

**STATEMENT OF INTENT  
TOWN CENTER MUNICIPAL BUILDINGS STRATEGY**

The Board of Selectmen, in the interest of the citizens of Harvard, propose the following framework to guide our future actions should Article 17 of the April 2, 2011 Annual Town Meeting Warrant be approved as prescribed below.

**Language:**

*Article 17: MUNICIPAL BUILDINGS*

*“I move the Town borrow \$185,000. to be expended by the Board of Selectmen to be used for professional services including but not limited to architectural; structural engineering; mechanical, electrical and plumbing engineering; civil engineering; owner’s project manager, surveys, legal services, and cost estimating to develop Schematic Design Plans for (1) the renovation of the Town Hall to serve town government offices, meeting space, civic and community space, and other uses as appropriate; and for (2) the renovation and expansion of the Hildreth House to continue as the center for senior life, contingent upon the passage of the proposition two and one half debt exclusion question, question #1, on the April 5, 2011 Annual Town Election ballot.”*

**Understanding:**

**Town Hall:**

- The schematic design of Town Hall will only deal with the renovation of the existing building and will take into account the need to expand upon the building’s footprint solely for the purpose of dealing with code compliance issues.
- The schematic design and subsequent construction and renovation will be done in such a manner as to not inhibit or prevent the future expansion of Town Hall.
- Town Hall space shall be used for town government purposes first but not preclude other performance or community uses. Town funds will be used to pay for design and construction work to meet town government needs. Fitup to make upper Town Hall suitable for performing arts will be funded from private sources.
- The Old Fire Station would remain for use as the Town Vault.
- Road or parking lot site work will be done only as required for building renovation.

**Hildreth House:**

- The existing Hildreth House will remain the center for Council on Aging (COA) (a.k.a – Senior Center).
- The schematic design for the renovation of the existing Hildreth House and its expansion through addition will be developed as defined in the Municipal

Building Committee Report. This will be paid for by the Town as will the final construction drawings should the Town decide to move forward with the project.

- The project will include and allow for any necessary changes to improve the driveway and parking for the Hildreth House.
- All code compliance, deferred maintenance and handicap access improvements to the main building will be borne by the Town and the funding of the addition and associated appurtenances will be done with private donations. Site costs will be apportioned.

**Old Library:**

- The plan for the old Library is to relieve the Town of its current financial burden. This will be accomplished through active pursuit of having a non-profit or private entity lease the building, and be responsible for all deferred maintenance, code compliance and ongoing operational costs. The Selectmen will develop the lease framework and work to address any business use issues.
- During the construction/renovation phase of the Town Hall and Hildreth House the town will pursue the lowest cost relocation of both facilities and this may well require the movement of these functions to the old Library. Should either function need to be moved to the old Library the town will invest the minimal amount necessary to successfully achieve this task.