



Municipal Buildings Harvard, MA

Schematic Design



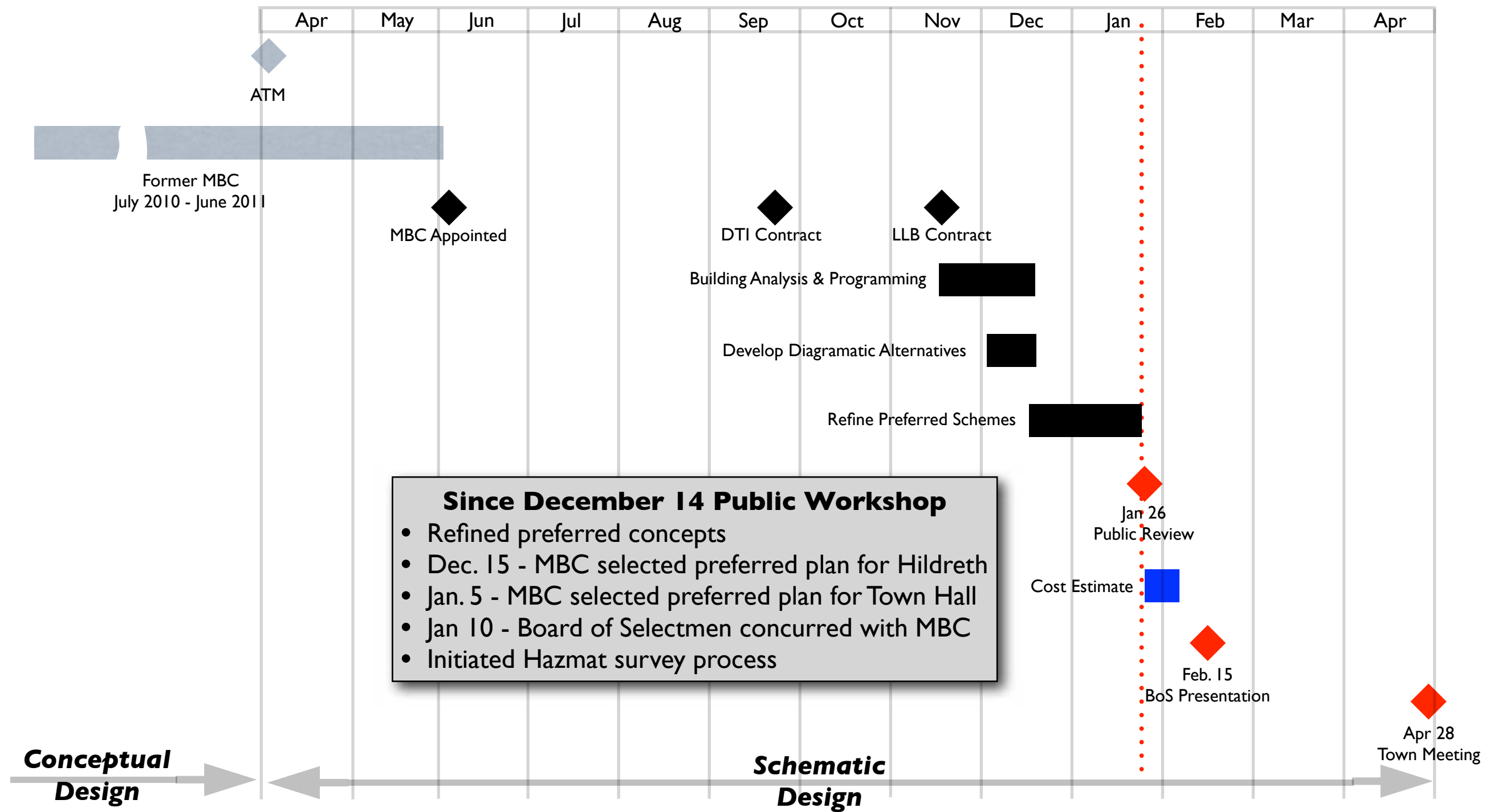
Town Hall



Hildreth House



Schedule



Process and Progress

1. First Public Town Presentation •December 14, 2011
Presentation of three schemes for Town Hall and Hildreth
2. MBC Working Design Session •December 22, 2011
3. Public Presentation of Conceptual Costs •January 5, 2011
*Result: Town Hall: Proceed with a version of an addition but reduce square footage
Hildreth: Proceed with further Design development*
4. **CPIC Committee Presentation** •January 5, 2012
5. Board of Selectmen Presentation •January 10, 2012
6. MBC Working Design Session •January 11, 2012
Result: Town Hall: Proceed with 2570 gross s.f. addition scheme with refinements
7. **Second Town Presentation** •January 26, 2012
Presentation of developed preferred scheme for each Town Hall and Hildreth





Hildreth House - Program



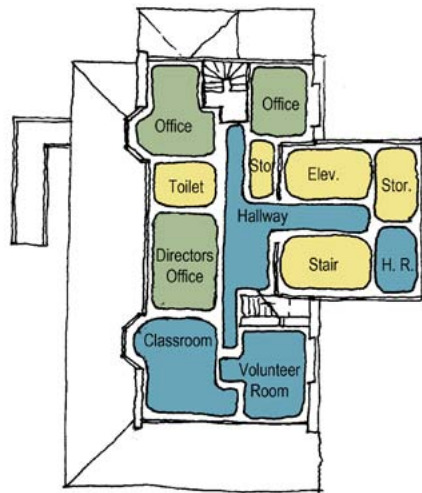
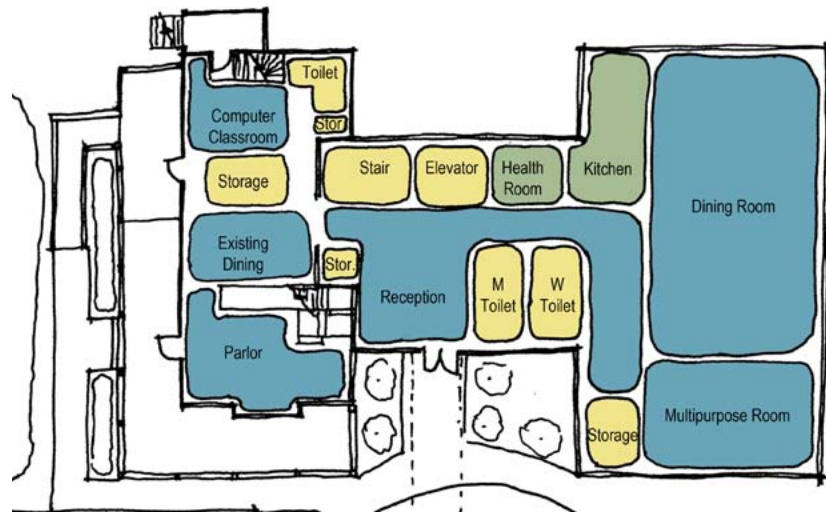
Hildreth House - January 2012 Program: Design Comparison

Space or Element Name	Program (s.f.)	Design (s.f.)
Porch	Existing remains	Existing remains
Existing Dining Room	Existing remains	Existing remains
Entry Parlor	Existing remains	Existing remains
Classroom - Computers	196	280
Sitting Room	Existing remains	Existing remains
Director's Office	186	186
Office 1	120	222
Office 2	120	169
Un-programmed 3rd Flr Spaces	Existing remains	Existing remains
Existing Back Stair	Existing remains	Existing remains
Existing Main Stair	Existing remains	Existing remains
Elevator and Machine Room	170	170
Vestibule	130	133
Reception	320	875
Fire Egress Stair	140	140
Large Dining Room	1600	1646
Catering Kitchen	280	245
Multipurpose Room	600	626
Men's Toilet Accessible	200	144
Women's Toilet Accessible	200	163
Upstairs Classroom - Other	120	196
Storage #1	120	120
Health Room	100	149
Volunteer Shared Space	120	120
		5,876

Presentation of Schemes and Progress to Town - December 14, 2011

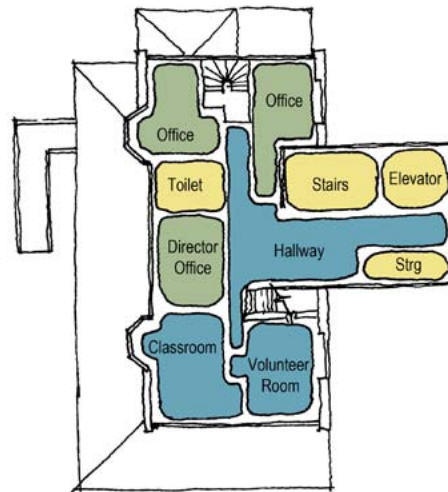
Scheme 1

North South Scheme
+/- 5,050 Additional S.F.



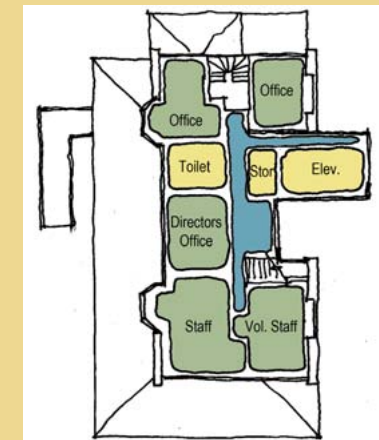
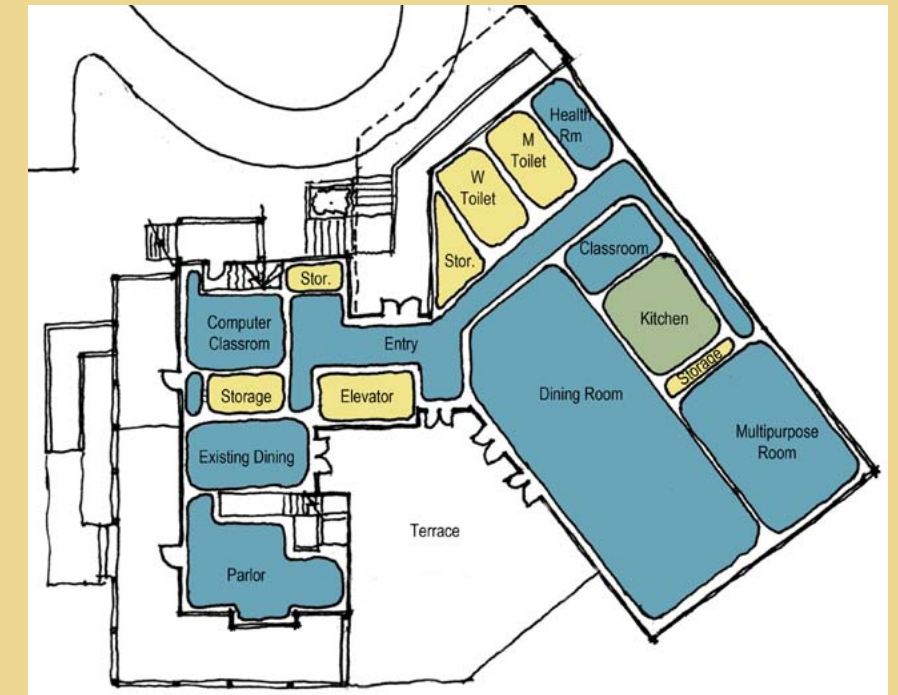
Scheme 2

Eastern Scheme
+/- 5,500 Additional S.F.

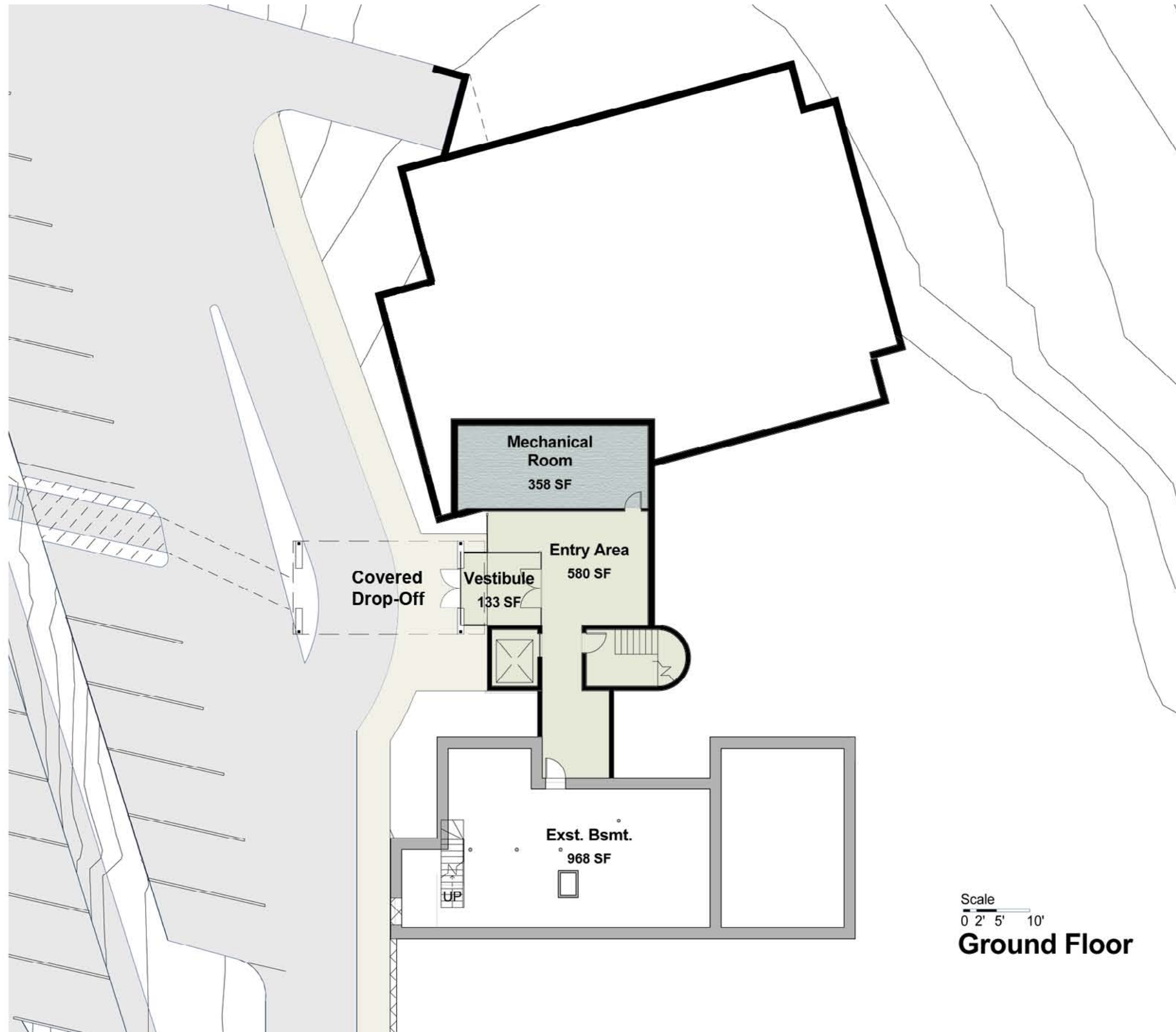


Scheme 3

Skewed Scheme
+/- 5,000 Additional S.F.

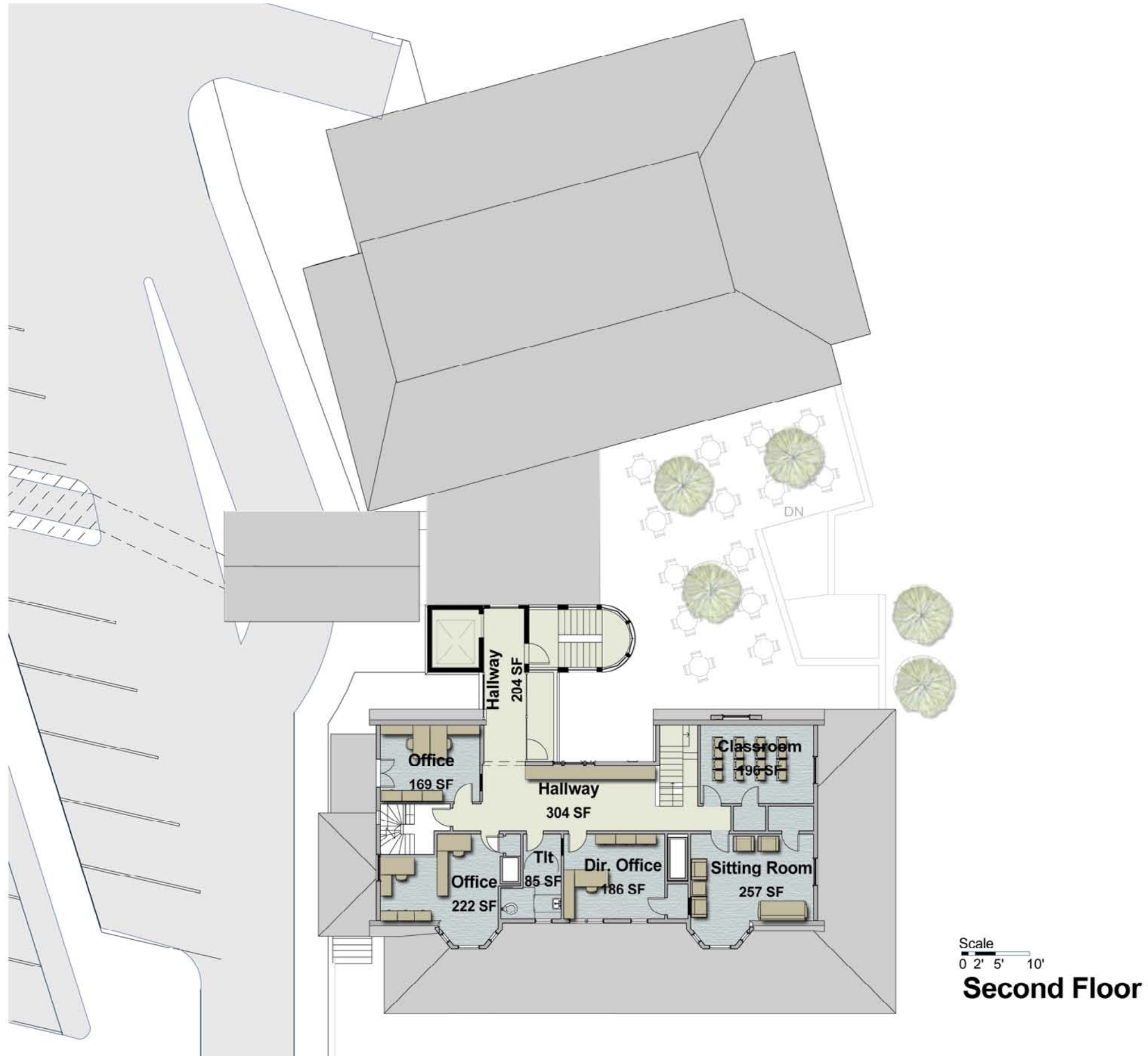






Scale
0 2' 5' 10'
Ground Floor















Town Hall, Harvard, Mass.

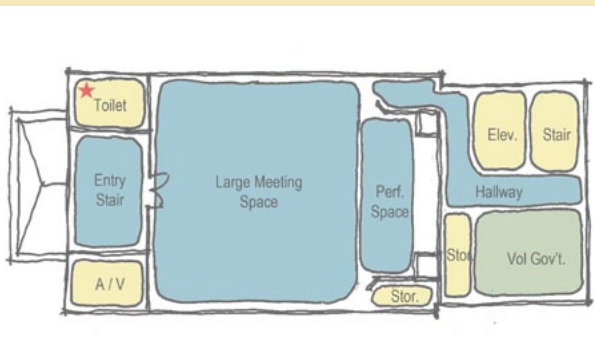
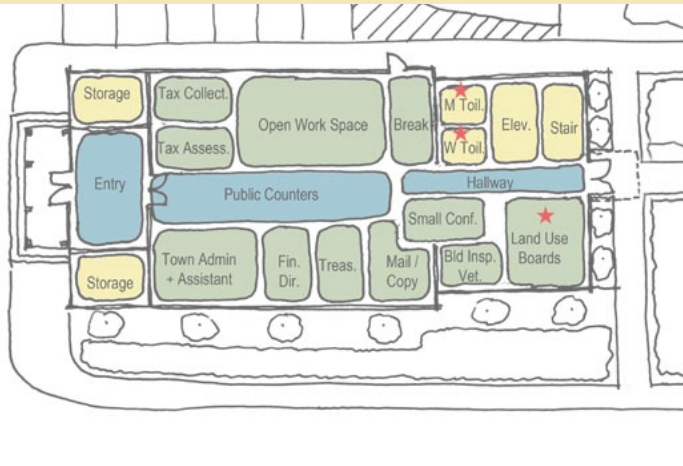


Harvard Town Hall - January 2012 Program:Design Comparison		
Space or Element Name	Programmed (net s.f.)	Provided (net s.f.)
Stair Hall	existing remains 324	existing remains 324
Open Work Area: Includes Town Clerk	770	1203
Includes Town Clerk	140	included
Includes Tax Collector / Treasurer	120	included
Includes Tax Assessor	120	included
Includes Building Inspector	60	included
Includes Verteran's Assistance	60	included
Public Counters	380	237
Private Office: Director of Finance	120	140
Private Office: Town Accountant	120	120
Break Room	120	111
Copy/Mail Room	120	118
Small Staff Meeting Space	100	116
Janitor's Closet	34	34
Expansion Office Area	0	203
Communications / Cable	90	90
Town Administrator and Exec. Assist.	230	287
Land Use Board Area	294	327
Storage	as required	297
Large or Dividable Town Meeting Space	672min-2000max	2117
Stage Area	as required	320
Expansion Meeting space	0	621
Elevator and Machine Room	170	21
Volunteer Government Area	150	includes meeting space 325
Fire Stair #1	140	130
Women's Accessible Toilet	250	168
Men's Accessible Toilet	150	114
Mechanical	basement/attic	basement attic
Electrical	basement	basement
Total Net Assignable Space		7,423 sq.ft.

Presentation of Schemes and Progress to Town - December 14, 2011

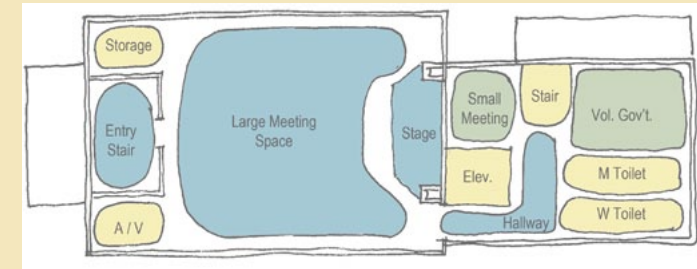
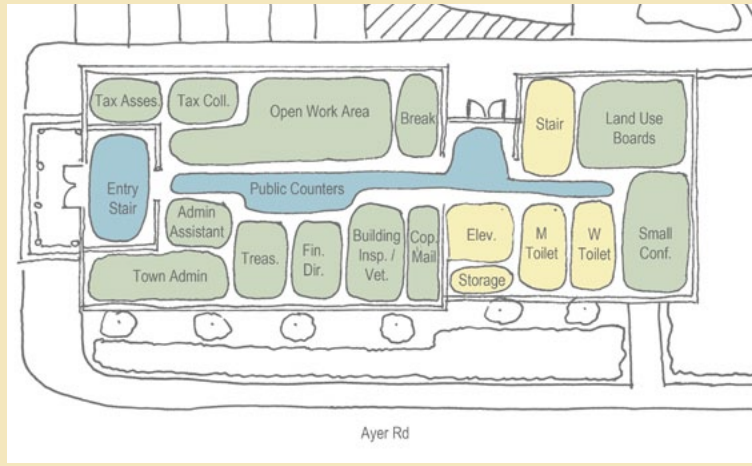
Scheme 1

Medium Addition
+/- 2,500 Gross S.F.



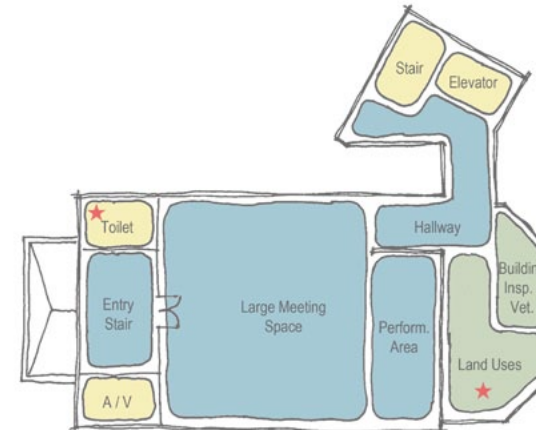
Scheme 2

Large Addition
+/- 3,800 Gross S.F.



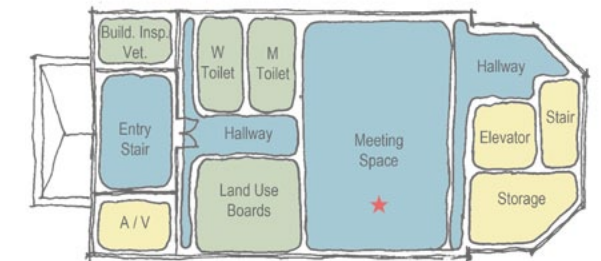
Scheme 3

Small Addition
+/- 2,000 Gross S.F.



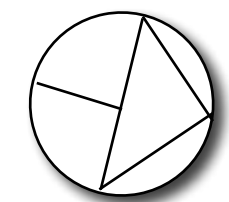
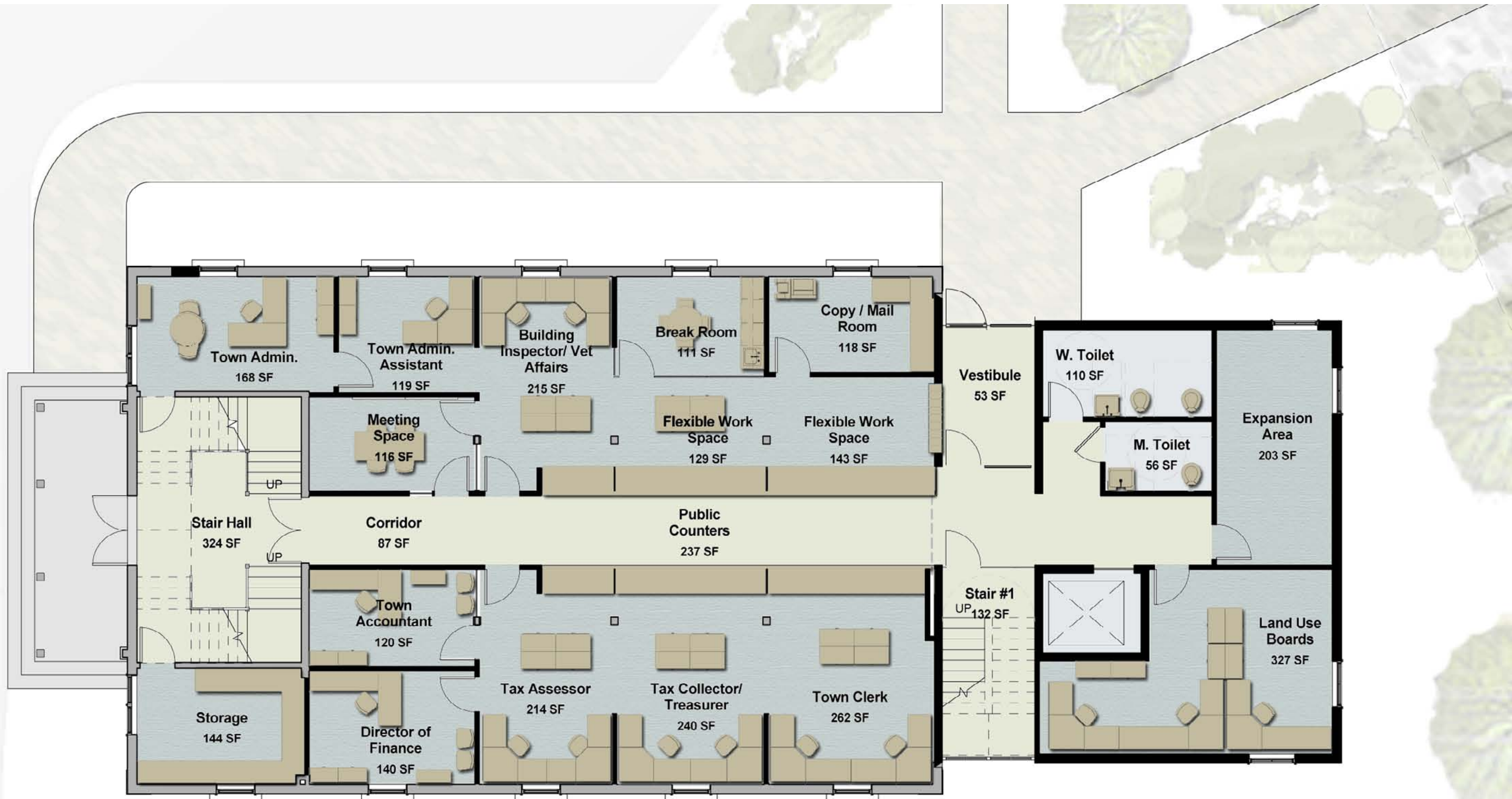
Scheme 4

No Addition
0 Gross S.F.

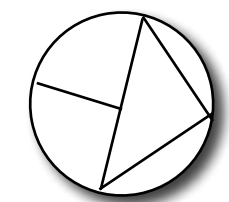
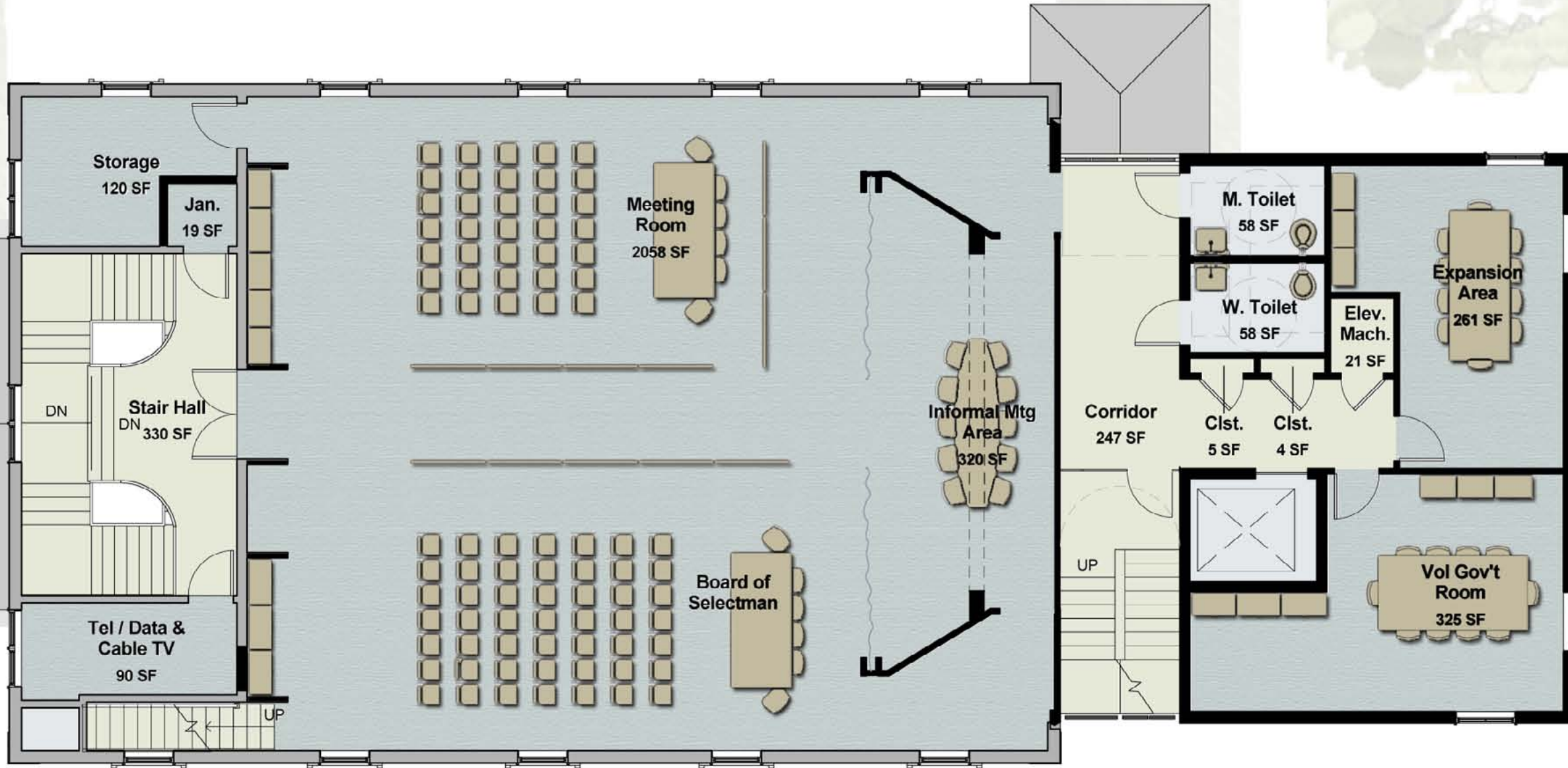




- Expanded Parking
- 28 Parking Spots
- Designated Accessible Parking
- Accessible entrance no longer adjacent to emergency vehicle traffic
- Potential for parking expansion



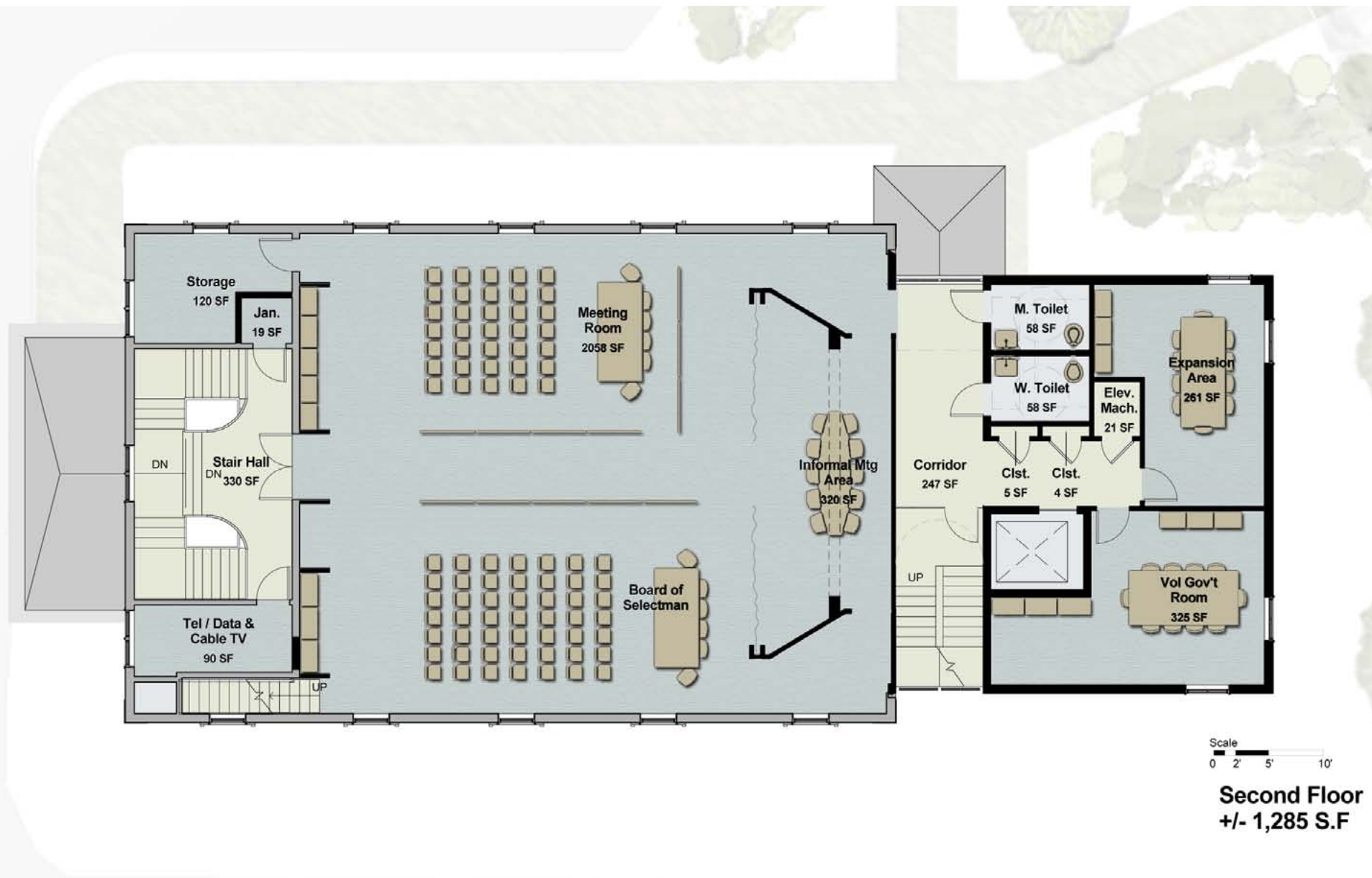
First Floor
+/-1,285 S.F



Second Floor
+/- 1,285 S.F

Upper Town Hall

Restore to Original Use
(Plan selected by the MBC and BoS)

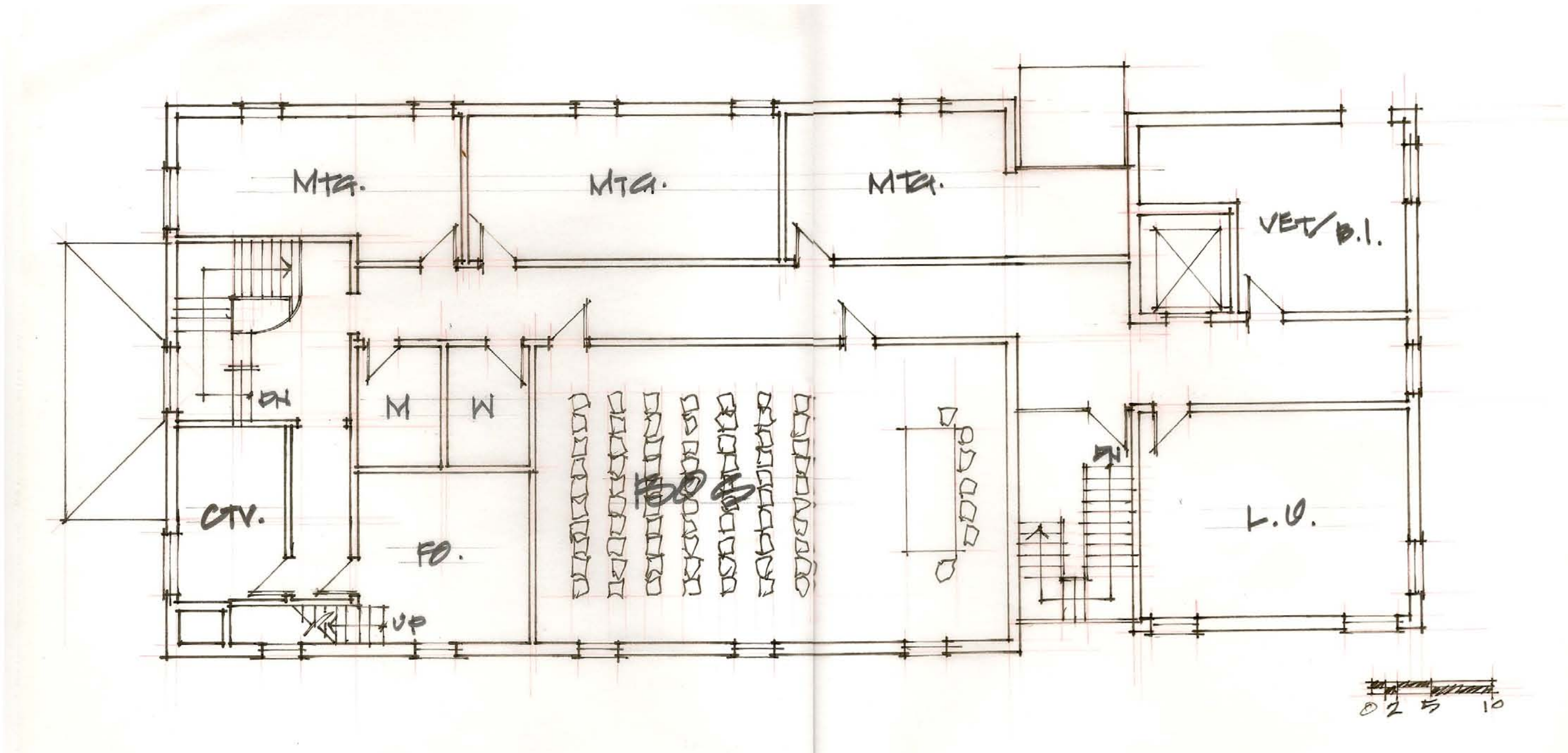


Pros

- No additional construction cost to selected plan
- Open flexible space for civic use:
 - Elections,
 - Large BoS meetings,
 - Quad-board and all-board meetings,
 - Special town meetings,
 - Other public meetings
- Provides additional meeting space for small and medium size meetings
- Restores the historical use and architectural proportions
- Restoration has potential to attract historic restoration grants and private donations,
- Restores historical use as community space
- Potential revenue for events when space is not being used for government.
- Flexible space for future needs including expansion

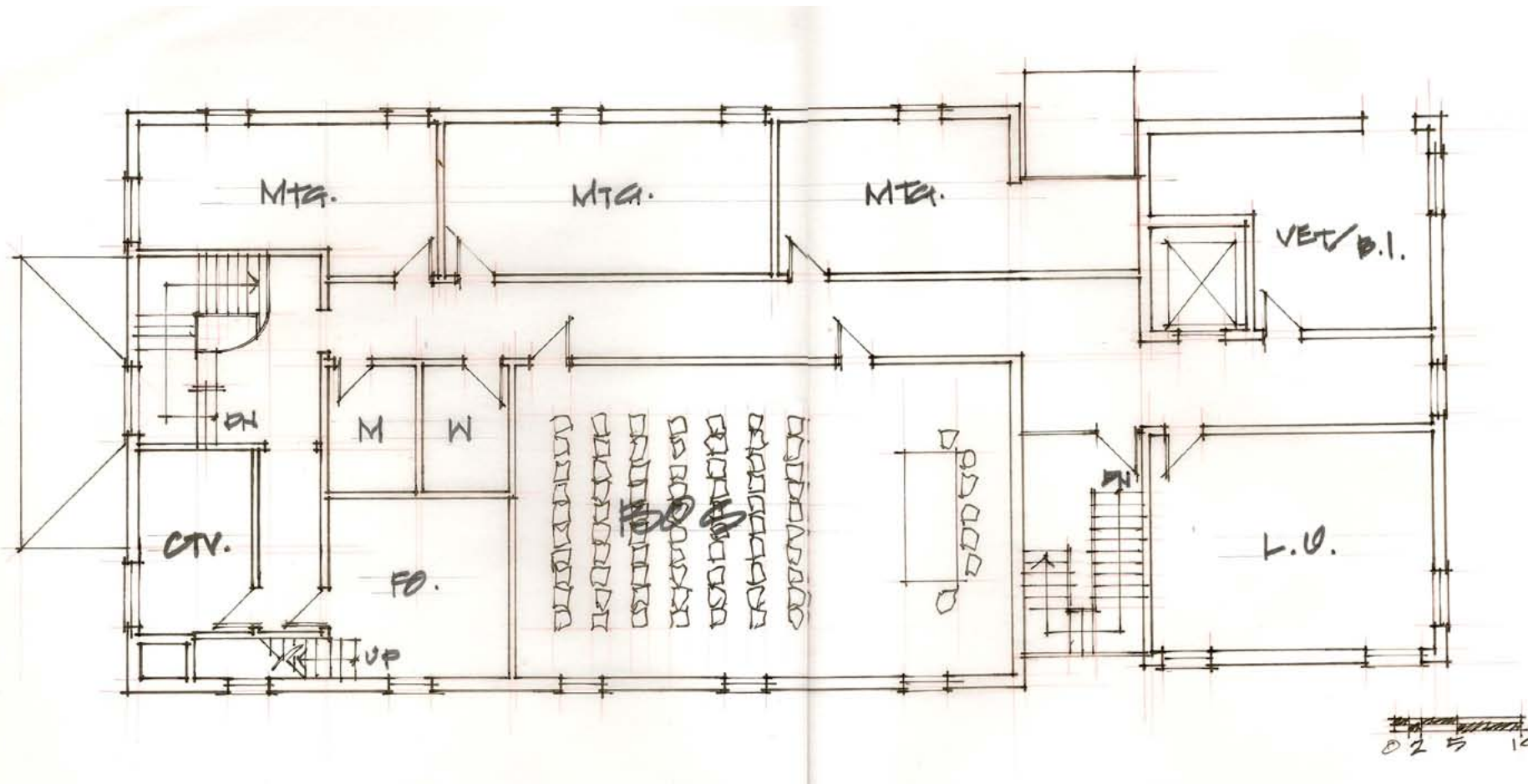
Cons

- Limited meeting room spaces for Elected Boards and Volunteer Committee meetings
- Poor acoustics using large meeting room for small meetings or with multiple meetings within the large space.
- Plan does not provide a separate meeting room appropriate for BoS meetings
- Due to scheme sizing, future government expansion would entail additional cost



Upper Town Hall

Full Build-out



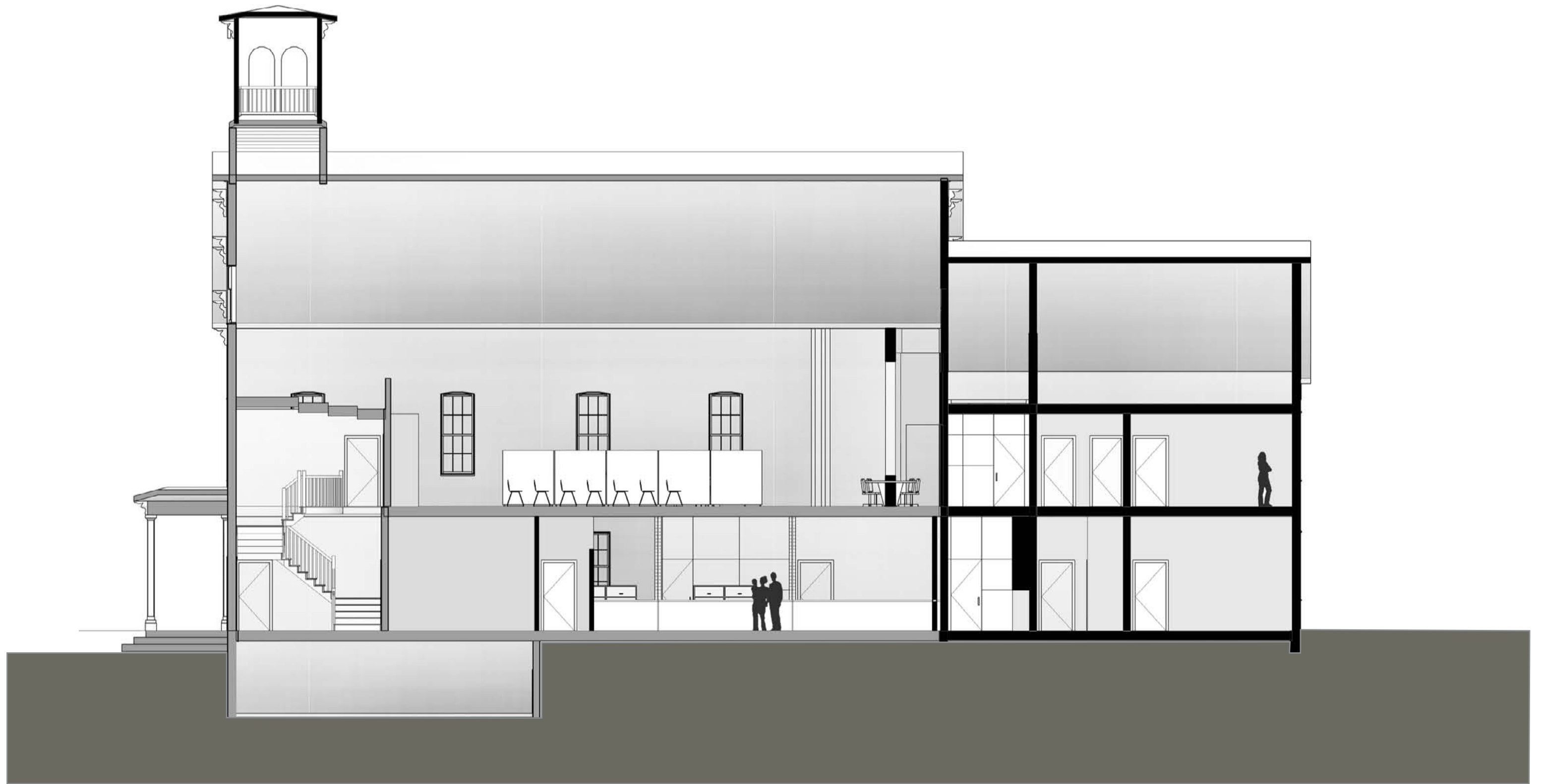
Pros

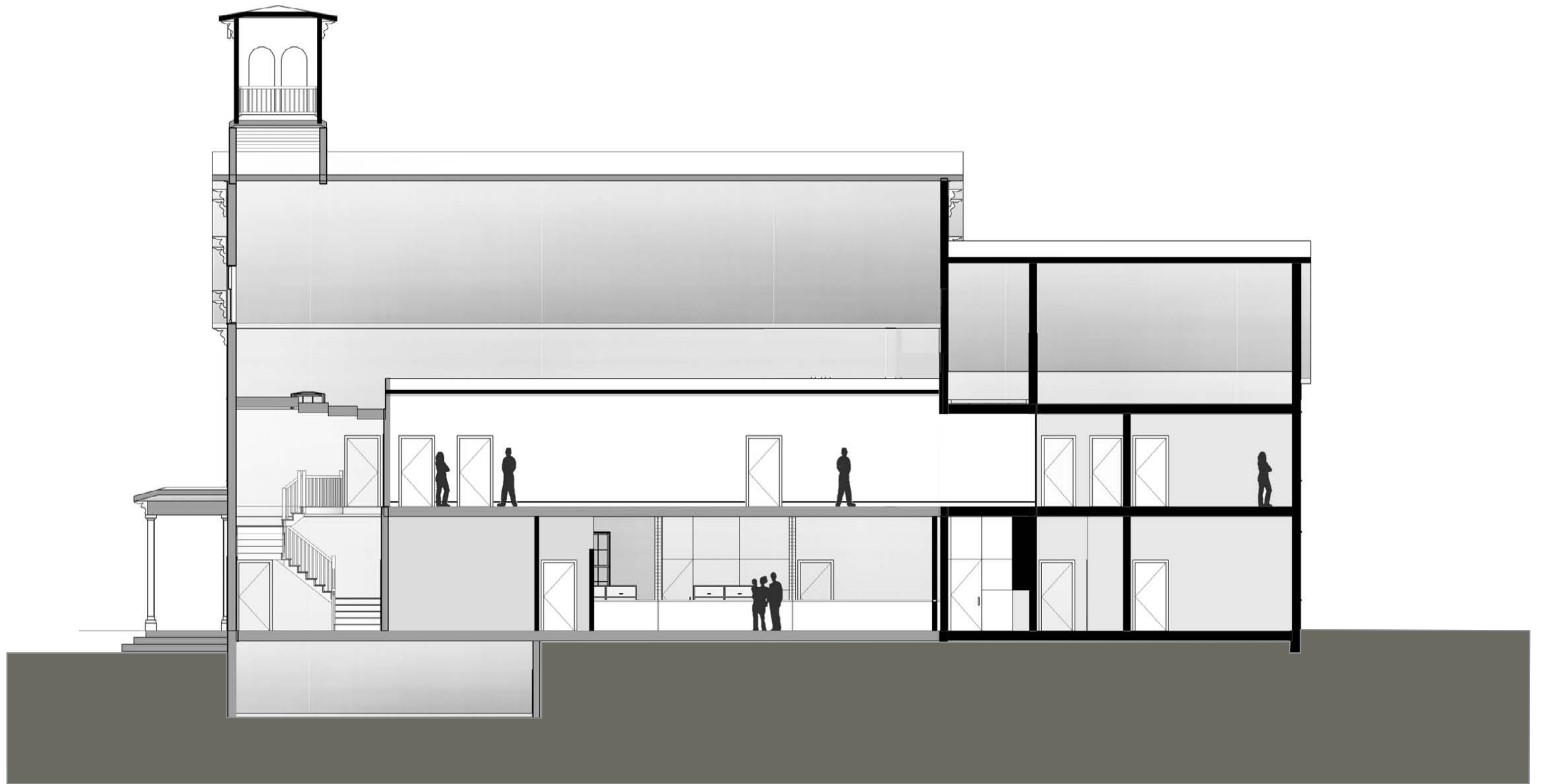
- Provides additional meeting space for small and medium size meetings
- Provides appropriately sized separate meeting room for BoS
- Provides good acoustics within each meeting room
- Provides privacy and sound attenuation in each meeting room while allowing multiple concurrent meetings
- Provides future expansion potential without further construction. Rooms could be occupied as-is for future government needs

Cons

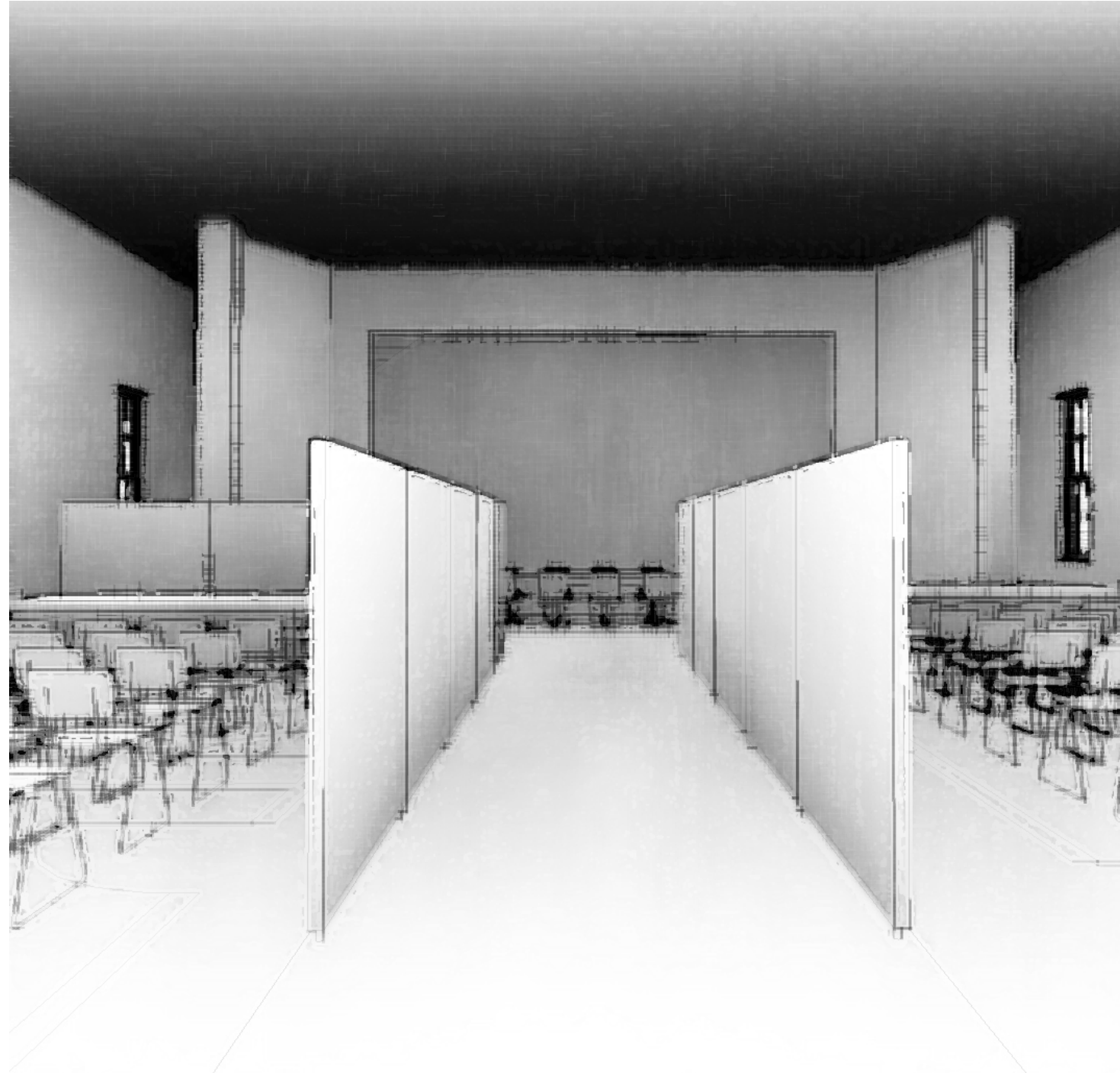
- Some additional cost over restore plan
- Permanent change – limits use to small and medium size spaces
- Permanent loss of historical proportions of assembly room
- Loss of potential historical restoration grants and private donations
- Limited nongovernment community use
- Loss of potential revenue when space is not being used for government purposes









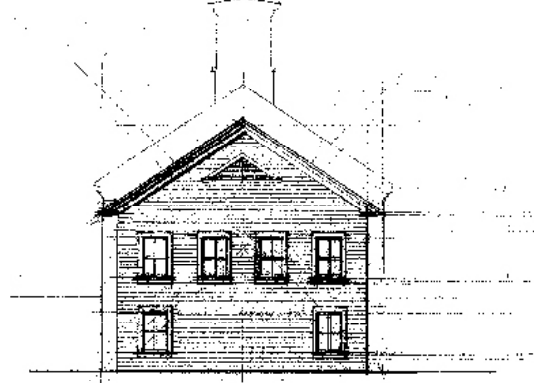
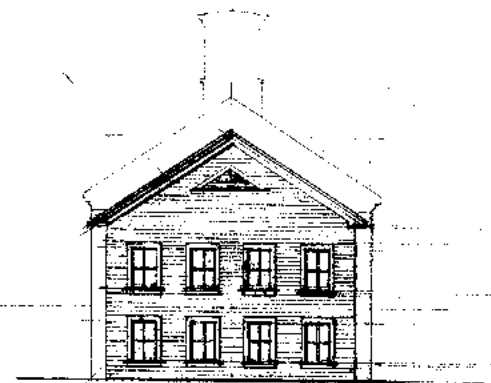
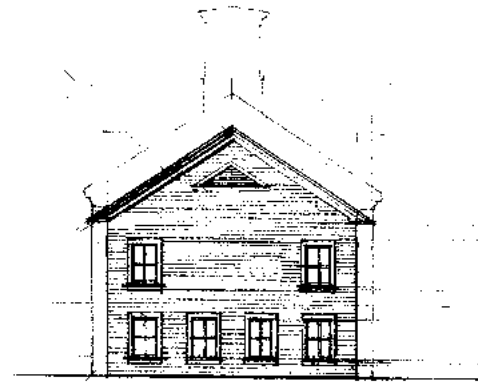




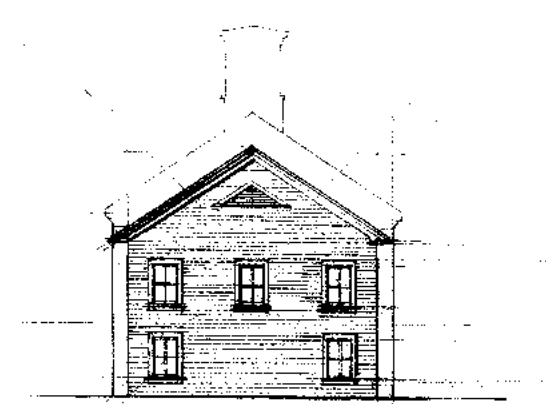
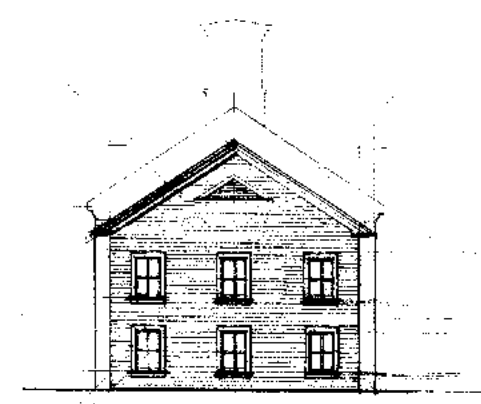
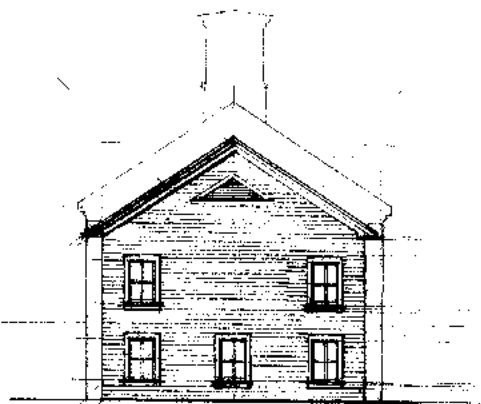
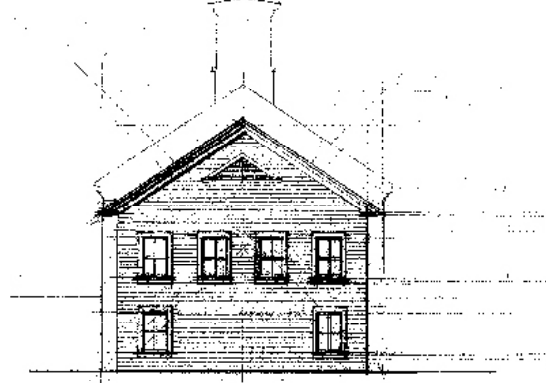
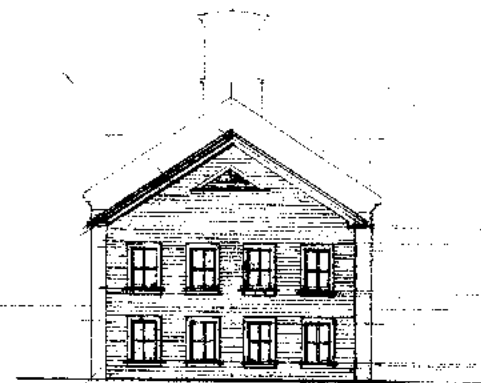
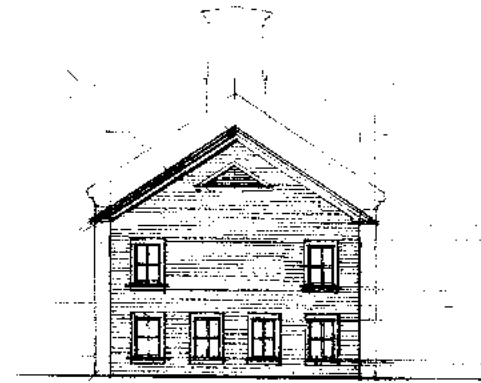
Elevation Explorations



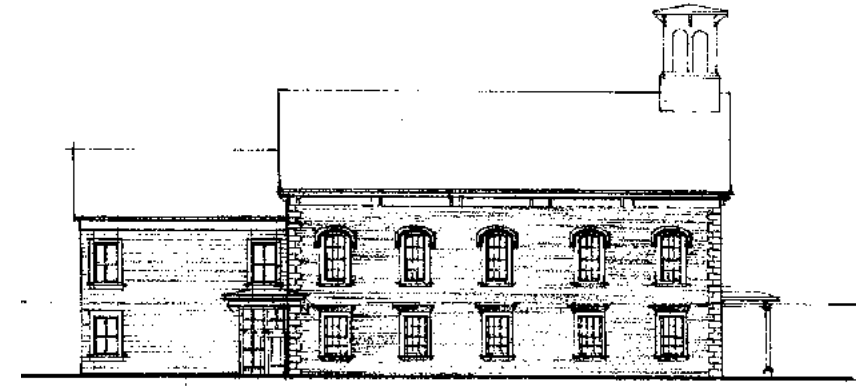
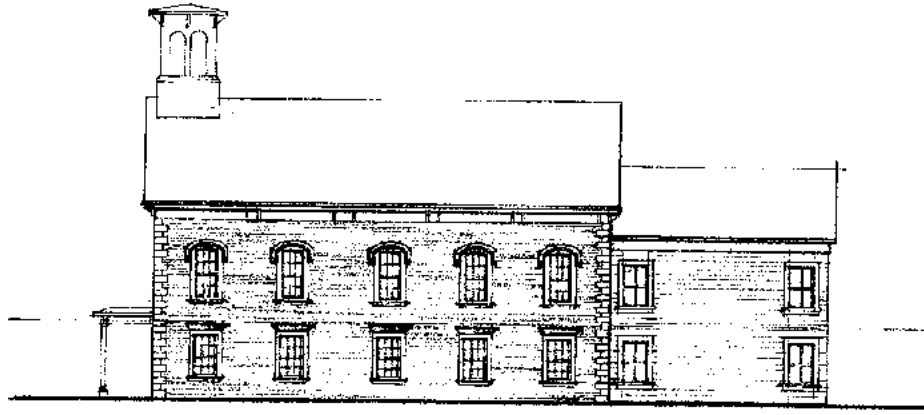
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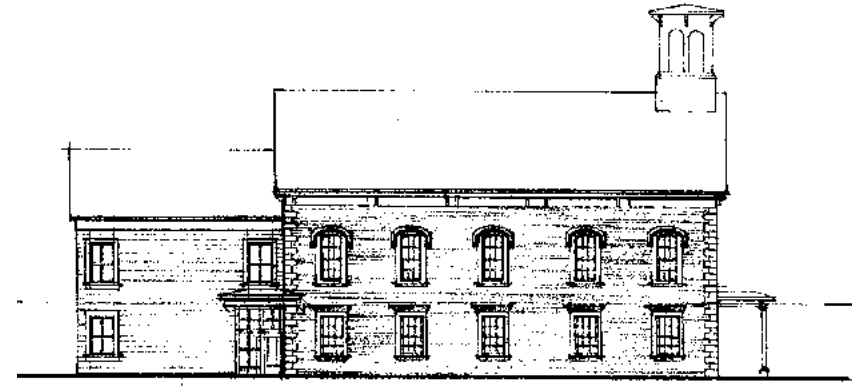
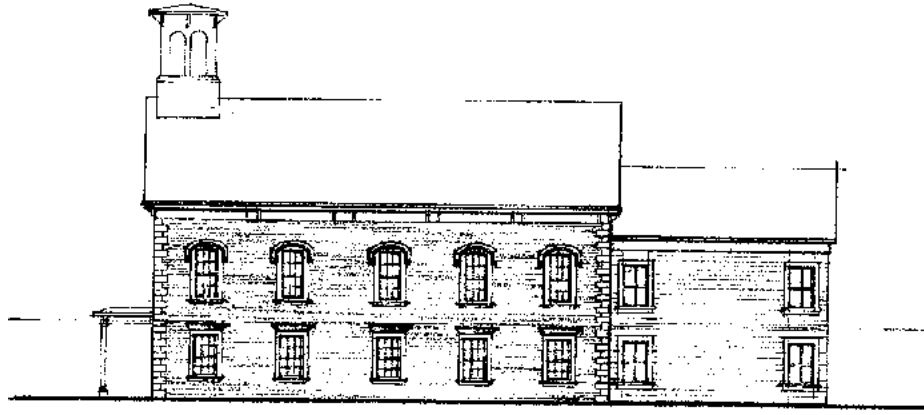
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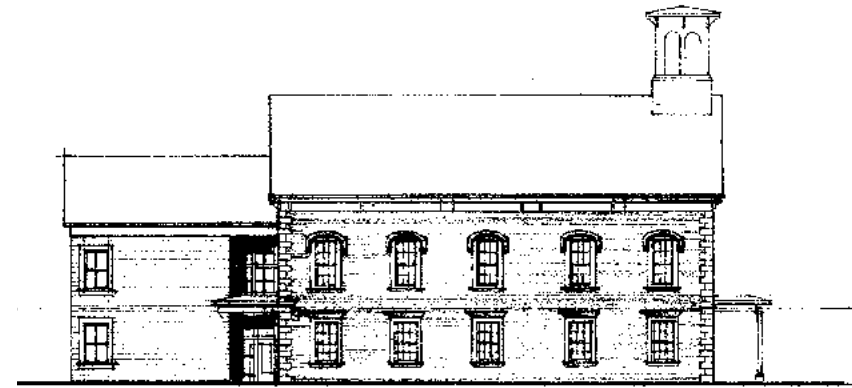
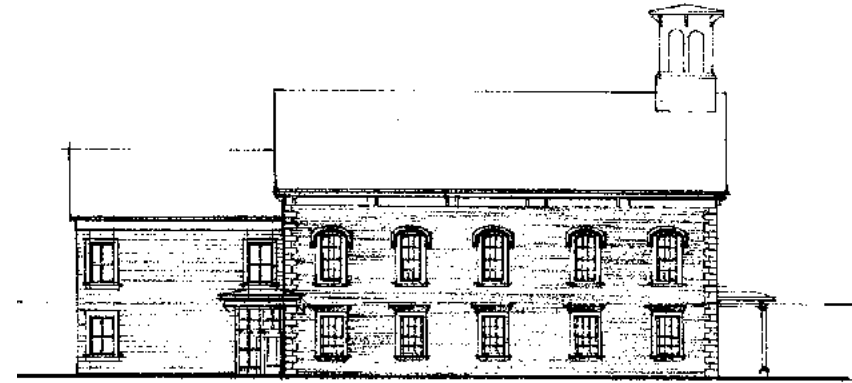
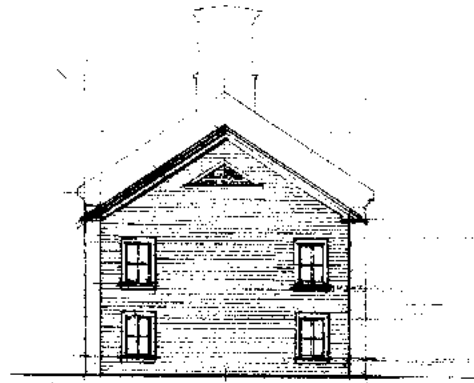
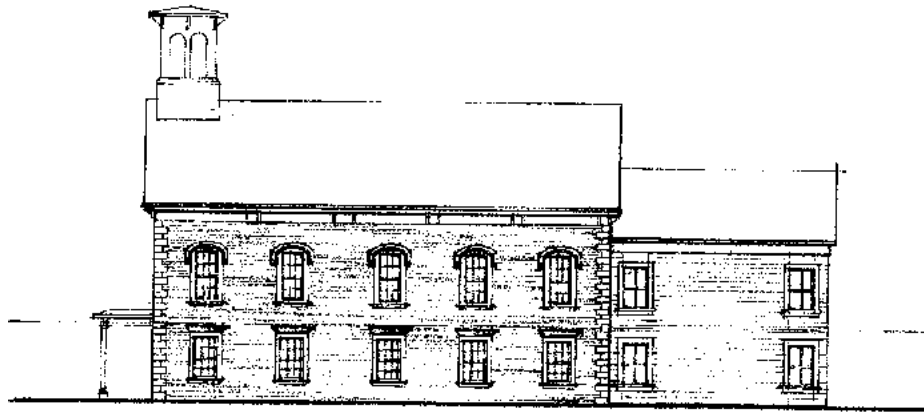
Elevation Explorations



Elevation Explorations



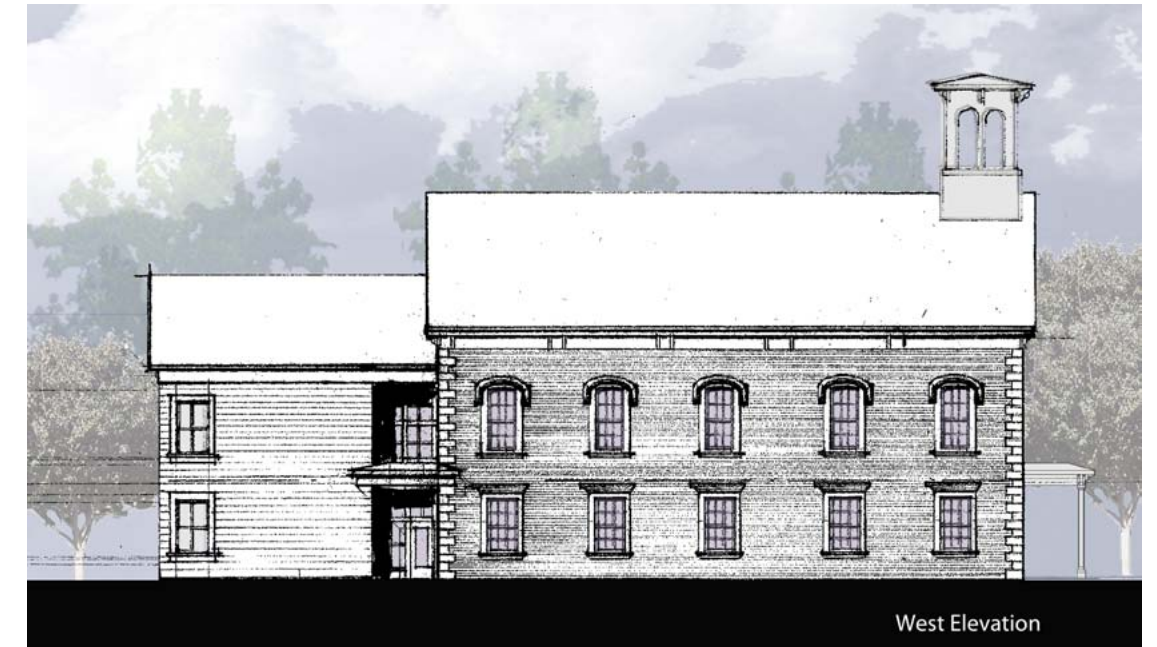
Elevation Explorations



East Elevation



North Elevation



West Elevation









Comments? Questions?

Send them to:

MBCMailit@gmail.com

Please include your name