

# Master Development Planning Committee

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# Master Development Planning Committee Background

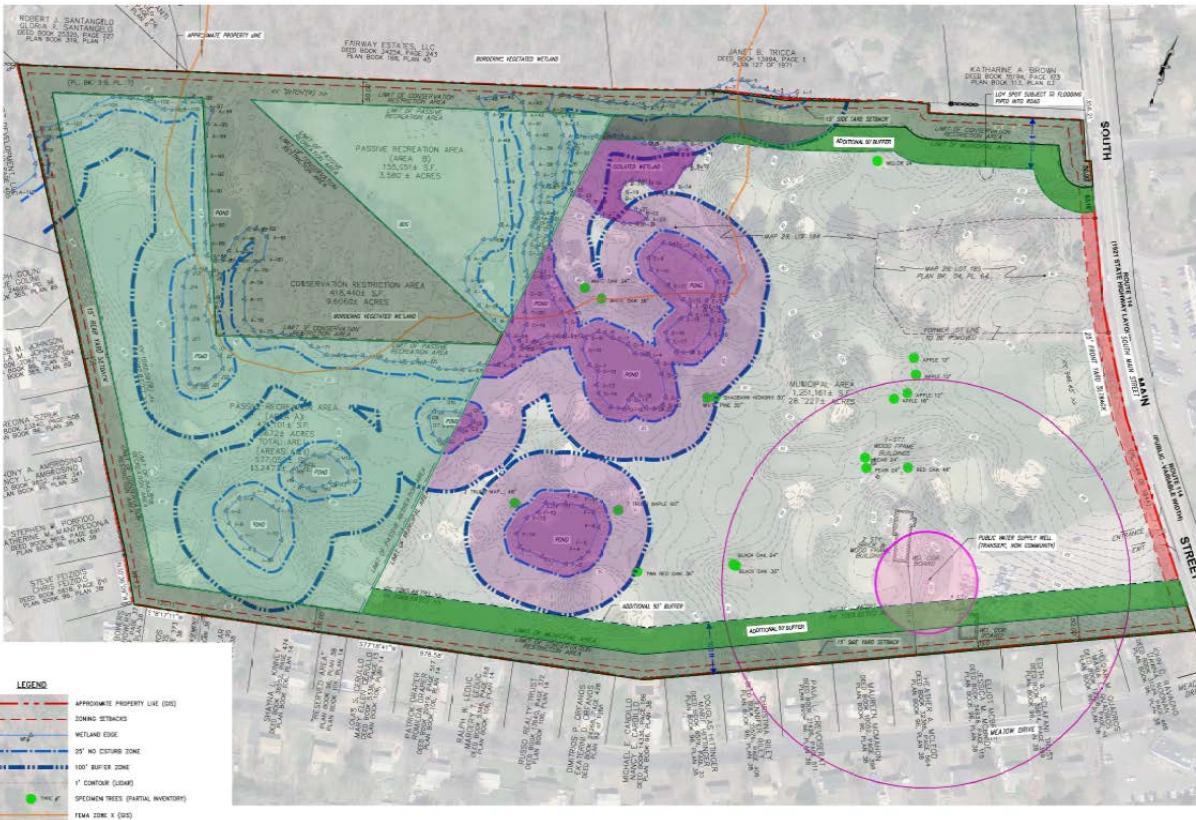
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**2019**

- *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*

# Master Development Planning Committee Site Constraints



## 51.6 Acre Parcel

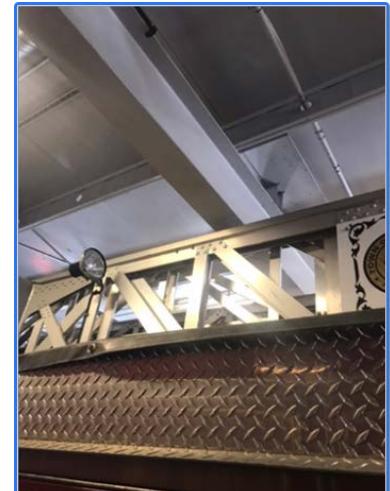
### Three Designated Areas

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

# Master Development Planning Committee Fire Station

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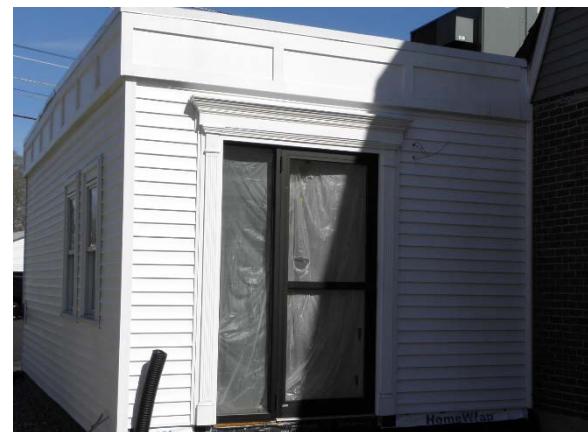
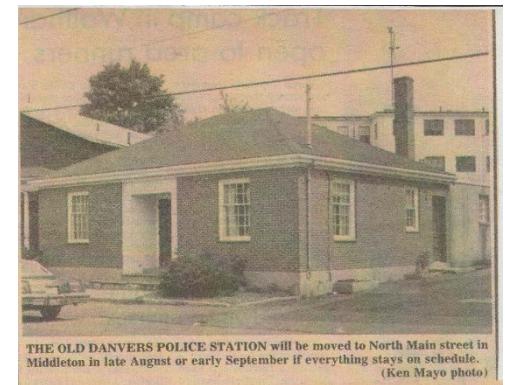
- 1954: Combined Fire-DPW; all call dept.; 80 calls/year
- 1985: 2<sup>nd</sup> floor added
- Modern vehicles do not fit: height, width, length
- Not handicap accessible
- No training space
- Inadequate office, bunk, storage, and administrative space



# Master Development Planning Committee Police Station

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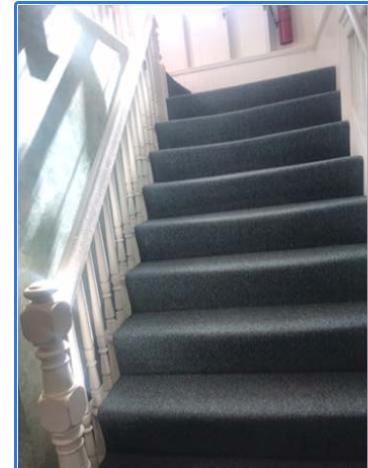
- 1946: Danvers Police Station
- 1982: moved to Middleton; \$1
- Added foundation, garage, 2<sup>nd</sup> floor
- 2012-13: trailers for administrative area
- 2<sup>nd</sup> floor not handicap accessible
- Inadequate booking/holding, training, storage
- Does not meet the needs of a modern police force



# Master Development Planning Committee Council on Aging/Senior Center

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- 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

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



# Master Development Planning Committee By the Numbers

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- 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

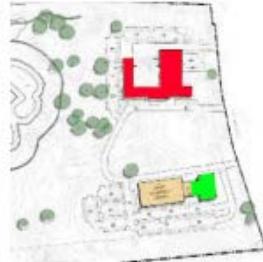
FIRE

 POLICE



Middleton Town Hall / Community Center First Floor Plan

# Master Development Planning Committee Community Engagement - 2019



# Master Development Planning Committee Proposed Project

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Bird's Eye View of Final Buildout

# Master Development Planning Committee Public Safety Building

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# Master Development Planning Committee

## Community Center/Town Hall



# Master Development Planning Committee 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

# Master Development Planning Committee

## Cost Analysis

	Construction Year								
	2022			2025			2030		
	Construction	Maintenance	Total	Construction	Maintenance	Total	Construction	Maintenance	Total
<b>Just Maintenance</b>									
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
<b>Total</b>		<b>\$323,861</b>			<b>\$724,032</b>				<b>\$1,532,816</b>
<b>Fire Station Rehabilitation Options</b>									
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
<b>Total</b>		<b>\$9,421,783</b>			<b>\$11,160,507</b>				<b>\$14,723,970</b>
<b>Police Station Rehabilitation Options</b>									
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
<b>Total</b>		<b>\$8,889,302</b>			<b>\$10,568,207</b>				<b>\$13,889,328</b>
<b>Community Center Rehabilitation Options</b>									
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
<b>Total</b>		<b>\$2,186,112</b>			<b>\$2,832,516</b>				<b>\$4,133,088</b>
<b>Town Hall Rehabilitation Options</b>									
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
<b>Total</b>		<b>\$7,380,661</b>			<b>\$8,758,243</b>				<b>\$11,604,887</b>
<b>Rehabilitation Roll Up</b>									
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
<b>Total</b>		<b>\$27,230,136</b>			<b>\$31,871,409</b>				<b>\$41,285,641</b>
<b>Replacement Roll Up</b>									
Public Safety	\$35,700,000			\$40,200,000			\$48,900,000		
Community Center/Town Hall	\$25,900,000			\$29,100,000			\$35,500,000		
<b>Total</b>	<b>\$61,600,000</b>			<b>\$69,300,000</b>			<b>\$84,400,000</b>		

# Master Development Planning Committee 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
<b><i>Reconstruction</i></b>	All Buildings	<b>\$61.7M</b>	\$69.3M	\$84.4M

# Master Development Planning Committee

## Historically Low Interest Rates

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

# Master Development Planning Committee Savings

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	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
<b>TOTAL SAVINGS</b>	<b>\$35,964,100</b>	<b>\$9,831</b>	<b>\$327</b>

## Master Development Planning Committee Financing/Debt Schedule

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- \$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

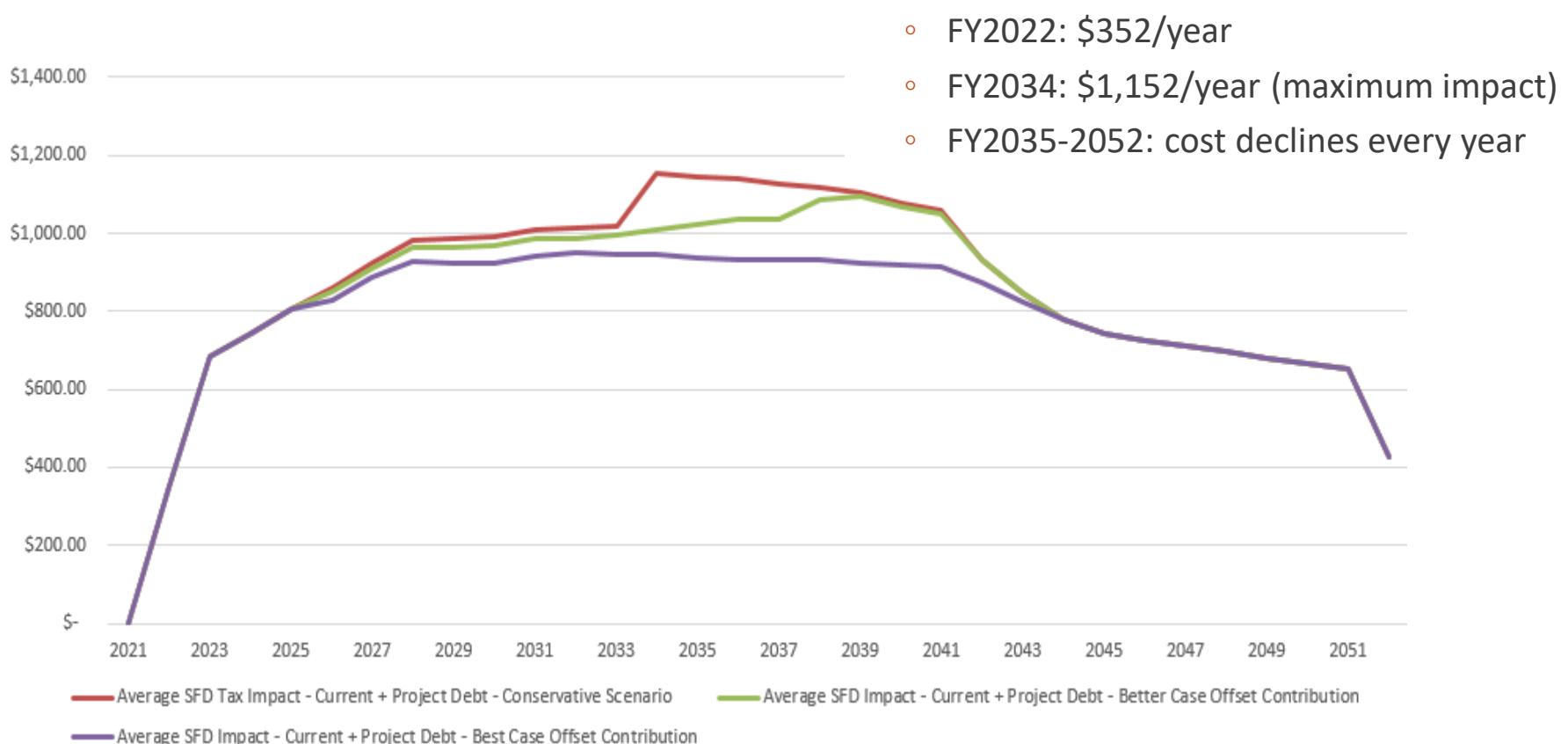
# Master Development Planning Committee

## 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

# Master Development Planning Committee



# 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
<b><i>Middleton</i></b>	<b><i>\$640,003</i></b>	<b><i>\$13.72</i></b>	<b><i>\$8,781</i></b>

- 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. These Town also have a need for open space for passive recreation and resource protection.

**2017**      **2018**      **2019**

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.

Middleton Golf Course owners approach the Town with an offer to sell the land at 105 South Main Street to the Town for \$3.8 million as the future site of a Municipal Complex.

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 Plan Committee's final recommendation was to build a new 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 is now estimated to be \$6.07 million in 2021 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 visit [this code or visit \[www.middletonma.gov\]\(http://www.middletonma.gov\)](http://www.middletonma.gov)

**MIDDLETON MASSACHUSETTS**

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## Public Facilities Project

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 combine town buildings as part of a public facilities complex. The sale included \$1.075 acres of 22.46 acres for non-municipal use, with 6.075 acres of conservation land and 12.25 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-DPW building. The second floor was added in 1965 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 accessible parking, and the entrance is not handicapped accessible. There is no lobby or entry for the public and the building is not handicap accessible. The traffic pattern through the Fire 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 the Fire Station (Video Coming Soon).

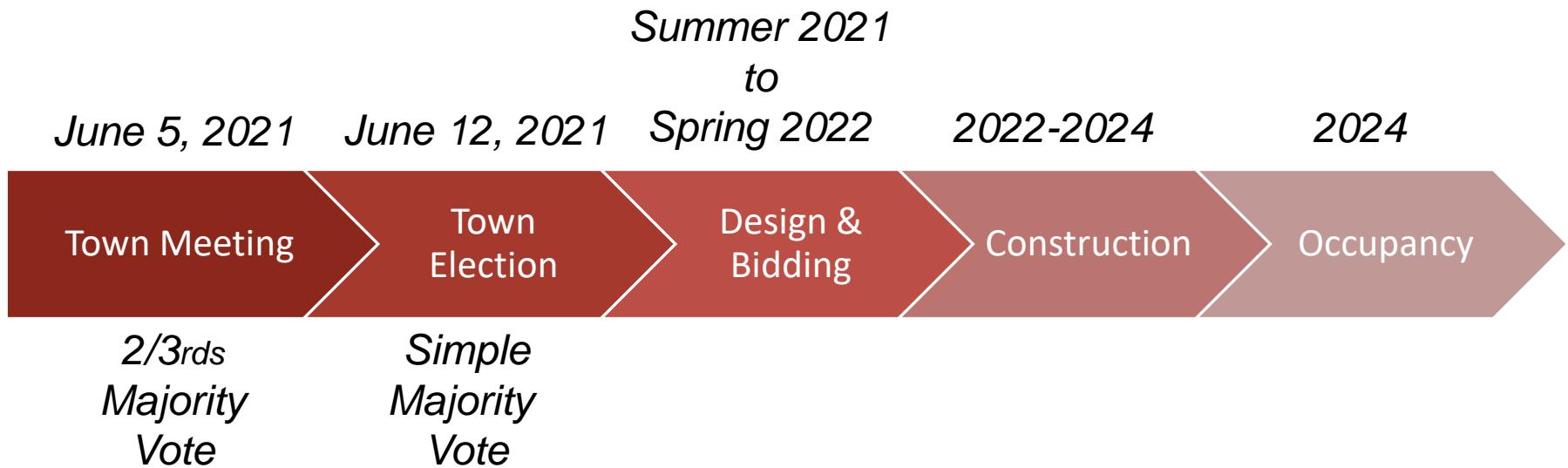
**Police Department:** Built in 1948 in Danvers as their Police Station, Middleton bought the building in 1962 for \$1.00. It was relocated to its current site in Middleton. In 2012 the building was expanded by adding used modular classrooms. It is 10,496 sq. ft. The housing and holding areas does not 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 4,459 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

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# Master Development Planning Committee

## ??? QUESTIONS ???

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