

Master Development Planning Committee



Master Development Planning Committee Background

2019

- *Town Meeting Authorizes purchase of Golf Course property at 105 South Main Street.*

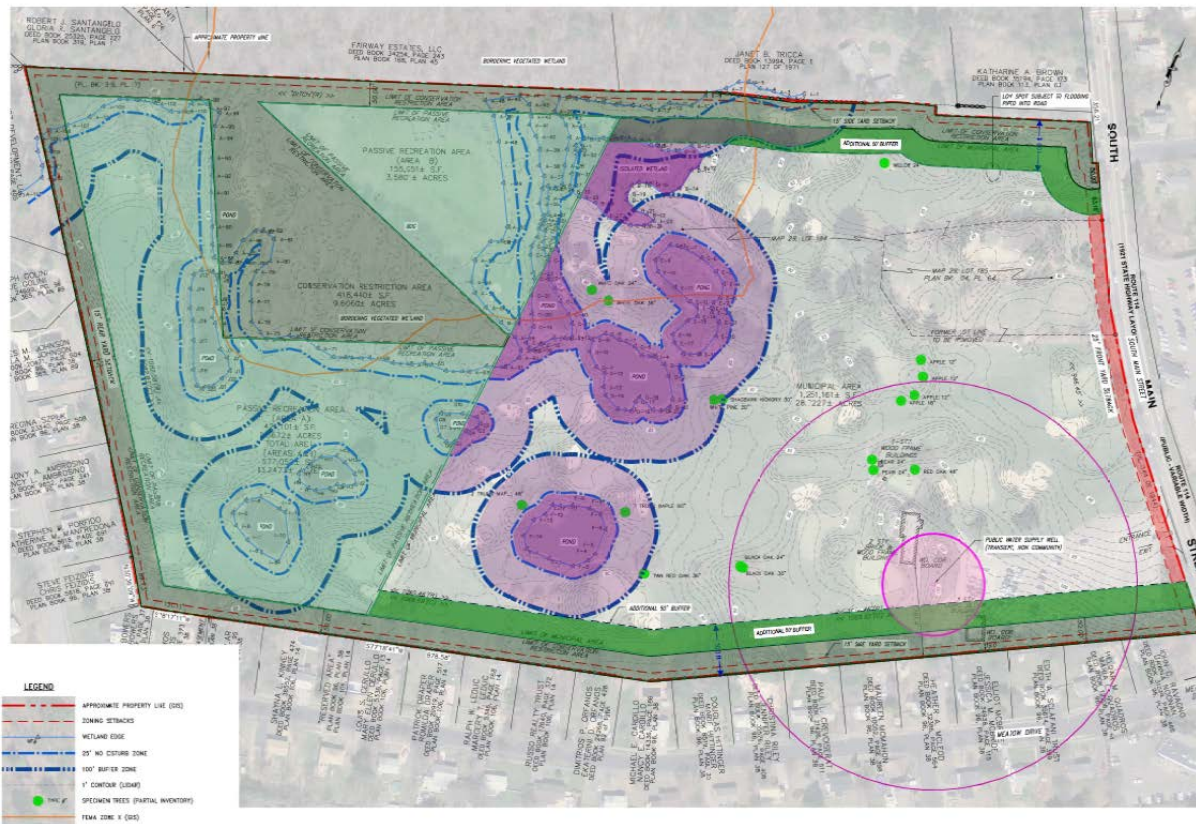
AND

- *Funding for the development of a Master Plan for a new **Municipal Complex** at the property:*
 - **Fire Station**
 - **Police Station**
 - **Senior/Community Center**
 - **Town Hall**
 - **Town Common**
- *Board of Selectman appointed our 7 committee to vet out options for the property's development*



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Site Constraints



51.6 Acre Parcel

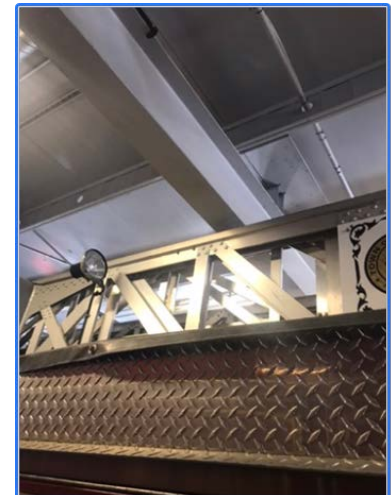
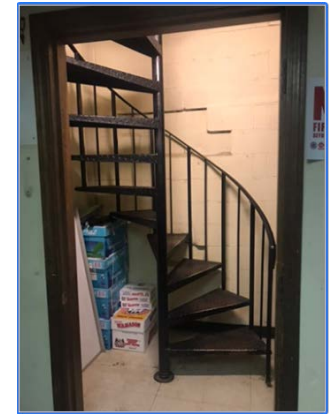
Three Designated Areas

- **9.61 Acres:**
Conservation Restriction Area
- **13.25 Acres:**
Passive Recreation Area
- **28.72 Acres:**
Municipal Area

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Fire Station

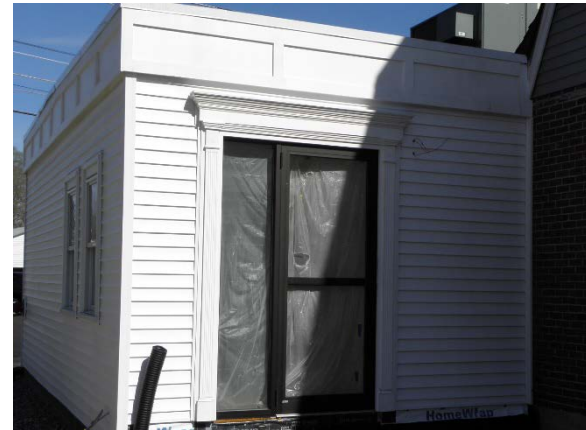
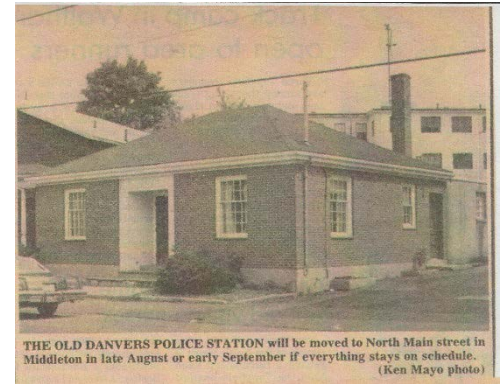
- 1954: Combined Fire-DPW; all call dept.; 80 calls/year
- 1985: 2nd floor added
- Modern vehicles do not fit: height, width, length
- Not handicap accessible
- No training space
- Inadequate office, bunk, storage, and administrative space



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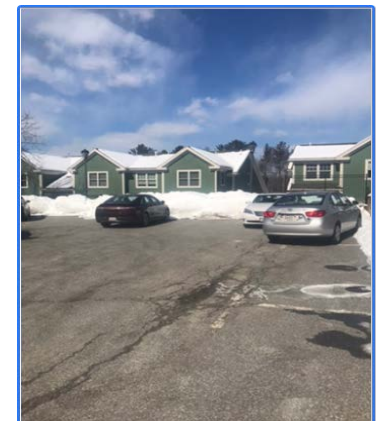
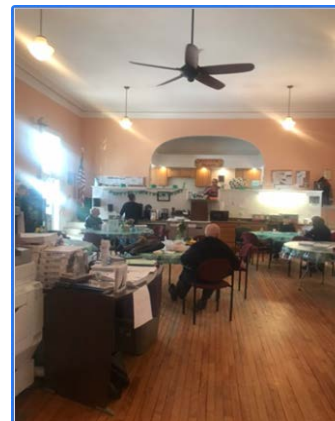
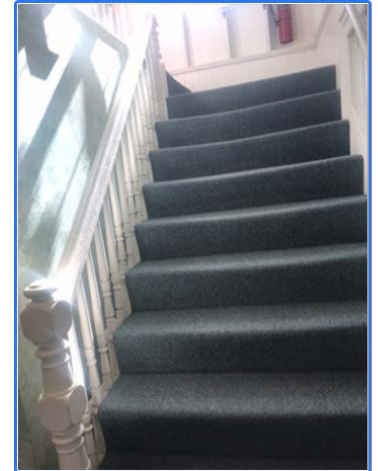
Police Station

- 1946: Danvers Police Station
- 1982: moved to Middleton; \$1
- Added foundation, garage, 2nd floor
- 2012-13: trailers for administrative area
- 2nd floor not handicap accessible
- Inadequate booking/holding, training, storage
- Does not meet the needs of a modern police force



Master Development Planning Committee Council on Aging/Senior Center

- 1848: constructed as Town Hall
- Unreliable elevator; upper floor not handicap accessible
- Inadequate HVAC systems
- Parking lot: inadequate spaces; space constrained
- Inadequate space/accessibility for fast growing population



Master Development Planning Committee Memorial Hall

- 1860: constructed as school
- Structural deficiencies
- Not handicap accessible
- Inefficient systems
- Inadequate HVAC
- Lack of meeting space



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By the Numbers

- Our public facilities have not kept pace with the changes in Middleton:

	<u>1989</u>	<u>2019</u>
Population	5,013	9,003*
Fire Dept. calls**	1,531	2,151
Police calls	4,156	12,100
Households:	1,822	3,658
>65 population:	12.6%	22.2%

* Not incl. prison population ~1,000

** Fire data 1999-2019

Master Development Planning Committee Planning Process



Public Safety Building First Floor



Public Safety Building Second Floor

Department Legend

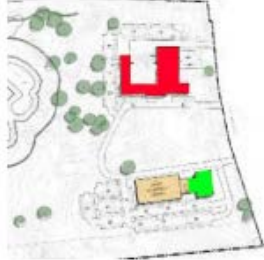
CIRCULATION	FIRE	POLICE	SHARED
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- HKT, Associates and design team
- Evaluation of existing buildings
- Programmatic analysis
- Analysis of space needs
- Site Layout: options



Middleton Town Hall / Community Center First Floor Plan

Master Development Planning Committee Community Engagement - 2019



Master Development Planning Committee Proposed Project



Site Plan of Final Buildout



Bird's Eye View of Final Buildout

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Public Safety Building



Master Development Planning Committee Community Center/Town Hall



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Peer Community Projects

Community	Project Scope	Building SF	Yr Funding Approved	Total Project Cost	2021 Project Cost	2021 Per SF Cost
Acton	New Fire Station	12,300	2019	\$10,300,000	\$11,355,750	\$923
Ashland	New Public Safety Building	44,211	2021	\$30,900,000	\$30,900,000	\$699
Essex	New Public Safety Building	26,050	2019	\$15,900,000	\$17,529,750	\$673
Hingham	New Public Safety Building and Senior Center expansion)	50,000	2020	\$39,600,000	\$41,580,000	\$832
Lexington	New and Reno Fire Station with & Temp Station	26,000	2019	\$39,000,000	\$42,997,500	\$1,654
Medford	New Police Station	35,000	2017	\$25,600,000	\$31,116,960	\$889
Northborough	New Fire Station	26,420	2019	\$18,800,000	\$20,727,000	\$785
Northbridge	New Fire Station	25,743	2020	\$19,000,000	\$19,950,000	\$775
Norton	New Town Hall, Community Center, & Athletic Complex	36,300	2021	\$41,000,000	\$41,000,000	\$1,129
Rowley	New Police and Fire HQ	22,927	2016	\$11,700,000	\$14,932,494	\$651
Salisbury	New Police Station	18,000	2015	\$11,500,000	\$15,411,100	\$856

Peer Projects Avg. Cost = \$838.46/SF

Middleton Complex Cost = \$825.35/SF

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Cost Analysis

	Construction Year								
	Constuction	2022 Maintenance	Total	Constuction	2025 Maintenance	Total	Constuction	2030 Maintenance	Total
Just Maintenance									
Fire Station		\$71,147	\$71,147		\$177,868	\$177,868		\$355,736	\$355,736
Police Station		\$84,753	\$84,753		\$169,506	\$169,506		\$423,764	\$423,764
Town Hall		\$100,506	\$100,506		\$251,266	\$251,266		\$502,532	\$502,532
Community Center		\$67,455	\$67,455		\$125,392	\$125,392		\$250,784	\$250,784
Total			\$323,861			\$724,032			\$1,532,816
Fire Station Rehabilitation Options									
Fire Station	\$9,169,069		\$9,169,069	\$10,614,343		\$10,614,343	\$13,546,890		\$13,546,890
Police Station		\$84,753	\$84,753		\$169,506	\$169,506		\$423,764	\$423,764
Town Hall		\$100,506	\$100,506		\$251,266	\$251,266		\$502,532	\$502,532
Community Center		\$67,455	\$67,455		\$125,392	\$125,392		\$250,784	\$250,784
Total			\$9,421,783			\$11,160,507			\$14,723,970
Police Station Rehabilitation Options									
Fire Station		\$71,147	\$71,147		\$177,868	\$177,868		\$355,736	\$355,736
Police Station	\$8,650,194		\$8,650,194	\$10,013,681		\$10,013,681	\$12,780,276		\$12,780,276
Town Hall		\$100,506	\$100,506		\$251,266	\$251,266		\$502,532	\$502,532
Community Center		\$67,455	\$67,455		\$125,392	\$125,392		\$250,784	\$250,784
Total			\$8,889,302			\$10,568,207			\$13,889,328
Community Center Rehabilitation Options									
Fire Station		\$71,147	\$71,147		\$177,868	\$177,868		\$355,736	\$355,736
Police Station		\$84,753	\$84,753		\$169,506	\$169,506		\$423,764	\$423,764
Town Hall		\$100,506	\$100,506		\$251,266	\$251,266		\$502,532	\$502,532
Community Center	\$1,929,706		\$1,929,706	\$2,233,876		\$2,233,876	\$2,851,056		\$2,851,056
Total			\$2,186,112			\$2,832,516			\$4,133,088
Town Hall Rehabilitation Options									
Fire Station		\$71,147	\$71,147		\$177,868	\$177,868		\$355,736	\$355,736
Police Station		\$84,753	\$84,753		\$169,506	\$169,506		\$423,764	\$423,764
Town Hall	\$7,157,306		\$7,157,306	\$8,285,477		\$8,285,477	\$10,574,603		\$10,574,603
Community Center		\$67,455	\$67,455		\$125,392	\$125,392		\$250,784	\$250,784
Total			\$7,380,661			\$8,758,243			\$11,604,887
Rehabilitation Roll Up									
Fire Station	\$9,169,069	\$71,147	\$9,240,216	\$10,614,343	\$177,868	\$10,792,211	\$13,546,890	\$355,736	\$13,902,626
Police Station	\$8,650,194	\$84,753	\$8,734,947	\$10,013,681	\$169,506	\$10,183,187	\$12,780,276	\$423,764	\$13,204,040
Town Hall	\$7,157,306	\$100,506	\$7,257,812	\$8,285,477	\$251,266	\$8,536,743	\$10,574,603	\$502,532	\$11,077,135
Community Center	\$1,929,706	\$67,455	\$1,997,161	\$2,233,876	\$125,392	\$2,359,268	\$2,851,056	\$250,784	\$3,101,840
Total			\$27,230,136			\$31,871,409			\$41,285,641
Replacement Roll Up									
Public Safety	\$35,700,000			\$40,200,000			\$48,900,000		
Community Center/Town Hall	\$25,900,000			\$29,100,000			\$35,500,000		
Total	\$61,600,000			\$69,300,000			\$84,400,000		

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Cost Analysis

Alternatives		FY2022	FY2025	FY2030
Maintenance	All Buildings	\$325,000	\$725,000	\$1.5M
Rehabilitation	Each Building	\$2.2M – \$9.4M	\$2.8M-\$11.1M	\$4.1M-\$14.7M
	All Buildings	\$27.3M	\$31.9M	\$41.3M
<i>Reconstruction</i>	All Buildings	<i>\$61.7M</i>	\$69.3M	\$84.4M

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Historically Low Interest Rates

	Amount	Interest Rate	2019 Assumed Rate	2020 Projection Hilltop Securities	Expected 2021 Interest Rate
Design	\$13,500,000				
		1.00%			\$15,630,000
		2.50%		\$19,700,000	
		3.00%	\$20,490,000		
Construction	\$48,200,000				
		1.75%			\$61,990,000
		3.50%		\$78,940,000	
		4.00%	\$82,840,000		
TOTAL COST	\$61,700,000		\$103,330,000	\$98,640,000	\$77,620,000
		SAVINGS		\$4,690,000	\$25,710,000

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Savings

	TOWN SAVINGS	AVG HOUSEHOLD	AVG HH ANNUAL SAVINGS
Interest Rate	\$25,710,000	\$7,028	\$234
Combined Buildings & Economy of Scale (HKT)	\$7,169,100	\$1,960	\$65
Cost Escalation (5%)	\$3,085,000	\$843	\$28
TOTAL SAVINGS	\$35,964,100	\$9,831	\$327

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Financing/Debt Schedule

- \$61.7M Total Project Cost
- 30 year bond, design BANs
- Structured hybrid debt to smooth impact
- Take advantage of retiring debt:
 - Flint Public Library (2027),
 - Howe Manning School (2033)
 - 2034: peak year
- Average single family home: \$640,003 (FY2021)
 - 2022: \$352/year
 - 2034: \$1,152 (maximum impact)*
 - 2035-2052: cost declines every year

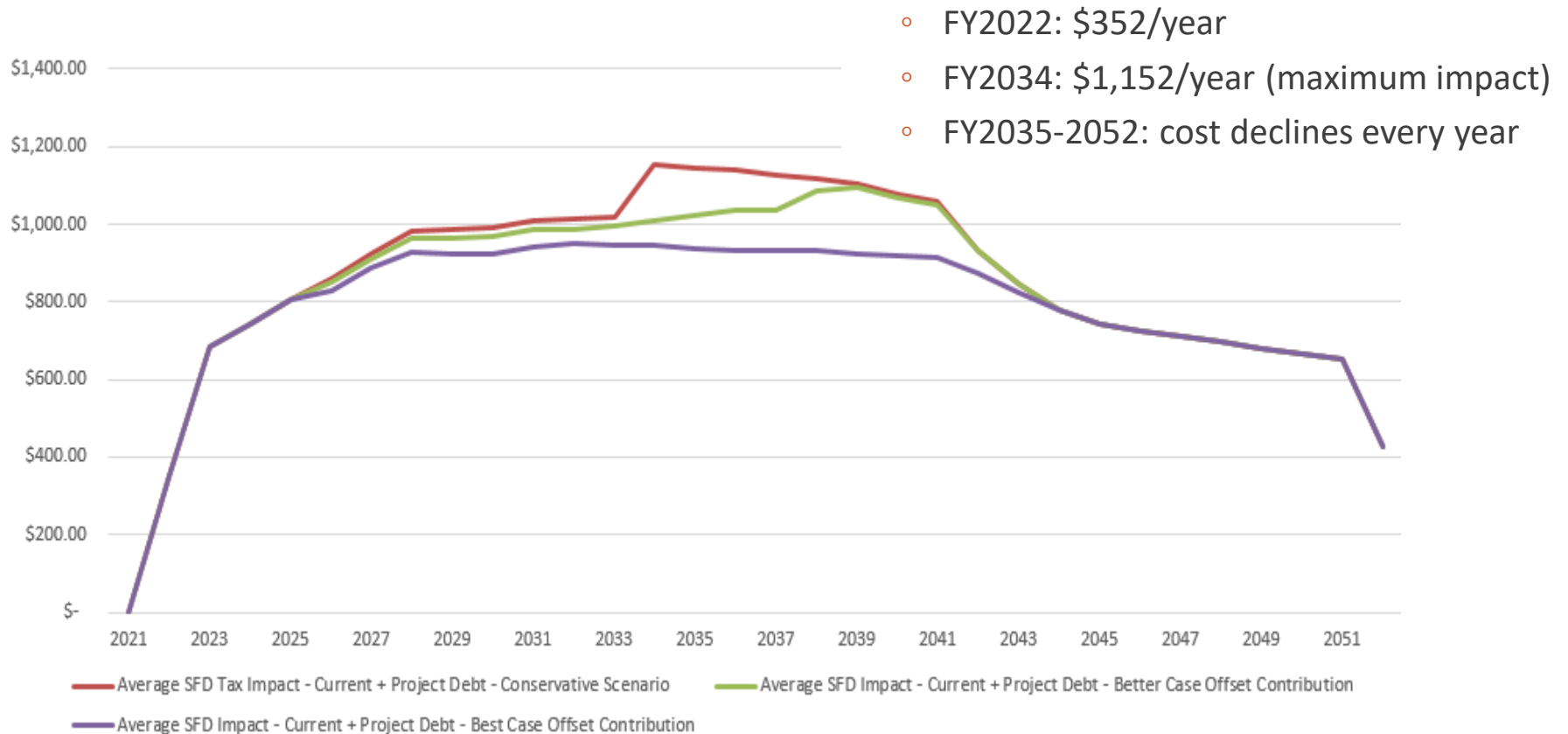
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Alternative Sources of Funding

- \$225,000 contribution from developer of 59 South Main Street condos
- \$25,000 earmark from Executive Office of Public Safety & Security (EOPSS)
- Capital campaign, Friends of the COA
- CPA – Common Only
- Sale of Town land and dedication of tax revenue generated:
 - Police Station
 - 40 School Street
 - Locust Street
- Tax revenue from redevelopment of former Town assets
- State and Federal Grants

Alt Funding Scenario	Alt. Funding Assumptions	Max. Annual Tax Impact Avg. SFH
Conservative Case	\$2,300,000	\$1,152
Better Case	\$4,700,000	\$1,000
Best Case	\$9,500,000	\$800

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Master Development Planning Committee Peer Community Tax Comparisons

TOWN	FY21 AVG SINGLE FAMILY HOME	FY21 TAX RATE	FY21 AVG TAX BILL
Boxford	\$683,186	\$16.01	\$10,938
Topsfield	\$609,298	\$17.92	\$10,963
<i>Middleton</i>	<i>\$640,003</i>	<i>\$13.72</i>	<i>\$8,781</i>

- FY2022: \$352/year
- FY2034: \$1,152/year (maximum impact)
- FY2035-2052: cost declines every year

Master Development Planning Committee Outreach Campaign

THE PROPOSED Middleton Municipal Complex

In 2018, Middleton residents approved the acquisition of the former golf course at 105 South Main Street for a municipal complex. As a voter you now have the unique opportunity to approve the construction of these public buildings. This project will meet the needs of our community now and in the future, providing all residents with needed services.

Four municipal buildings in Town have long outlived their useful lives: the Fire Station, Police Station, Senior Center, and Town Offices. The Town also has a need for open space for passive recreation and resource protection.

2017 Town completes a Facilities Study that concludes Middleton's Fire Station, Police Station, Senior Center, and Town Offices have exceeded their useful lives and need to be replaced or substantially renovated, expanded, and modernized.

2018 Middleton Call/Course owners approach the Town with an offer to sell the land at 105 South Main Street to the Town as the site of future municipal buildings, with all 32 acres to be used exclusively for open space, conservation, and municipal use only.

2019 Middleton residents vote at Town Meeting to buy the land at 105 South Main Street for \$3.8 million as the future site of a Municipal Complex.

After an extensive planning process that included dozens of public meetings, several community planning forums, and a town-wide survey, the appointed Master Development Planning Committee's final recommendation was to build a combined Fire and Police Building and a combined Community Center and Town Hall surrounded by a Town Common on the property at 105 South Main Street.

The cost of constructing all buildings now is estimated to be \$61.7M in 2023 dollars. Delaying the project or building it in phases will result in dramatically higher total costs.

VOTING "YES" MEANS...

- ✓ Voting "yes" at both Town Meeting and at the polls is a vote to move forward with plans to construct a combined Police and Fire Building and a combined Town Offices and Community Center.
- ✓ Voting "yes" will allow the Town to take advantage of historic low interest rates and construction costs.
- ✓ Finally, voting "yes" ensures that all Middleton residents' needs are met today and long into the future.

For more information, please contact the code or at 508.855.0100 or middletonma.gov

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MIDDLETON MASTER DEVELOPMENT PLANNING COMMITTEE

INFORMATION SHEET

BASIC FACTS

At the March 19, 2019 Special Town Meeting the town voted to buy the Middleton Golf Course for \$3.8M. The express intent of the purchase was to construct town buildings as part of a public facilities complex. The sale included 51.576 acres, 22.85 acres are for non-municipal use with 9.6 acres as conservation restricted and 13.25 acres for passive recreation. This land will have at least a 100-foot buffer around the development and provides a unique opportunity to the Town of Middleton because of its size, location, convenient access, layout, and ease of adaptability. A facilities study in 2017 found that Middleton's Fire Station, Police Department, Senior Center, and Town offices had exceeded their useful lives and needed to be replaced, or substantially renovated, expanded & modernized.

FACILITIES INFORMATION - THE NEED

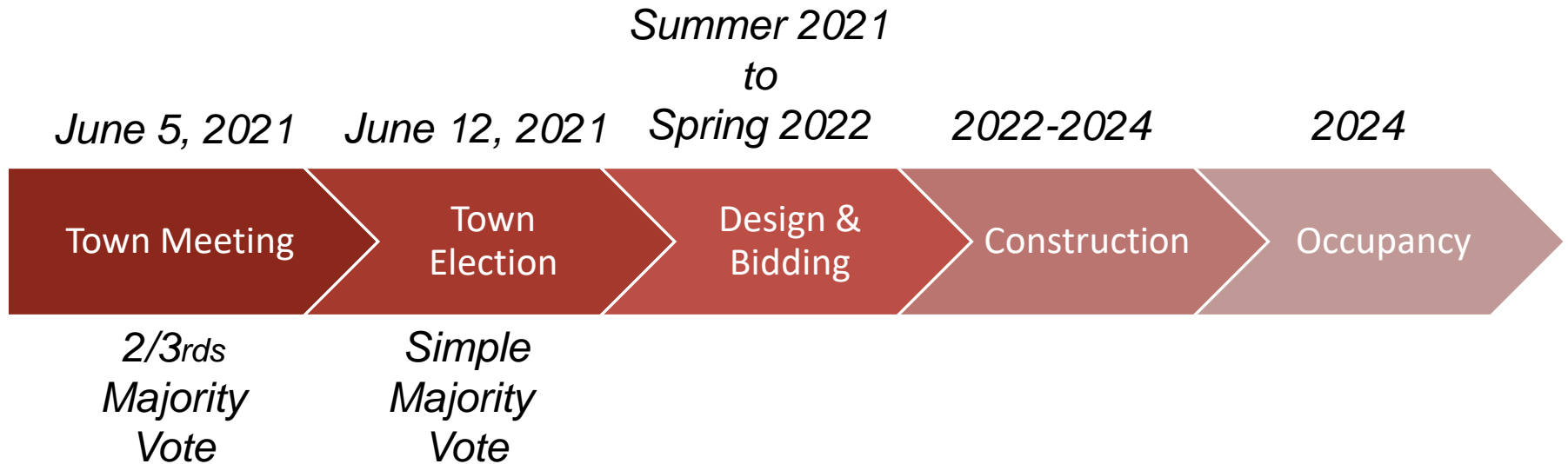
Fire Station: The Fire Station was built in 1954 as a combined Fire-CPW building. The second floor was added in 1961 using volunteer labor. The total size is 9,246 sq. ft. There is low headroom clearance by today's standards and it cannot house all the vehicles that the town owns. It is too small for the apparatus and equipment. It has air quality issues, lacks adequate space for firefighters, has no separate male and female space, and lacks training space. There is no lobby or entry for the public and the building is not handicap accessible. The traffic pattern through the Mill Public Library parking lot poses a safety concern for the Fire Department, Library patrons, and the general public. Click [here](#) to see photos of the Fire Station. Click [here](#) to see a video of Fire Station (Video Coming Soon).

Police Department: Built in 1946 in Danvers as their Police Station. Middleton bought the building in 1982 for \$1.00. It was relocated to its current site in Middleton. In 2012 the building was expanded by adding used modular classrooms. It is 10,496 sq. ft. The booking and holding areas don't meet today's standards and overnight guests are transported to the regional jail. A recent "guest" set off the sprinkler system which required a creative electrical solution. Additional renovations will be needed to meet certification requirements and ADA regulations. Click [here](#) to see photos of the Police Station. Click [here](#) to see a video of the Police Station (Video Coming Soon).

Senior Center/Council on Aging: Built in 1948 and known as "Old Town Hall" because it was the former Town Hall. It is 4,450 sq. ft. The elevator is unreliable and handicapped access throughout the building is sub-standard. There is a lack of multiple rooms for simultaneous activities and inadequate parking. The growing senior population of Middleton will not be able to be served by this building. Click [here](#) to see photos of the Senior Center/Council on Aging. Click [here](#) to see a video of the Senior Center/Council on Aging (Video Coming Soon).

- **Town Website**
<https://middletonma.gov/578/Public-Facilities-Project>
 - Summary Page
 - Videos
 - Reports
- **Town Boards/Committee**
 - Board of Selectman
 - Master Plan Committee
 - Planning Board
 - Finance Committee
- **Flyers/Handouts**
- **Social Media Campaign**

Master Development Planning Committee Schedule



Master Development Planning Committee

??? QUESTIONS ???

