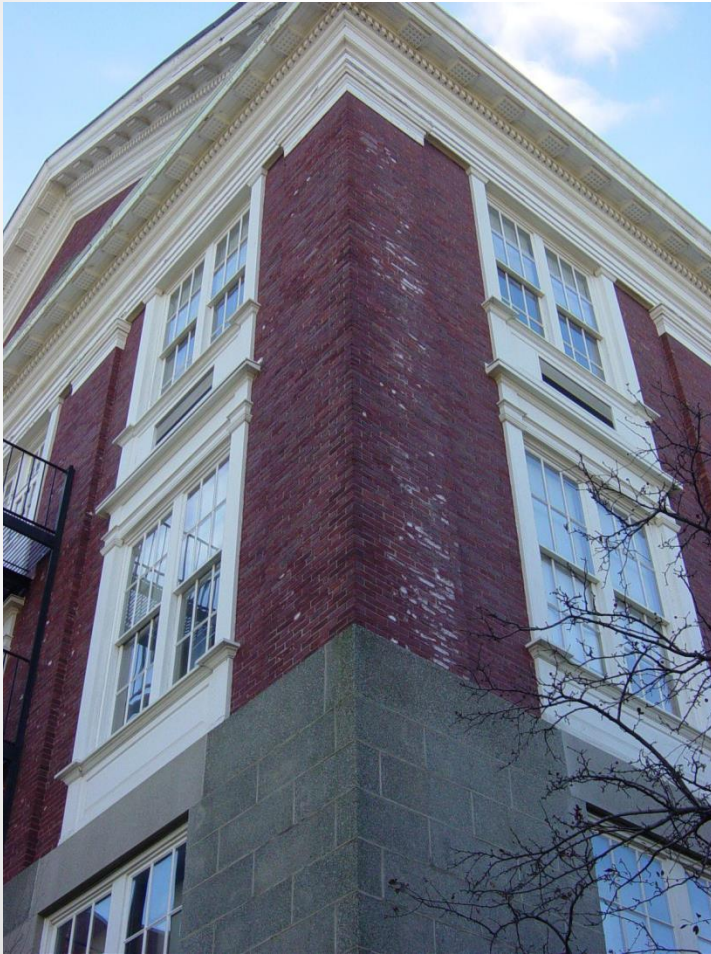
Stairs are crumbling and in need of structural repair.



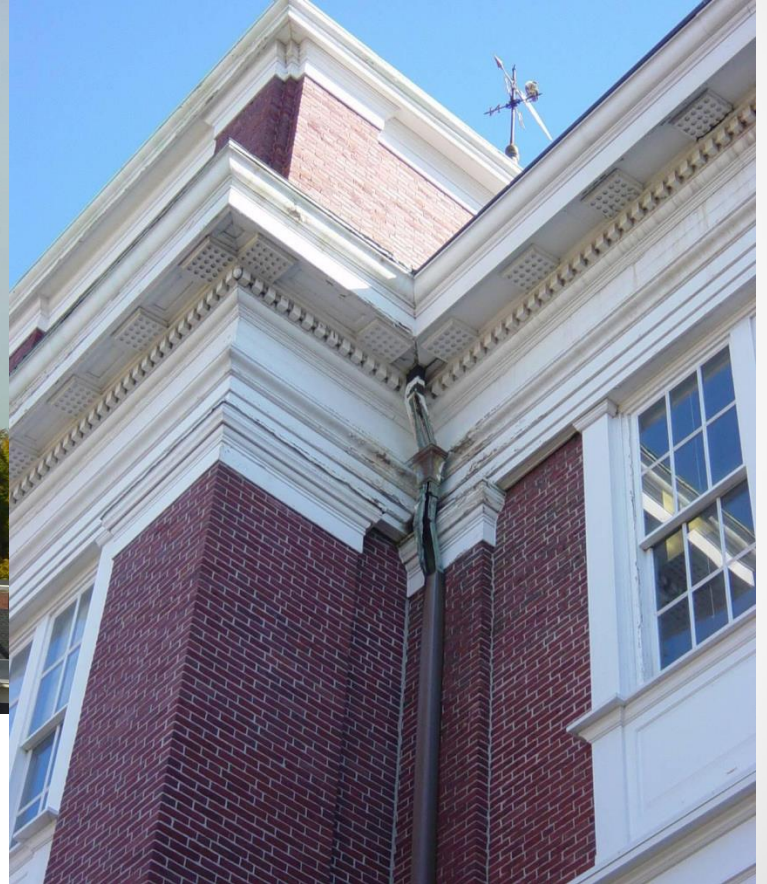
Ramp does not meet current accessibility codes.



Repointing needed to address envelope leaks.



Roof and roof drainage repairs needed.



Bathroom improvements for accessibility.



Tower needs repair.
Windows need to be replaced.
Clock needs to be repaired.



It's time...



Category 1 Repairs: Equipment or systems that have failed or likely to fail in the upcoming year.

Subcategory	Amount
Replace sealants, repair steps and paint railings	\$8,000.00
Remove and replace damaged concrete	\$7,000.00
Prep and paint wood trim	\$325,000.00
Replace sealants	\$9,000.00
Replace louvers	\$8,000.00
Replace/repair windows	\$150,000.00
Replace windows in clock tower	\$6,000.00
Paint doors and adjust hardware	\$11,000.00
Patch slate roof	\$8,000.00
Repair damaged copper coping	\$14,000.00
Cyclic maintenance (per year)	\$5,000.00
Repairs to curb ramp and sidewalk	\$5,000.00
TOTAL	\$556,000.00

*Existing Conditions Report – Somerville City Hall
Prepared by CDR Maguire 10/16/2014

Category 2 Repairs: Life/safety issues that should be addressed immediately.

Subcategory	Amount
Repair damaged fire escape	\$22,000.00
Replace damaged cross over roof stair	\$5,000.00
Replace stair treads and rotting floor at cupola	\$6,000.00
Install railings at stairs and provide ladder to clock tower	\$5,000.00
Replace louvers	\$8,000.00
TOTAL	\$46,000.00

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Prepared by CDR Maguire 10/16/2014

Category 3 Repairs: Equipment or systems that are likely to fail in one to five years.

Subcategory	Amount
Replace retaining wall	\$28,000.00
Replace steps, sidewalk and railings	\$42,000.00
Provide new railings, Repair steps	\$16,000.00
Repair patio	\$21,000.00
Repoint North wing brick walls	\$170,000.00
Repoint South and West granite walls	\$12,000.00
Clean masonry	\$3,000.00
Apply breathable water repellent	\$36,000.00
Replace flat roof	\$60,000.00
Replace clock	\$12,000.00
TOTAL	\$400,000.00

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Category 4 Repairs: Equipment or systems that will improve building accessibility or efficiency or are likely to fail in five to ten years

Subcategory	Amount
Attic Renovations	\$300,000.00
HVAC	\$900,000.00
Electrical	\$450,000.00
Plumbing	\$260,000.00
Fire Protection	\$156,000.00
Renovate Kitchenette and reception desk	\$30,000.00
Renovate Basement Bathrooms	\$50,000.00
Renovate First Floor Bathroom	\$50,000.00
Replace fire escape with enclosed stair	\$60,000.00
Modify Stair #2	\$20,000.00
Modify Monumental stair	\$24,000.00
TOTAL	\$2,300,000.00

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Questions?