



# Farley Building Committee

The path forward.

26 October 2011





# Committee Charge and Composition

- Purpose: The general purpose of the Farley building committee shall be to investigate and determine the viable options for the disposition of this historic building.
  - Work with local and state governmental agencies and elected officials, schools, town departments, businesses and residents to collect information and financial data pertinent to the purpose of the Committee.
  - Determine projected costs and timelines for each of the options for the disposition of the Farley Building.
  - Investigate funding alternatives for each option.
- Composition: John Anderson, Chair
  - one (1) Heritage Commission Dave Sullivan
  - one (1) Historic District Commission Spencer Stickney
  - one (1) Budget Committee Michael Harris
  - one (1) Board of Selectmen Vahrij Manoukian
  - four (4) community volunteer John Anderson, Dick Brown, Doug Cleveland, Dick Lates
  - DPW Director (non-voting) Jeff Babel



# Options Considered

- Renovate/restore
  - Remove all interior material except frame
  - Develop plan to modify building
    - Reduced footprint (from 16,000 sq ft to 11,000 sq ft)
    - Consistent with (1904) façade
    - Bring structure up to code
    - Determine/select future use of building
    - Modernize interior consistent with proposed use
  - Construct building modifications
- Mothball for future renovation
  - Follow Preservation Society mothballing procedure
- Replace (from 16,000 sq ft to 11,000 sq ft)
  - Demolish existing structure
  - Develop plan to modify building as above
  - Build new structure consistent with earlier façade (1904)
- Demolish building/fill in site/landscape

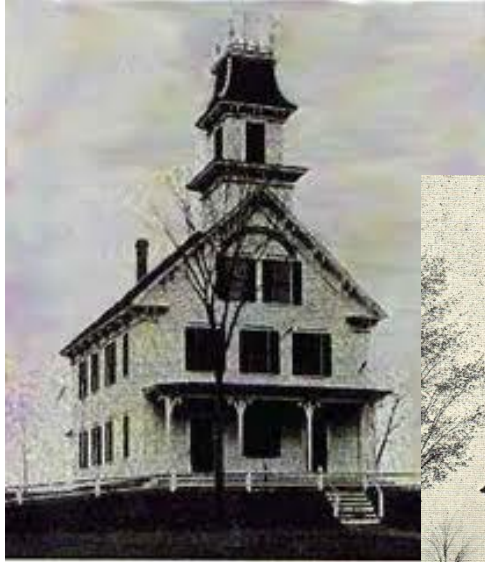


## Farley Building History

- 1874 – the town of Hollis voted to purchase a location on Main St. near the center of town to erect a well finished and furnished two story school building.
- 1875 – town resident Miss Mary S. Farley, made a bequest to the town, the sum of \$10,000 to be used for the building of the new school
- 1877 – the building was completed. The new high school was the first real civic building in town.
- 1904 – an addition was added to the north side of the school using a cross gable design
- 1921 – by a special town meeting, the sum of \$18,000 was appropriated to build a second addition on north side
- 1958 – the cupola was removed after being struck by lightning
- 2005 – the Farley Building ceases to be used as a school



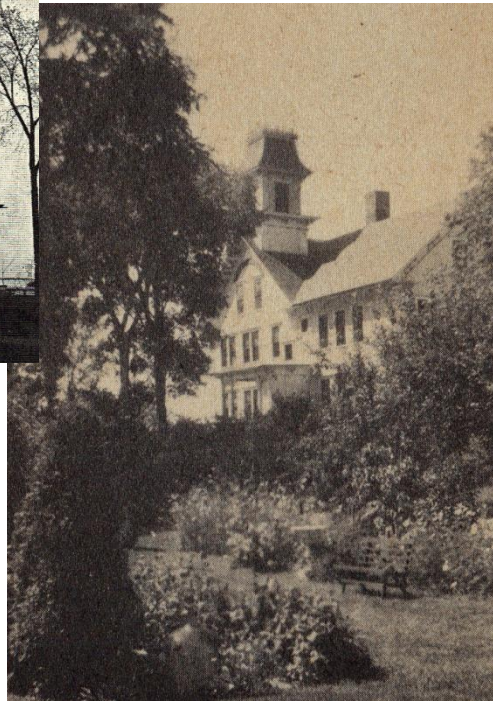
# The Evolution of a Building



1877 (Original)



1904 (Addition)



1921 (Big addition)



Current  
Configuration  
(post 1958)



# Projected Costs and Timelines of Options

|          |                                                                       | Estimated<br>Months | Estimated<br>Cost      |
|----------|-----------------------------------------------------------------------|---------------------|------------------------|
| <b>1</b> | <b>Renovate/Restore</b>                                               | <b>26 - 32</b>      | <b>\$ 3,200,000.00</b> |
|          | Develop Plan                                                          | 9 - 12              | \$ 100,000.00          |
|          | Establish building committee                                          |                     |                        |
|          | Determine uses      Develop funding plan and grant search/application |                     |                        |
|          | Assessment of building/site condition                                 |                     |                        |
|          | Identify specs and requirements                                       |                     |                        |
|          | Perform Architecture/Eng                                              |                     |                        |
|          | Develop plan/estimate                                                 |                     |                        |
|          | Receive approval to proceed                                           |                     |                        |
|          | Select contractor(s)                                                  | 2                   |                        |
|          | Deconstruction of existing building                                   | 3                   | \$ 100,000.00          |
|          | Construction of restored building (~\$275/sq ft)                      | 12 - 15             | \$ 3,000,000.00        |
| <b>2</b> | <b>Mothball</b>                                                       | <b>8 - 9</b>        | <b>\$ 200,000.00</b>   |
|          | Develop/document requirements                                         | 2                   |                        |
|          | Select contractor                                                     | 2                   |                        |
|          | Perform mothballing                                                   | 5                   | \$ 200,000.00          |



# Projected Costs and Timelines of Options

|          |                                                                                | Estimated<br>Months | Estimated<br>Cost      |
|----------|--------------------------------------------------------------------------------|---------------------|------------------------|
| <b>3</b> | <b>Replace</b>                                                                 | <b>26 - 32</b>      | <b>\$ 2,700,000.00</b> |
|          | Develop Plan (as in option 1, less assessment)                                 | 9 - 12              | \$ 100,000.00          |
|          | Select contractor(s)                                                           | 2                   |                        |
|          | Demolition                                                                     | 3                   | \$ 100,000.00          |
|          | Construction of new building (~\$225/sq ft)                                    | 12 - 15             | \$ 2,500,000.00        |
| <b>4</b> | <b>Demolish</b>                                                                | <b>5 - 7</b>        | <b>\$ 100,000.00</b>   |
|          | Conduct hearing                                                                | 2                   |                        |
|          | Develop/document requirements                                                  | 1                   |                        |
|          | Select contractor                                                              | 1                   |                        |
|          | Conduct demolition, mitigation, removal, fill,<br>Site restoration/landscaping | 3                   | \$ 100,000.00          |

## Notes:

- Some tasks could be undertaken in parallel
- Mothballing and planning for future building could occur simultaneously



# Work with Governmental Agencies/Potential Grants

- The Farley Building: a contributing factor to the Hollis Historic District in the National Historic Registry
  - Implication: When activity is undertaken on a Historic Building there are some legal requirements with regard to proceeding including a hearing on the opposition to demolition
- New Hampshire Preservation Alliance
  - Field representative, Maggie Stier, did a walk-through and recommended preservation
  - Seven to Save:
    - Application submitted, Farley Building selected
    - Implication: Builds awareness of the historical significance of the building, gives priority to the preservation of the building, enhances/supports grant applications
- Potential Grants:
  - Roof repair: \$2,000 private contributions being solicited
  - Assessment: \$4,500 matching grant
  - Charrette (volunteer design team)
    - includes the equivalent of ~\$25,000 of engineering/architectural services to plan for the restored building





## Proposed Future Uses of the Farley Building

1. Children's library, town clerk, building inspector
2. Senior/youth center
3. Meeting space
4. Move some/all town offices to Farley Building
5. Atmospherically controlled space for record storage
6. Any combination of the above



# Committee Recommendations

Preferred  
Restoration  
Configuration



1904 configuration

- ~11,000 sq ft
- Retains much of original aesthetic



# Committee Recommendations

1. Save the Farley Building to keep options open for future use of the building in the 1904 building configuration
  - 4 in favor, 2 opposed, 1 abstain
2. Mothball the Farley Building per the procedure outlined by the Technical Preservation Services from the National Parks Service until such time as funding is available to renovate the building to the 1904 footprint (~11,000 sq ft)
  - 6 in favor, 1 opposed
3. Pursue grants and donations toward assessment, mothballing or renovation of the Farley Building
  - 7 in favor, 0 opposed
4. Expeditiously establish a building committee to develop a plan for renovation of the Farley Building with the intent to present the project to a future town meeting
  - 6 in favor, 1 opposed