Franklin City Hall & Opera House

Conditions Assessment & Feasibility Study

April 29th, 2024

CITY OF FRANKLIN 1828 1895 NEW HAMPSHIRE
DANIEL WEBSTER AT FRANKLIN, N.H.

FRANKLIN OPERA HOUSE
Arts and Entertainment Center

ARCOVE ARCHITECTS

Agenda

- Project Team
- Project Purpose & Intent
- Historic Assessment (Past)
- Conditions Assessment (Present)
- Recommendations (Future)

Project Team

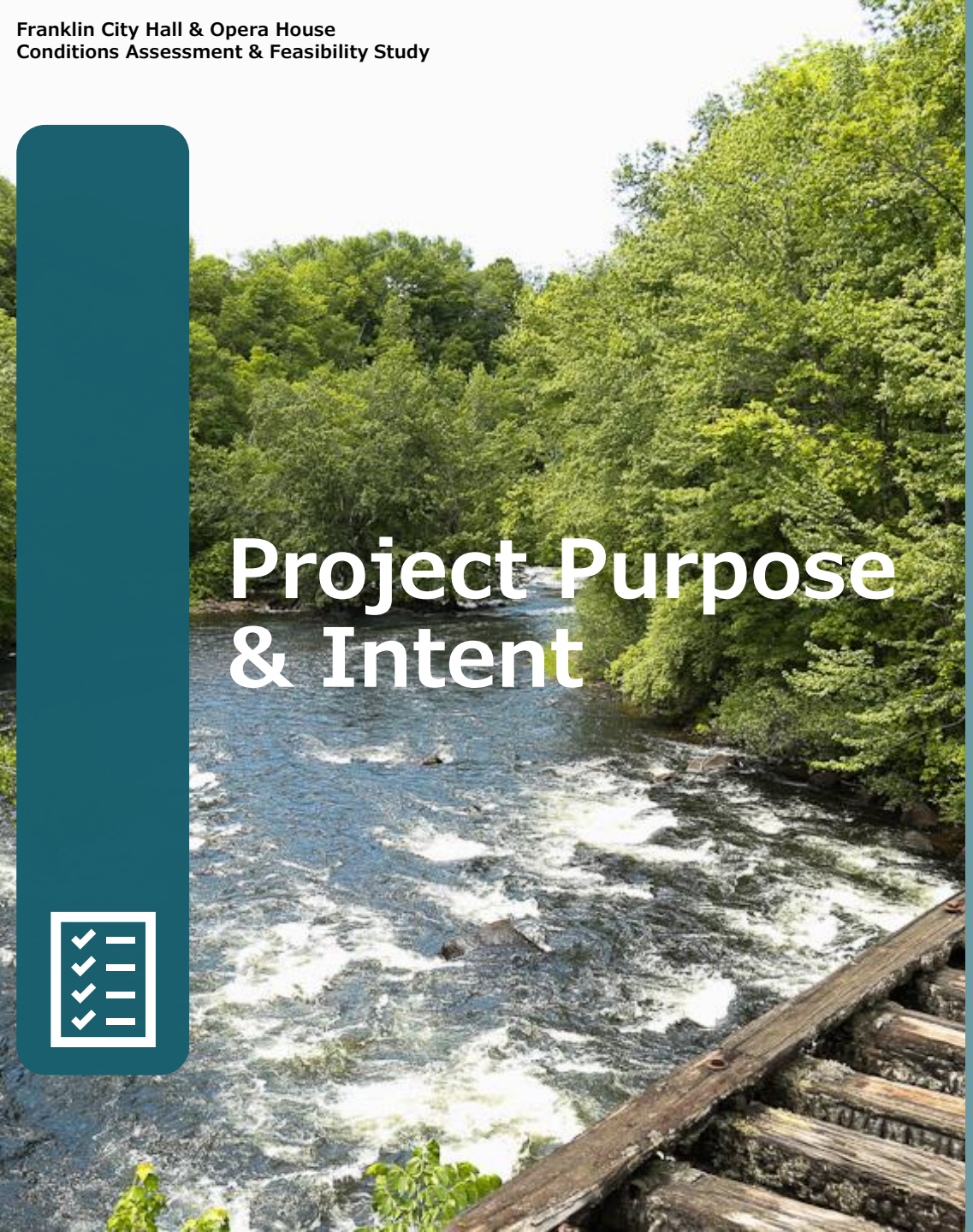
ARCOVE ARCHITECTS — ARCHITECTURE

CONSTRUCTION MANAGEMENT — DeStefano & Associates, Inc. PLANNING • DESIGN • CONSTRUCTION

CSI ENGINEERING HVAC • ELECTRICAL • PLUMBING • FIRE PROTECTION — MEP/FP ENGINEERING

STRUCTURAL ENGINEERING — Structures North CONSULTING ENGINEERS, INC.

THEATRE PROJECTS — PERFORMING ARTS PLANNING



Project Purpose & Intent

The ARCove team was selected to develop recommendations to make the building:

- Safe & code compliant
- Fully accessible
- Purposeful, serving the Franklin community
- Restored for historic architecture

Alignment with 2015 Master Planning Workshop:

- Improved buildings support vitality.
- A vibrant, prosperous Franklin requires investments in downtown revitalization

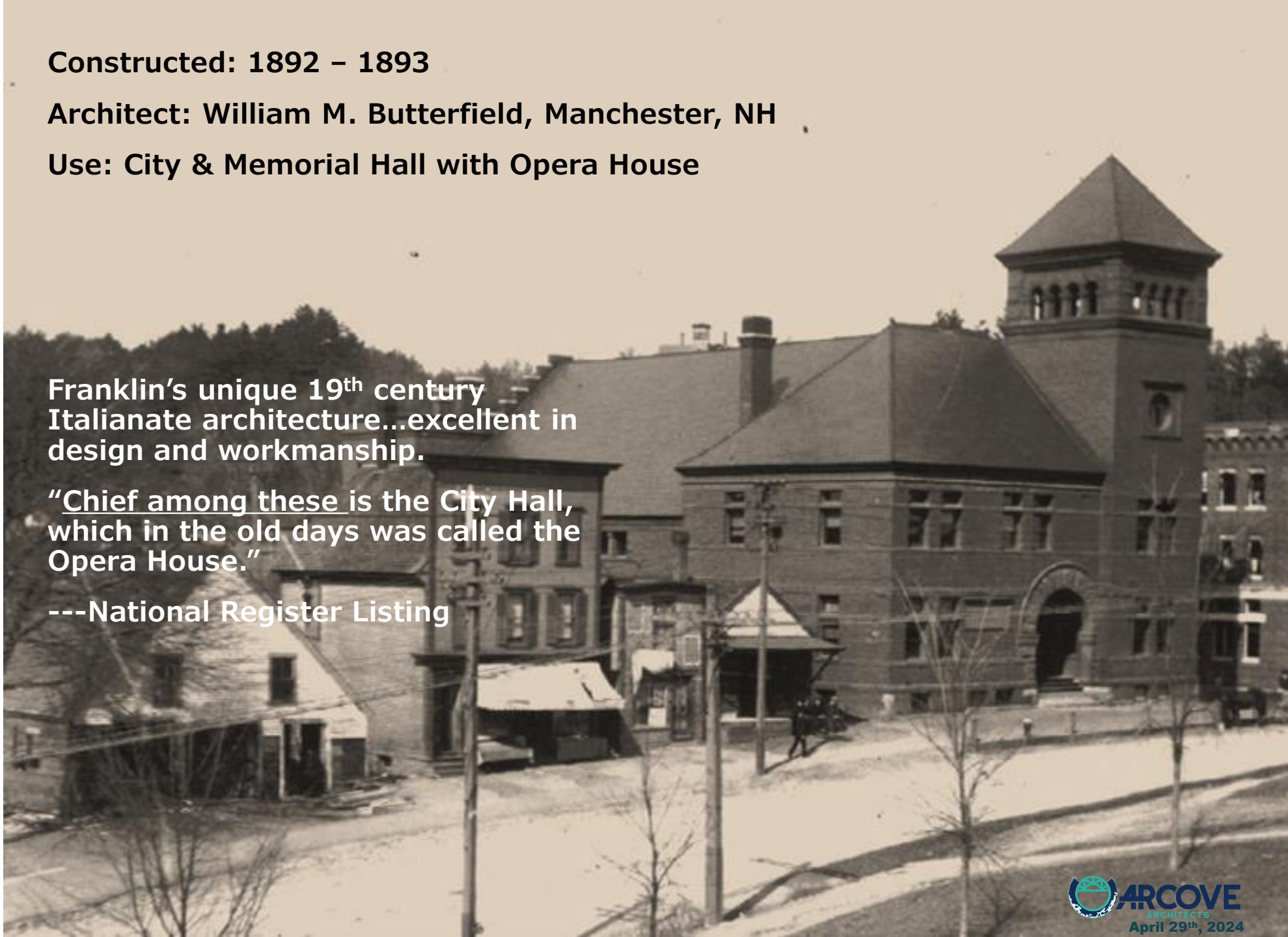
GOALS

- **Assess**
  - Historic features, uses, people & events
  - Materials deterioration
  - Outdated building systems
- **Plan**
  - Programming for multiple users
  - Safety & accessibility
  - Layout - Efficiency and flow
  - Durability & sustainability
- **Build**
  - Set Priorities
  - Budget
  - Phasing

Historic Assessment
(Past)

Recognition:

- Franklin Falls Historic District, National Register of Historic Places 1982
- Eligible for National Register individual listing – most significant building in district



Constructed: 1892 – 1893

Architect: William M. Butterfield, Manchester, NH

Use: City & Memorial Hall with Opera House

Franklin's unique 19th century Italianate architecture…excellent in design and workmanship.

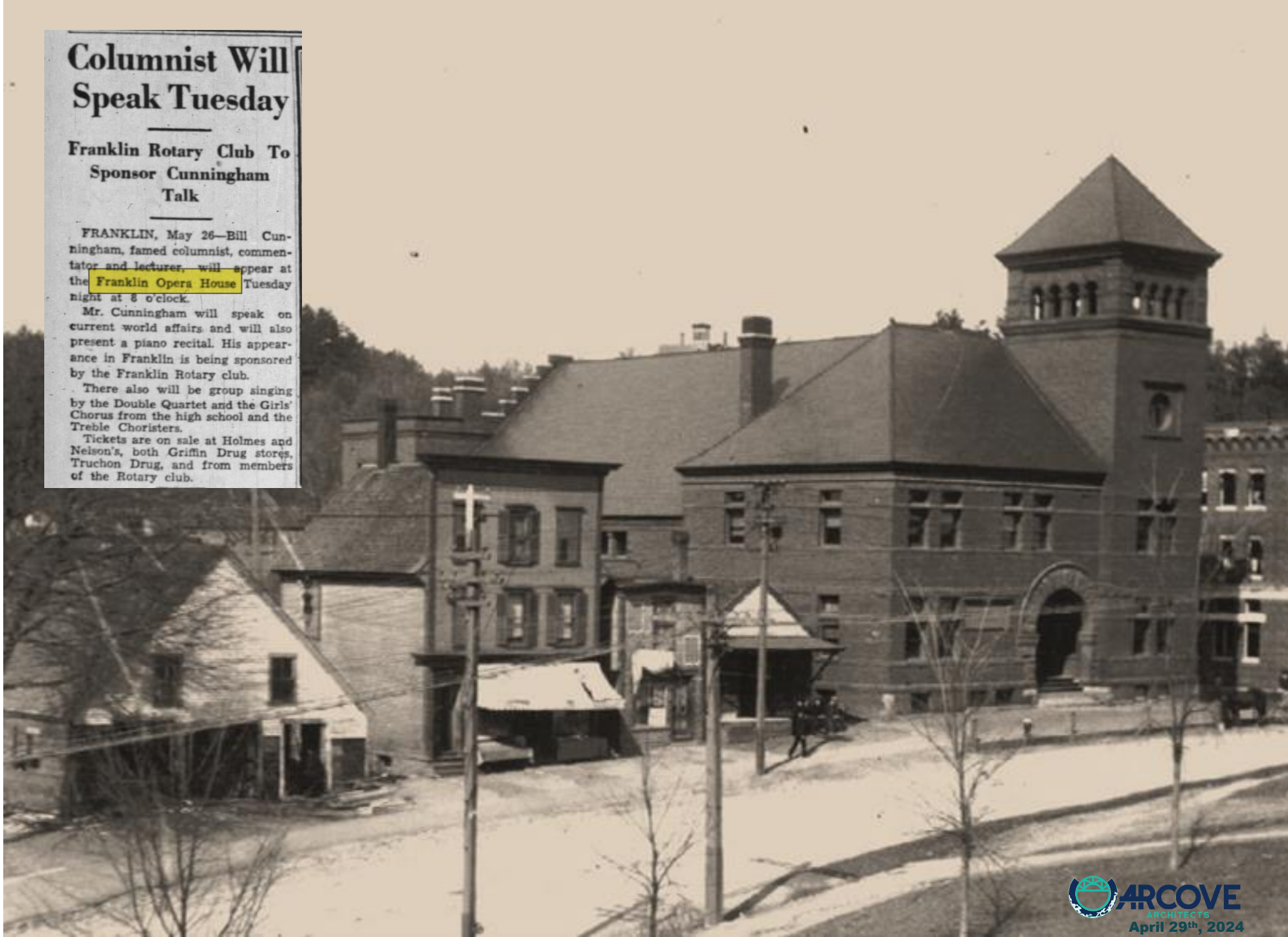
"Chief among these is the City Hall, which in the old days was called the Opera House."

---National Register Listing

Historic Assessment
(Past)

Uses

- Franklin Rotary Club



Columnist Will Speak Tuesday

Franklin Rotary Club To Sponsor Cunningham Talk

FRANKLIN, May 26—Bill Cunningham, famed columnist, commentator and lecturer, will appear at the Franklin Opera House Tuesday night at 8 o'clock.

Mr. Cunningham will speak on current world affairs and will also present a piano recital. His appearance in Franklin is being sponsored by the Franklin Rotary club.

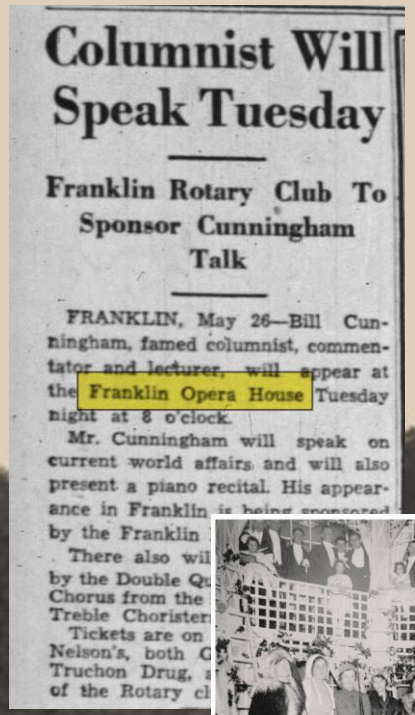
There also will be group singing by the Double Quartet and the Girls' Chorus from the high school and the Treble Choristers.

Tickets are on sale at Holmes and Nelson's, both Griffin Drug stores, Truchon Drug, and from members of the Rotary club.

Historic Assessment
(Past)

Uses

- Franklin Rotary Club
- Musicals



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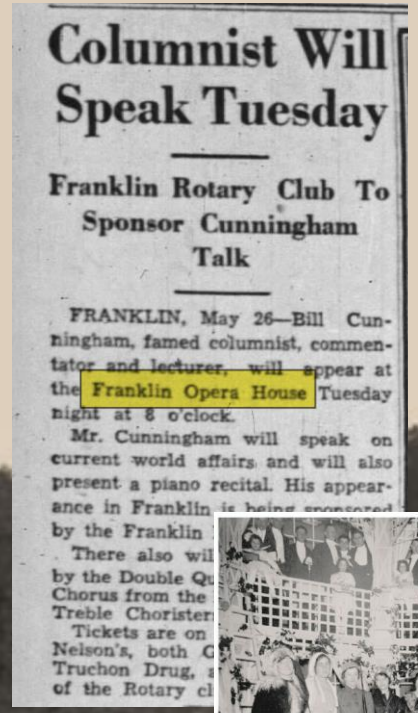
Historic Assessment
(Past)

Uses

- Franklin Rotary Club
- Musicals
- Political Events



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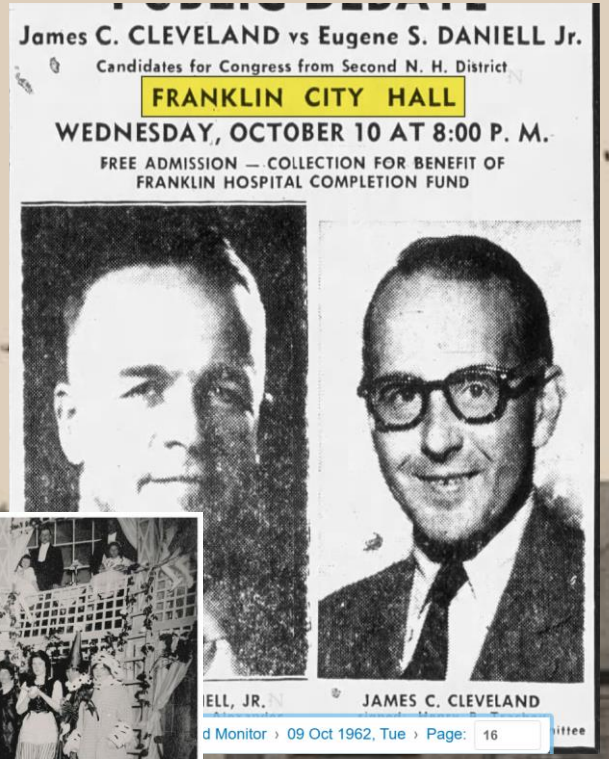

James C. CLEVELAND vs Eugene S. DANIELL Jr.

Candidates for Congress from Second N. H. District

FRANKLIN CITY HALL

WEDNESDAY, OCTOBER 10 AT 8:00 P. M.

FREE ADMISSION — COLLECTION FOR BENEFIT OF FRANKLIN HOSPITAL COMPLETION FUND

ELL, JR.

JAMES C. CLEVELAND

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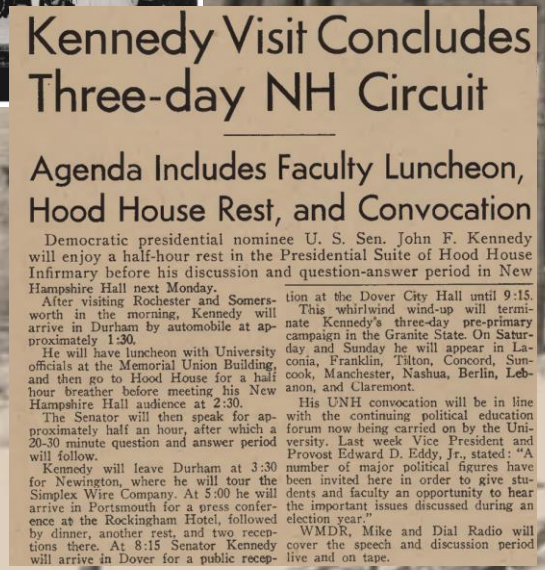
Fanny Rice



Kennedy Visit Concludes Three-day NH Circuit

Agenda Includes Faculty Luncheon, Hood House Rest, and Convocation

Democratic presidential nominee U. S. Sen. John F. Kennedy will enjoy a half-hour rest in the Presidential Suite of Hood House Infirmary before his discussion and question-answer period in New Hampshire Hall next Monday.

After visiting Rochester and Somersworth in the morning, Kennedy will arrive in Durham by automobile at approximately 1:30.

He will have luncheon with University officials at the Memorial Union Building, and then go to Hood House for a half hour breather before meeting his New Hampshire Hall audience at 2:30.

The Senator will then speak for approximately half an hour, after which a 20-30 minute question and answer period will follow.

Kennedy will leave Durham at 3:30 for Newington, where he will tour the Simplex Wire Company. At 5:00 he will arrive in Portsmouth for a press conference at the Rockingham Hotel, followed by dinner, another rest, and two receptions there. At 8:15 Senator Kennedy will arrive in Dover for a public reception at the Dover City Hall until 9:15.

This whirlwind wind-up will terminate Kennedy's three-day pre-primary campaign in the Granite State. On Saturday and Sunday he will appear in Laconia, Franklin, Tilton, Concord, Suncook, Manchester, Nashua, Berlin, Lebanon, and Claremont.

His UNH convocation will be in line with the continuing political education forum now being carried on by the University. Last week Vice President and Provost Edward D. Eddy, Jr., stated: "A number of major political figures have been invited here in order to give students and faculty an opportunity to hear the important issues discussed during an election year."

WMDR, Mike and Dial Radio will cover the speech and discussion period live and on tape.

Historic Assessment
(Past)

Uses

- Franklin Rotary Club
- Musicals
- Political Events
- Sporting Events

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Women Wrestlers In Feature Bout at Franklin Tomorrow

Australian Team Tag Match To Climax Weekly Mat Show At Falls City Opera House — First Bout Goes on at 8:30

Tony Santos of Boston, president of the newly organized N. S. Wrestling Association, will present the sixth in his series of weekly mat shows at the Franklin Opera House tomorrow night.

Formerly associated with "Papa Paul" Bowser's enterprises in the Hub, Santos is endeavoring, he told New Hampshire newspapermen today, to bring into the Granite State something new in the way of top-grade wrestling.

TV wrestling viewers in the New England sector. Zuma, who wrestles bare-footed, is heralded as one of the greatest acrobats the mat game has produced in recent years.

Miss Lake, one of the featured principals, has enjoyed a successful career in basketball, swimming and other sports before turning to the mat game for a professional career.

Blonde, 5'-7" tall, weighing 140 pounds she is one of the strongest girls in the business. In basketball she was a star as a schoolgirl. She also played softball and competed in track meets, but her first love was always wrestling.

Born and raised on a farm, endowed with more than the usual muscularity for a girl, she enjoyed wood-chopping as a phase of her training for athletic contests. A comparative newcomer to the

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Fanny Rice

Historic Assessment
(Past)

Uses

- Franklin Rotary Club
- Musicals
- Political Events
- Sporting Events
- Dances
- Center of the community

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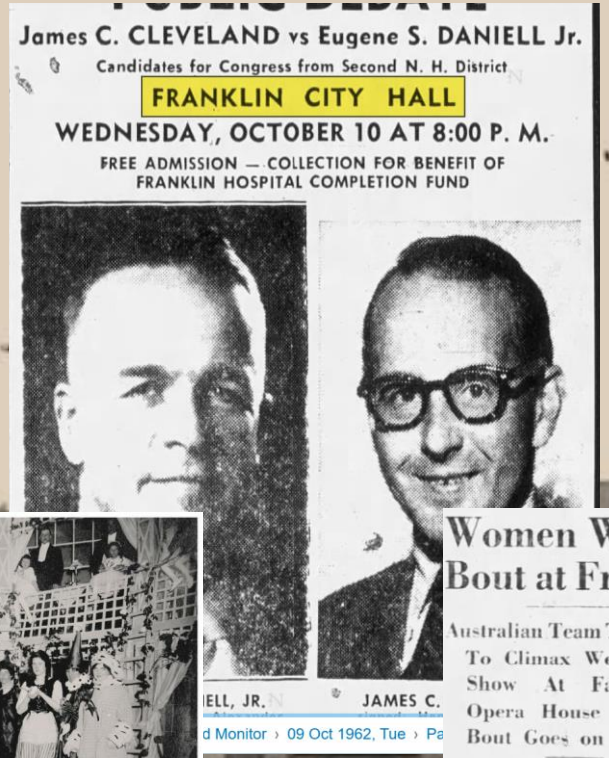

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DANCING
EVERY THURS. NIGHT
FRANKLIN OPERA HOUSE
WES HERRICK AND HIS ORCHESTRA
Dancing and Floor Show
DANCING 8 TO 12 P. M.
Modern and Old Fashioned

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Policemen Plan Ball

FRANKLIN, May 20—The first annual Policeman ball will be held Friday evening at Franklin Opera house. Dancing will be from 8 to 1 to music from a popular out-of-town orchestra. Dress will be semi-formal.

Chief Charles Legare is chairman of the committee in charge of the arrangements and is assisted by Officers Robert Miller, Isadore Dunn, John Pikor and Sidney Martin.

Historic Assessment
(Past)

Historic Character Defining Features

Exterior

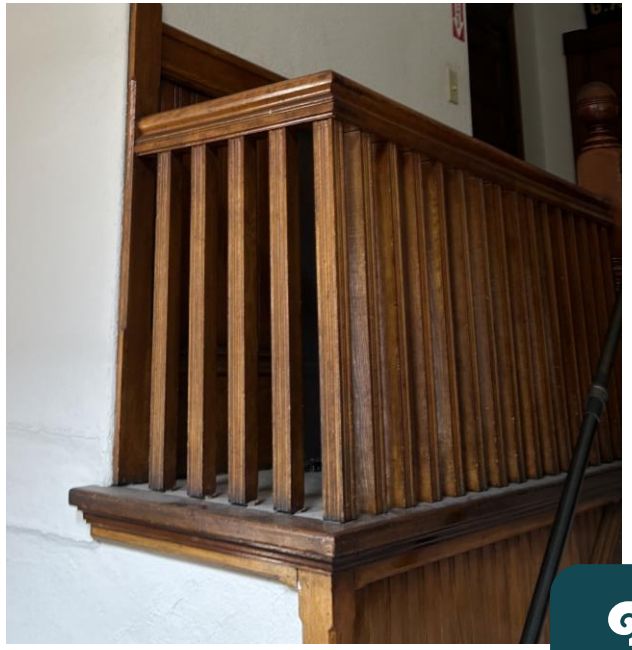
- Large brownstone arch framing stepped main entrance
- Corbeled brick cornice and gabled roof
- Deep set windows with detailed brickwork and brownstone lintels
- Richardsonian Neo-Romanesque design
- Heavy, horseshoe entry arch supported by piers
- Four round arch opening at belfry

Historic Character Defining Features

Interior

- GAR Hall
- Interior woodwork original to 1893 construction
- Mezzanine horseshoe shape wood paneling

Woodwork



G.A.R. Hall

Historic Assessment
(Past)

Opera House

Conditions Assessment

(Present)

A close look at current conditions:

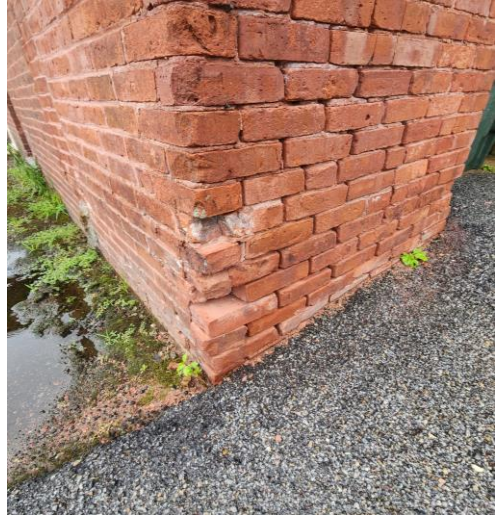
- Architecture
- Mechanical electrical plumbing & fire
- Structure
- Performing Arts

ARCOVE ARCHITECTS

April 29th, 2024

Architectural

- Existing uses, wayfinding
- Building enclosure
- Life Safety, Egress
- Accessibility
- Restrooms
- Interior Finishes, Lighting, Technology
- Interior moisture damage
- Energy Model



Conditions Assessment
(Present)

MEP/FP

- No fire sprinkler system.
- HVAC system – No A/C. Inefficient distribution.
- Electrical panels, wiring devices, not to code.
- Lighting does not meet energy code.
- Plumbing fixtures are worn, inefficient and inadequate
- Fire alarm system does not provide adequate coverage.

Conditions Assessment
(Present)

Structural

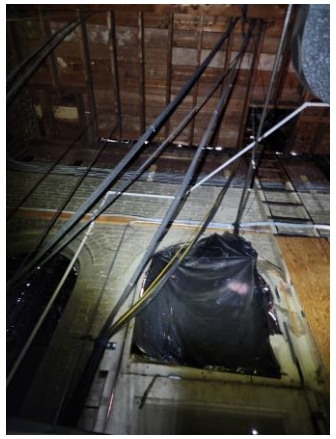
- Exterior repointing needed at cracked brickwork and localized brownstone banding.
- Minor areas of dislodged masonry at basement level to be rebuilt
- Sagging at deteriorated beam at basement rear floor framing.
- Water damage from roof leaks over Tower & Auditorium.
- Cracked brick pier supporting south end of center attic truss, reinforce in place.
- Split rafter tails, add joist hangers
- Reinforce various checks in trusses

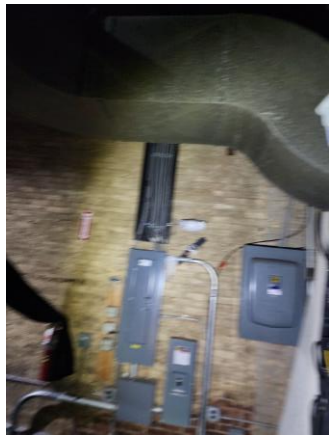
Conditions Assessment
(Present)

Performing Arts

- No fire safety curtain at proscenium
- Inadequate egress at mezzanine seating
- No operable rigging.
- Existing wood grid unsafe
- Theatrical lighting inadequate & inefficient
- Mostly non-accessible
- Insufficient bathrooms and backstage support area.
- MEP encumbrances backstage
- Limited ticketing, no concessions

Conditions Assessment
(Present)





Recommendations: Feasibility & Concept Design

(Future)

ARCOVE ARCHITECTS

April 29th, 2024

Gross Area	Square Feet
Existing	19,390
Proposed	24,367
Deficit	**(4,977)**
Addition needed	

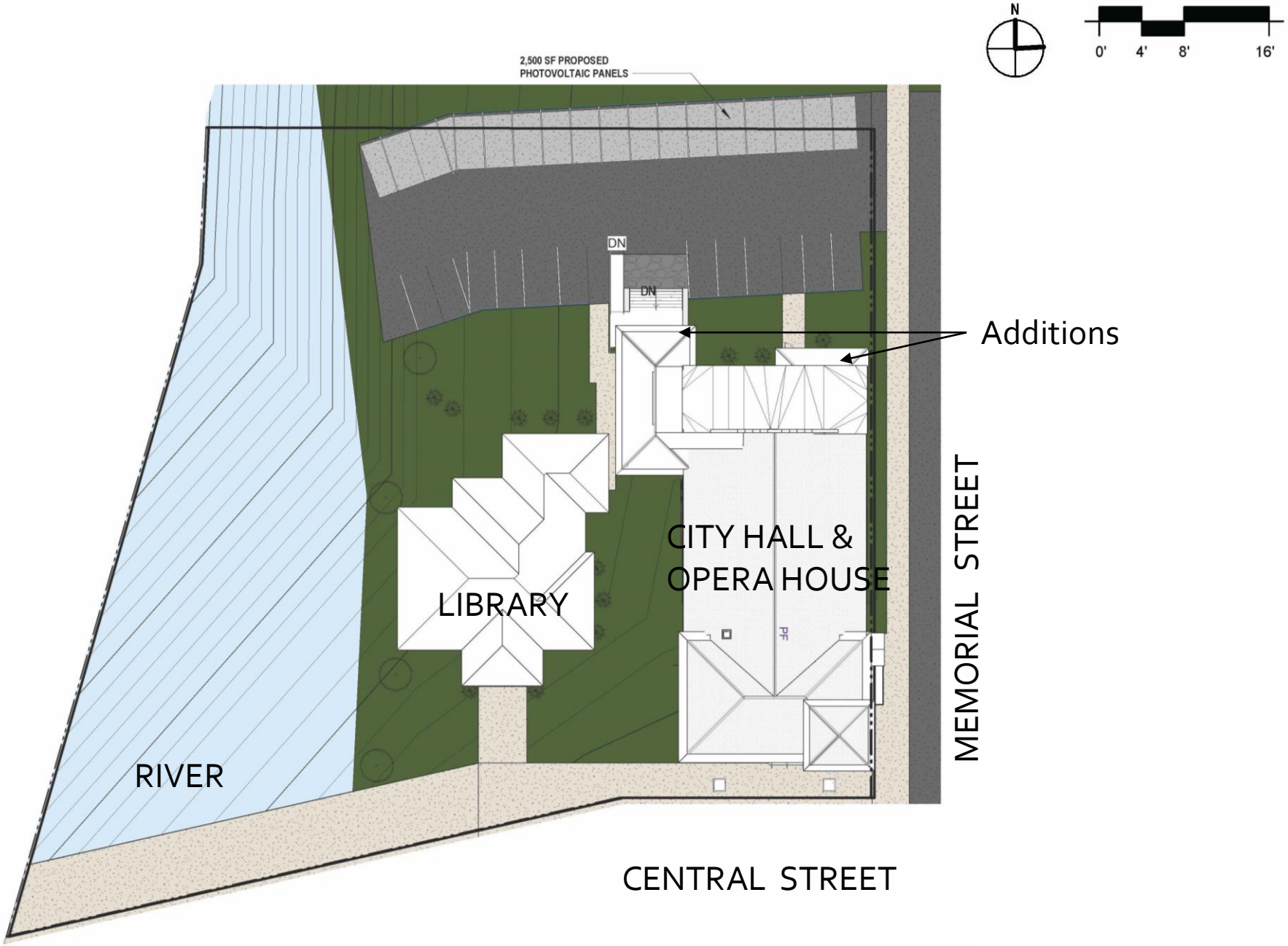
City Hall	4,445
Opera House	9,139
Shared	484
Support/Circulation	5,075
Structure	5,224

Program Analysis

ROOM NO.	ROOM NAME	Area s.f.	Occupancy	Department
002	WAITING ROOM	80	City Manager	City Hall
003	STORAGE	33	City Manager	City Hall
004	CITY MANAGER ADMIN	203	City Manager	City Hall
005	CITY MANAGER OFFICE	233	City Manager	City Hall
subtotal City Manager		**549**		
021	CLERK OFFICE	325	Clerk	City Hall
022	CLERK DIRECTOR	181	Clerk	City Hall
023	STORAGE	61	Clerk	City Hall
subtotal City Clerk		**567**		
014	FINANCE DIRECTOR	204	Finance	City Hall
015	FINANCE	265	Finance	City Hall
subtotal City Finance		**469**		
016	PLANNING DIRECTOR	216	Planning	City Hall
017	PLANNING	235	Planning	City Hall
subtotal City Planning		**451**		
012	VESTIBULE	77	Welfare	City Hall
013	WELFARE OFFICE	93	Welfare	City Hall
subtotal City Welfare		**170**		
009	STORAGE	45	Shared	City Hall
011	RESTROOM	62	Shared	City Hall
019	PRINT ROOM	83	Shared	City Hall
020	KITCHENETTE	123	Shared	City Hall
024	CITY HALL LOBBY	350	Shared	City Hall
025	GN TOILET	43	Shared	City Hall
207	GAR HALL	1055	Shared	City Hall
208	STORAGE	199	Shared	City Hall
303	STORAGE	37	Shared	City Hall
305	TOWER	242	Shared	City Hall
subtotal City Shared		**2239**		
	Net Total City Hall	**4445**		

111	STAGE	663	Auditorium	Opera House
120	OPERA HOUSE	2262	Auditorium	Opera House
121	SOUND BOOTH	72	Auditorium	Opera House
122	LIGHTING BOOTH	72	Auditorium	Opera House
204	MEZZANINE SEATING	2060	Auditorium	Opera House
205	SNACK BOOTH	56	Auditorium	Opera House
subtotal Opera Auditorium		**5185**		
026	GREEN ROOM	664	Back of House	Opera House
027	GN TOILET	46	Back of House	Opera House
028	MEN'S DRESSING	236	Back of House	Opera House
029	WOMEN'S DRESSING	239	Back of House	Opera House
104	DIRECTOR'S OFFICE	125	Back of House	Opera House
105	STORAGE	408	Back of House	Opera House
108	BACKSTAGE	460	Back of House	Opera House
131	STORAGE	137	Back of House	Opera House
206	STORAGE	104	Back of House	Opera House
306	WING 1	112	Back of House	Opera House
307	CATWALK	320	Back of House	Opera House
308	WING 2	127	Back of House	Opera House
309	CORRIDOR	50	Back of House	Opera House
310	STORAGE	85	Back of House	Opera House
subtotal Opera Back of House		**3113**		
101	LOBBY	549	Front of House	Opera House
102	BOX OFFICE	66	Front of House	Opera House
103	BOX OFFICE SUPPORT	135	Front of House	Opera House
106	CONCESSIONS	91	Front of House	Opera House
subtotal Opera Front of House		**841**		
	Net Total Opera House	**9139**		
006	ELECTRICAL	86	Support	Facilities
007	MECHANICAL	205	Support	Facilities
008	CUSTODIAL	60	Support	Facilities
304	IT ROOM	58	Support	Facilities
ELV1-0	ELEVATOR 1	35	Support	Facilities
ELV1-1	ELEVATOR 1	35	Support	Facilities
ELV1-2	ELEVATOR 1	35	Support	Facilities
ELV2-0	ELEVATOR 2	88	Support	Facilities
ELV2-1	ELEVATOR 2	88	Support	Facilities
ELV2-2	ELEVATOR 2	88	Support	Facilities
subtotal Facilities Support		**778**		

Proposed Site Plan

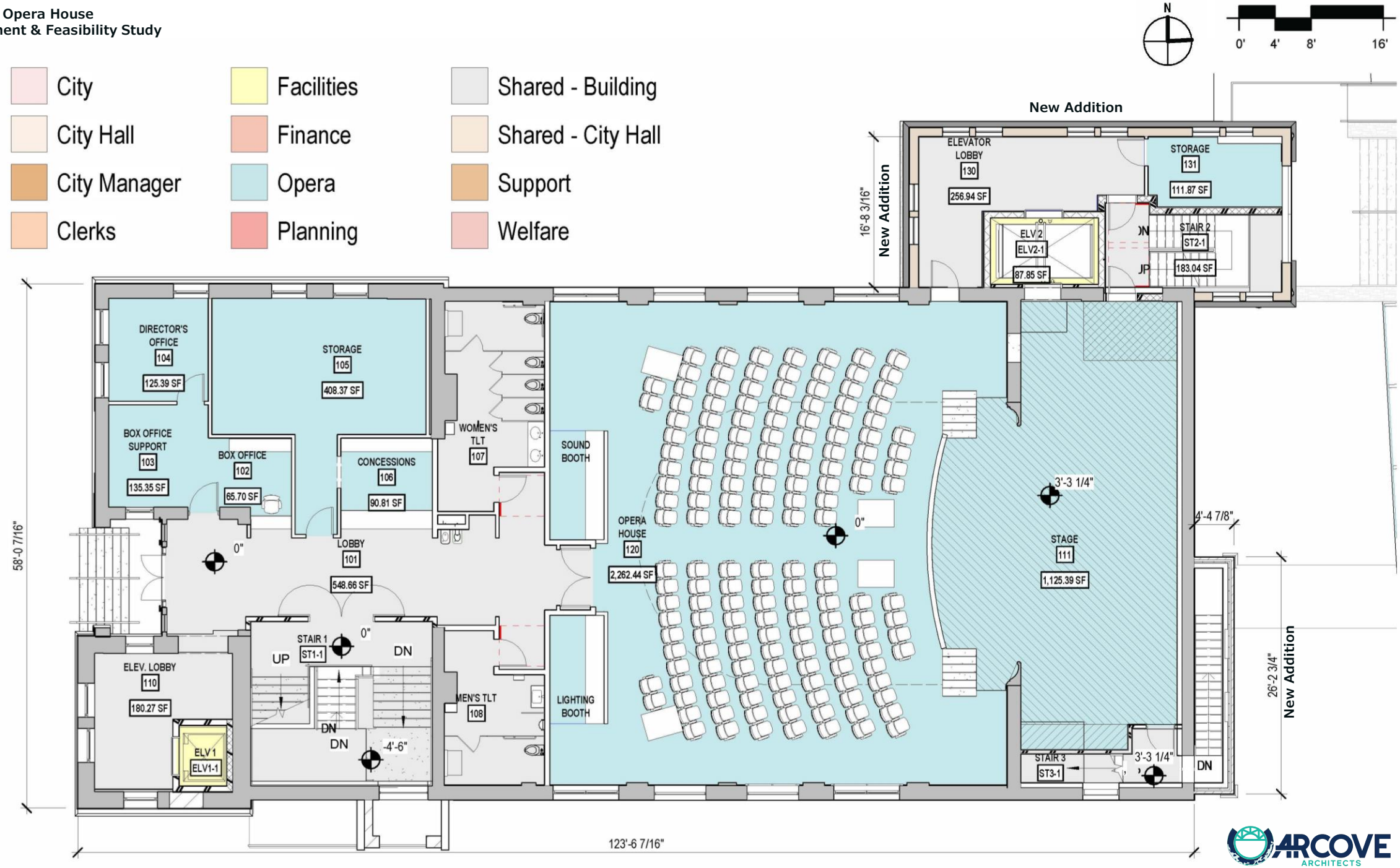


Proposed Ground Floor

ARCOVE ARCHITECTS

April 29th, 2024

Proposed First Floor

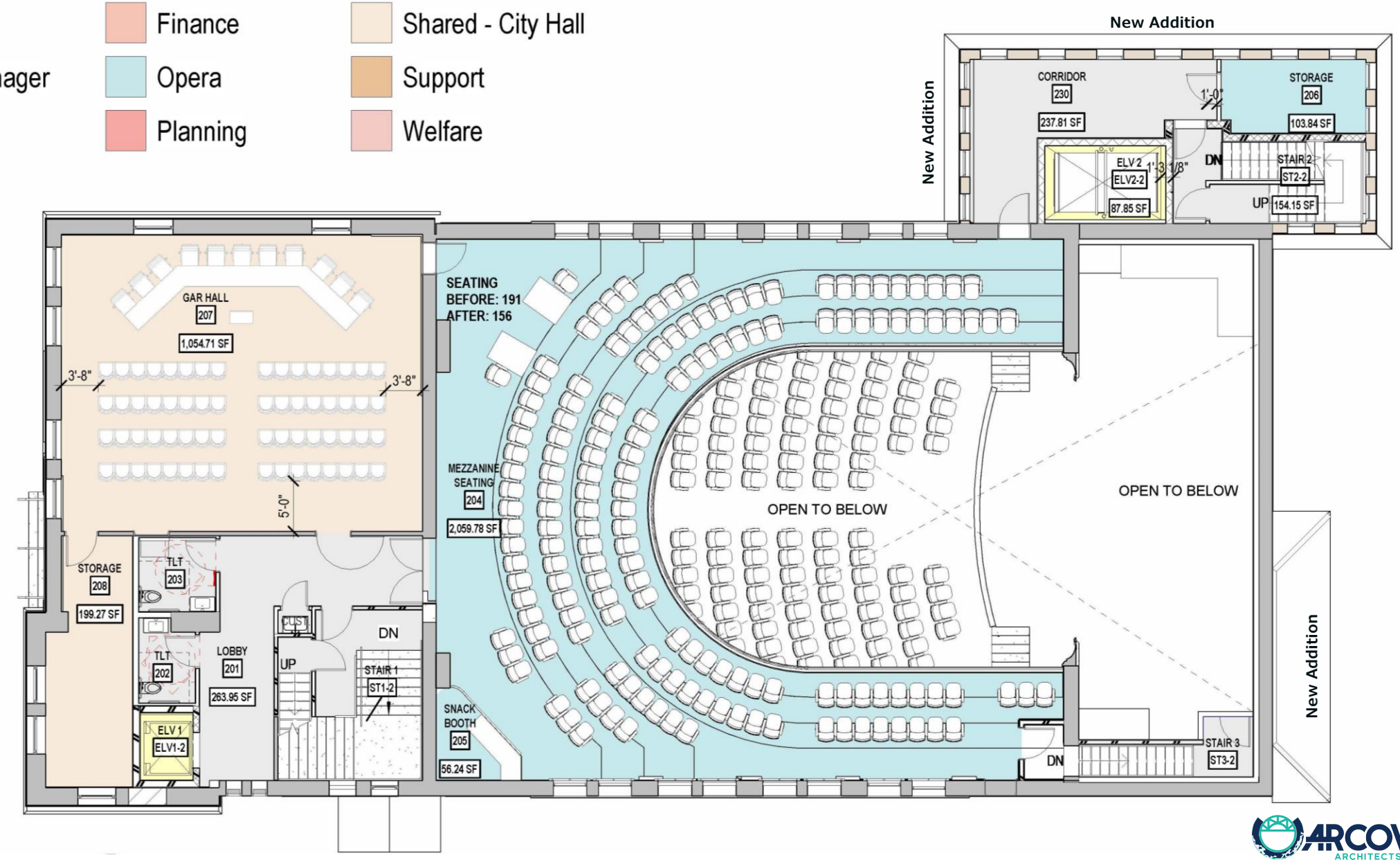


ARCOVE ARCHITECTS

April 29th, 2024

Proposed Second Floor

- City
- City Hall
- City Manager
- Clerks
- Facilities
- Finance
- Opera
- Planning
- Shared - Building
- Shared - City Hall
- Support
- Welfare



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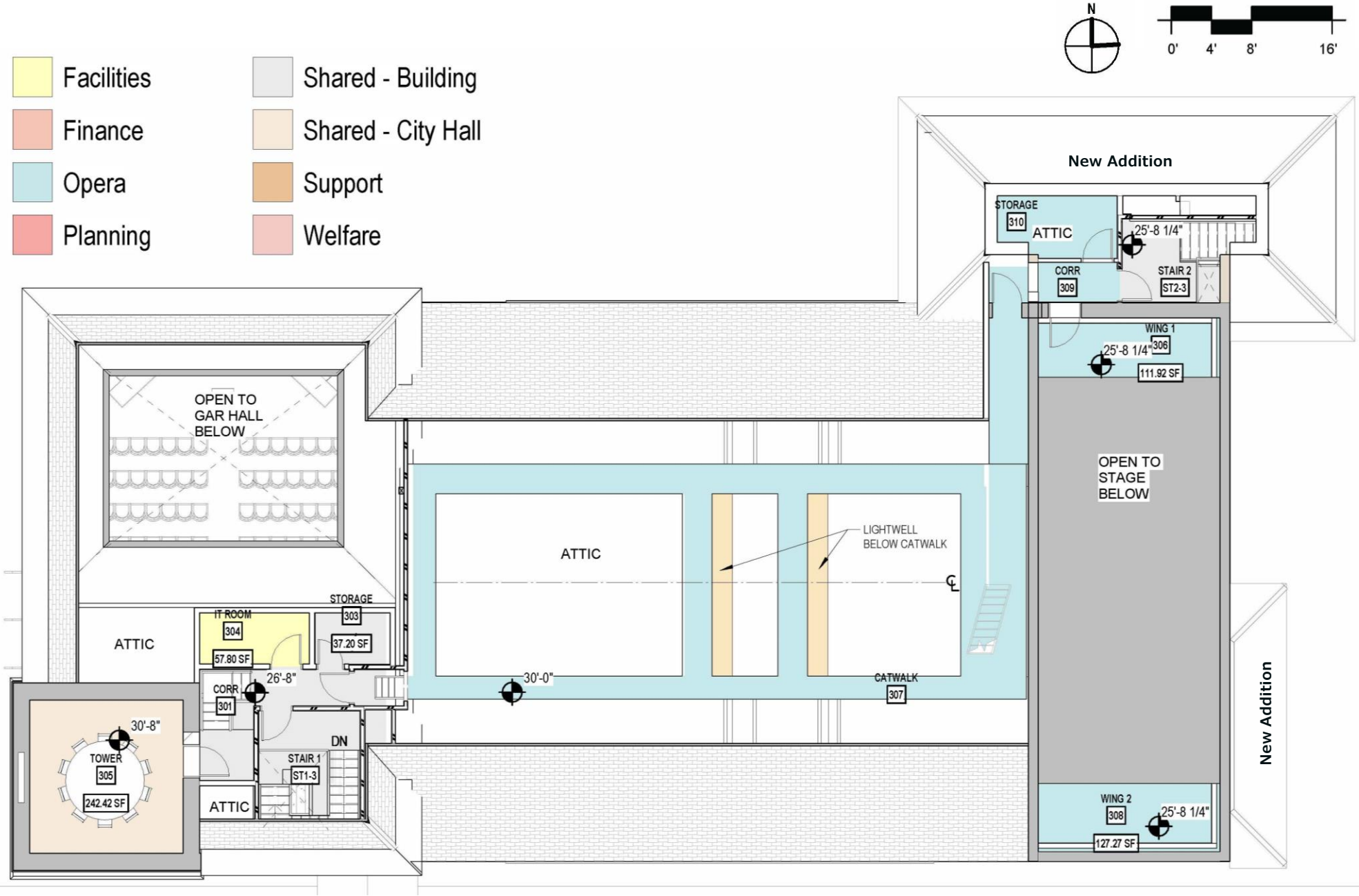


Proposed Elevations

South Elevation

East Elevation

Proposed Elevations

New Addition

New Addition

North Elevation

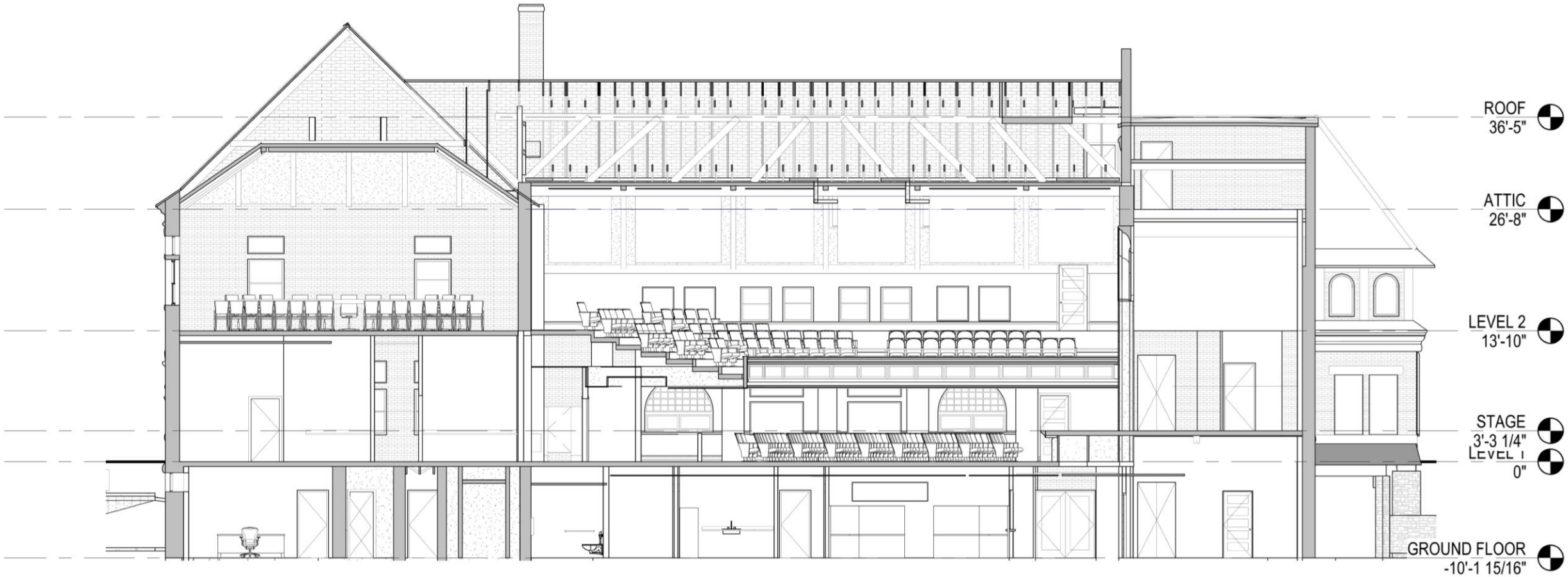
New Addition

West Elevation

ARCOVE ARCHITECTS

April 29th, 2024

Proposed Building Section



0' 4' 8' 16'

ARCOVE ARCHITECTS

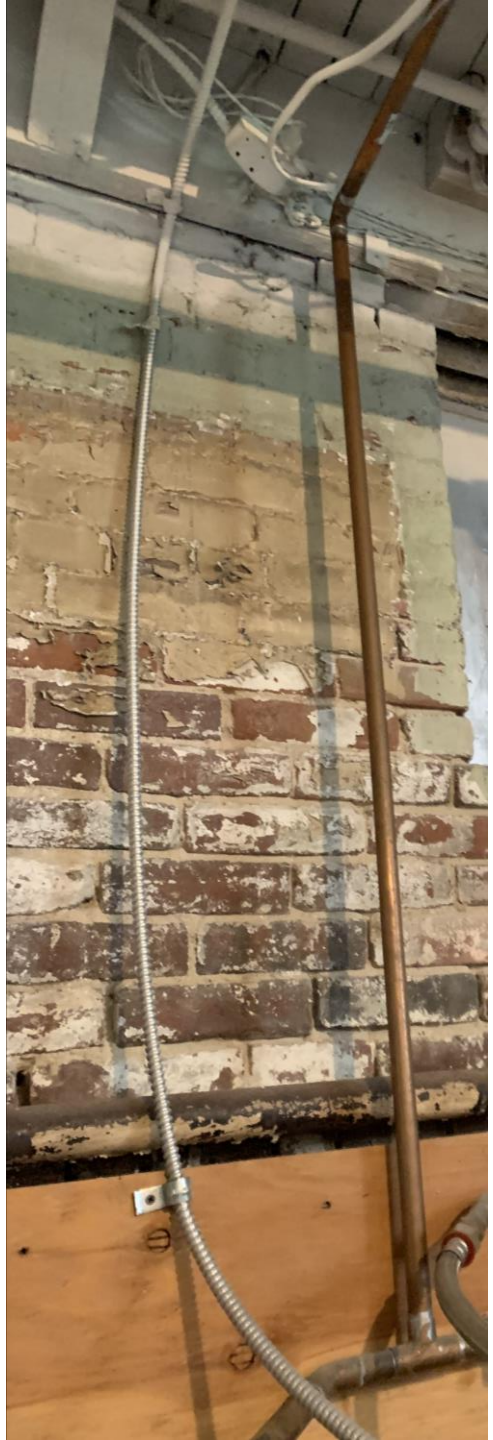
April 29th, 2024

Opera House Recommendations
(Future)

- Egress & Fire Separation
- Balcony seating updated to code
- Replace wood grid with code compliant steel grid
- Attic catwalks for AV & Lighting
- Lighting and Sound control booths
- Updated front & back of house: dressing rooms, green room, bathrooms, and concessions
- ADA accessibility

MEP/FP

- New fire protection sprinkler system throughout the building and fire alarm
- New energy efficient system with improved thermal comfort
- Updated HVAC
- Existing electrical system is to be replaced with new service
- Inside the building, all new electrical panelboards, wiring, devices and lighting
- Updated plumbing fixtures and ADA compliant bathrooms on every floor



Structural

- Structural repairs and reinforcement, masonry walls and roof framing
- New structure for proposed addition
- Insulated & moisture mitigated concrete slab at the ground level
- Mezzanine reinforced with new structural columns and beams
- Mezzanine over-build for code compliant stepped seating
- Reinforce steel framing at backstage roof and proscenium arch

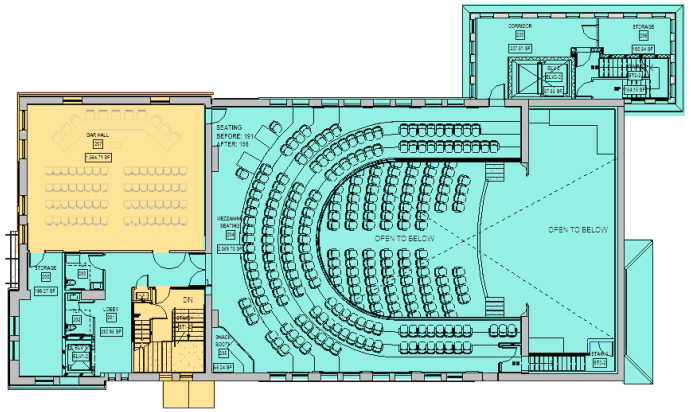
Energy Model Options & Performance Comparisons

Option	Existing	Base Design	Option 1	Option 2	Option 3	Option 4	Option 5
Operating Cost Analysis	Roof R-40, Walls R-5.5	NEW MEP	+ Walls insulation to be R-19	+Photovoltaic panels	NEW MEP ALL ELECTRICAL	+ Walls insulation to be R-19	+Photovoltaic panels
Annual Energy Use Intensity (EUI)	126	55	43	21	55	43	21
Annual Energy Expense	$22,602E+ $8,108 Gas	$14,798E+$2,498 Gas	$14,149E+1,309 Gas	$10,086E+$1,309 Gas	$24,960	$19,599	$10,086
Annual Energy Saving	-	$ 7,804E+ 5,610 Gas	$ 649E+ $1,189 Gas	$ 4,063	$5,750	$-2,303	$1,309

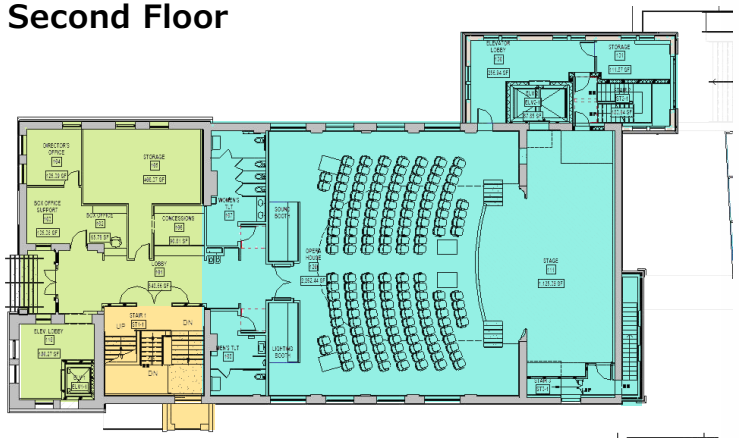
Construction Phasing

(Future)

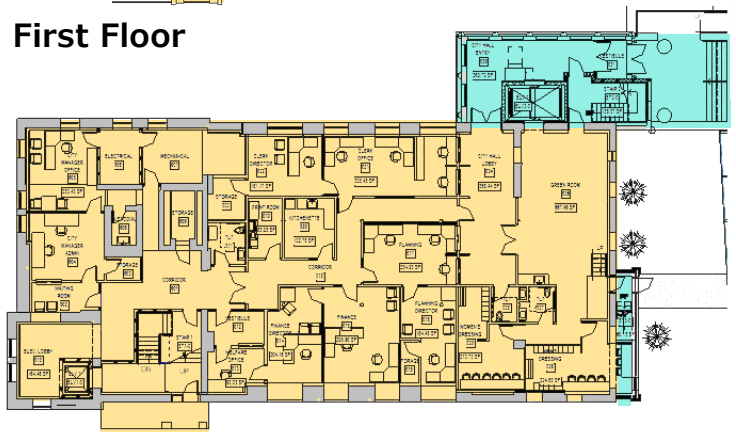
- Phase 1: Basement reno. Temporary City Hall operations at Level 1.
- Phase 2: First floor Lobby and FOH spaces
- Phase 3: Opera House, Auditorium & BOH- 1st floor, mezzanine & attic
  - Addition Northwest Stair & City Hall Entry
  - Addition Northeast Stair
- Future: Solar Array in parking lot



Second Floor

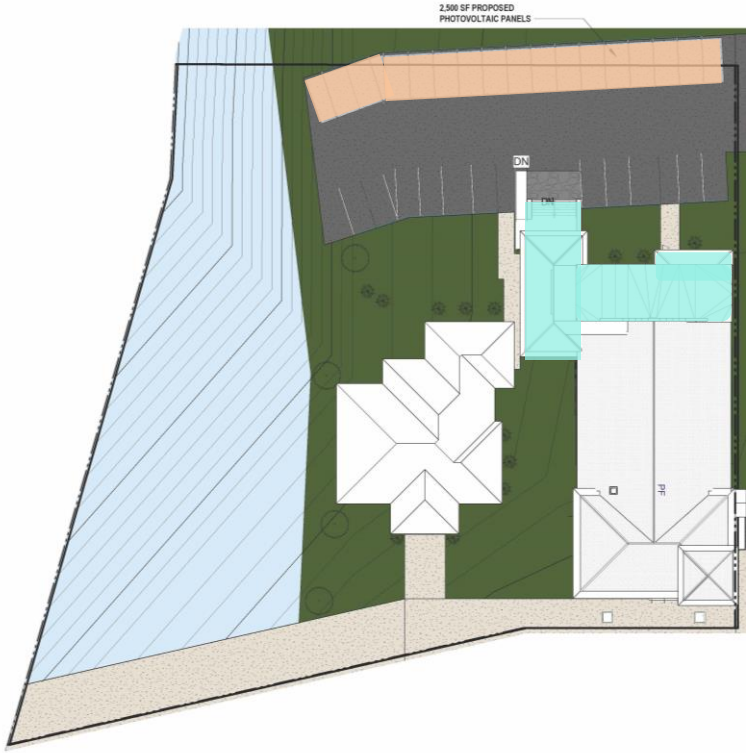


First Floor



Ground Floor

Site Plan



ARCOVE ARCHITECTS

April 29th, 2024

Scope	Construction Cost
All-in	7,831,845

FRANKLIN CITY HALL & OPERA HOUSE
PRELIMINARY BUDGET SUMMARY

April 25, 2024

CATEGORY	VALUE
EXTERIOR MASONRY, FLASHING, ROOF REPAIRS	$ 200,000
BASEMENT WATERPROOFING & PUMP	$ 150,000
DEMOLITION	$ 145,000
BUILDING ADDITION	$ 900,000
STAIR ADDITION	$ 120,000
INTERIOR FINISHES & MEP	$ 1,900,000
SPRINKLER	$ 135,000
ELEVATORS & SHAFTS	$ 500,000
SITEWORK	$ 300,000
MISC. STRUCTURAL REPAIRS	$ 150,000
STRUCTURAL IMPROVEMENTS	$ 495,000
MEZZANINE W/OVERBUILD FRAMING	$ 135,000
FIRE CURTAIN	$ 75,000
SECURITY & ACCESS CONTROL SYSTEM	$ 50,000
THEATRE(FLOOR/CATWALKS,FLYTOWER/ACOUSTIC DOORS	$ 150,000
COST SUB-TOTAL	**$ 5,405,000**
CONTINGENCY / INCIDENTALS	$ 1,081,000
GENERAL CONDITIONS & CGL INSURANCE	$ 972,900
GC OVERHEAD & PROFIT	$ 372,945
TOTAL	**$ 7,831,845**
P & P BOND,IF REQUIRED	$ 156,637
DEDUCTS	
1.) FREIGHT ELEVATOR	$ 30,000

Construction Budget

Scope	Construction Cost
All-in	7,831,845
Phase 1 (City Hall)	3,887,667
Phase 2 (Lobbies)	978,075
Phase 3 (Opera House)	2,966,103
Future Solar Canopies	tbd

Construction Budget

FRANKLIN CITY HALL & OPERA HOUSE
PRELIMINARY BUDGET SUMMARY

April 25, 2024

CATEGORY	VALUE	COST BREAKDOWN DETAIL – BY PHASE: 1	2	3	BY TRADE: MEP	SPRKLR	STRUCTURAL	ARCHITECTURAL
EXTERIOR MASONRY, FLASHING, ROOF REPAIRS	$ 200,000	$ 200,000						
BASEMENT WATERPROOFING & PUMP	$ 150,000	$ 150,000						
DEMOLITION	$ 145,000	$ 145,000						
BUILDING ADDITION	$ 900,000			$ 900,000	$ 120,000.00	$ 15,000	$ 300,000	$ 665,000
STAIR ADDITION	$ 120,000			$ 120,000	$ 16,000.00	$ 2,000	$ 39,000	$ 63,000
INTERIOR FINISHES & MEP	$ 1,900,000	$ 938,000	$ 675,000	$ 287,000	$ 1,140,000.00	$ 115,000		$ 780,000
SPRINKLER	$ 135,000	$ 120,000		$ 15,000		135000		
ELEVATORS & SHAFTS	$ 500,000	$ 300,000		$ 200,000			$ 120,000	$ 280,000
SITEWORK	$ 300,000	$ 100,000		$ 200,000				
MISC. STRUCTURAL REPAIRS	$ 150,000	$ 150,000					$ 150,000	
STRUCTURAL IMPROVEMENTS	$ 495,000	$ 495,000					$ 495,000	
MEZZANINE W/OVERBUILD FRAMING	$ 135,000	$ 35,000		$ 100,000			$ 135,000	
FIRE CURTAIN	$ 75,000			$ 75,000			$ 55,000	$ 20,000
SECURITY & ACCESS CONTROL SYSTEM	$ 50,000	$ 50,000			$ 50,000.00			
THEATRE(FLOOR/CATWALKS,FLYTOWER/ACOUSTIC DOORS	$ 150,000			$ 150,000			$ 103,000	$ 47,000
COST SUB-TOTAL	**$ 5,405,000**	**$ 2,683,000**	**$ 675,000**	**$ 2,047,000**	**$ 1,326,000**	**$ 267,000**	**$ 1,397,000**	**$ 1,855,000**
CONTINGENCY / INCIDENTALS	$ 1,081,000	$ 536,600	$ 135,000	$ 409,400	$ 255,000.00	$ 26,000	$ 240,000	$ 357,600
GENERAL CONDITIONS & CGL INSURANCE	$ 972,900	$ 482,940	$ 121,500	$ 368,460				
GC OVERHEAD & PROFIT	$ 372,945	$ 185,127	$ 46,575	$ 141,243				
TOTAL	**$ 7,831,845**	**$ 3,887,667**	**$ 978,075**	**$ 2,966,103**				
P & P BOND,IF REQUIRED	$ 156,637	$ 77,753	$ 19,562	$ 59,322				
DEDUCTS								
1.) FREIGHT ELEVATOR	$ 30,000							

ARCOVE ARCHITECTS
April 29th, 2024

Budget summary by space

CSI #	Category title	Base bid total
Med/Small proscenium theatre: 350 seats		
Seating		
12 61 13	Fixed Audience Seating	$192,500
Platforms		
11 61 23	Theatrical Platforms	$47,000
Rigging/lifts/drapery		
11 61 33	Theatrical Rigging	$203,665
11 61 39	Theatrical Chain Hoist and Accessories	$24,800
11 61 37	Theatrical Fire Safety Curtain	$125,000
11 61 43	Theatrical Draperies	$67,200
11 61 71	Dance Floor Surface	$4,000
Lighting		
11 61 91	Theatrical Lighting Instruments & Accessories	$285,443
Dimmers & control		
26 61 11	Theatrical Lighting Controls	$203,297
Company switches		
26 61 20	Company Switches	$3,000
PSVC		
27 41 16.61	Integrated Audio-Video Systems & Equipment for Theatres	$560,558
	Med/Small proscenium theatre: 350 seats subtotals	**$1,716,463**

Theater Fit-Out Budget

Franklin Opera House

Theatre equipment probable cost estimate v1.0
April 23, 2024

Version	Description	Date
1.0	Master plan	4/23/2024

Summary

Med/Small proscenium theatre: 350 seats		
Base bid	$1,716,463	
Add/Alternate	$0	
Owner purchased	$0	
	Med/Small proscenium theatre: 350 seats subtotal	**$1,716,463**

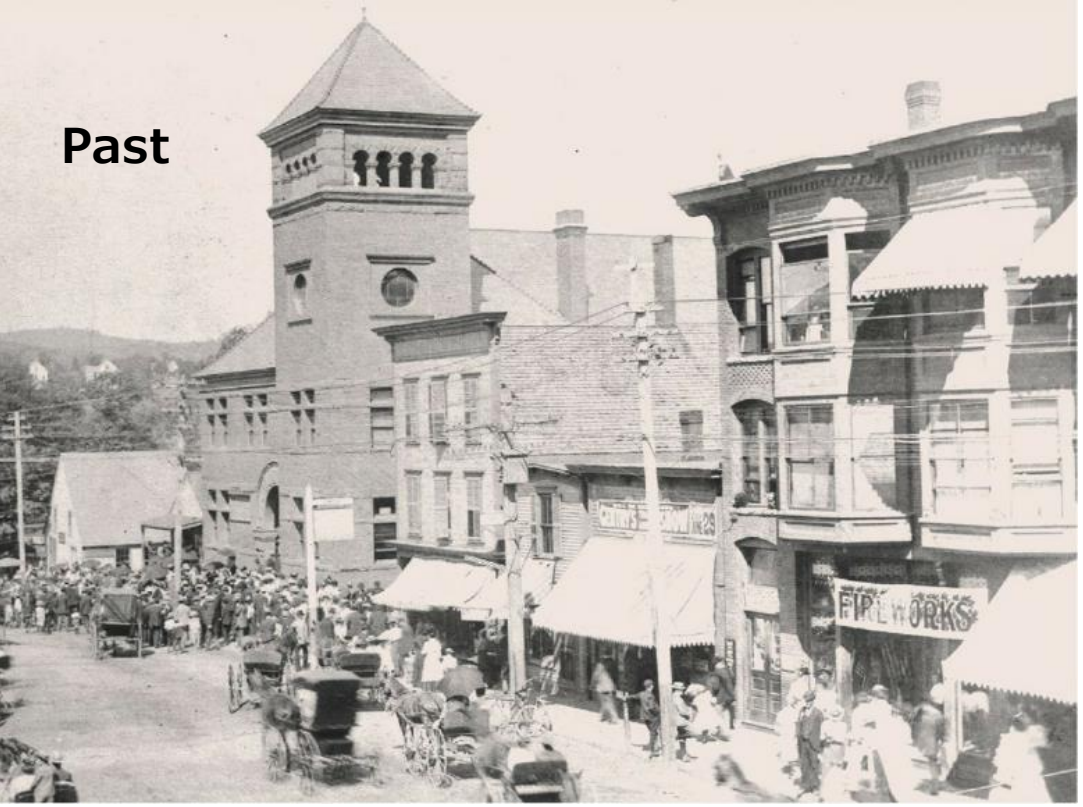
Summary

Ancillary spaces and other items baby grand piano, personnel lift, music stands, musician chairs etc		
Base bid	$120,550	
Add/Alternate	$0	
Owner purchased	$0	
	Ancillary spaces and other items baby grand piano, personnel lift, music stands, musician chairs etc subtotal	**$120,550**

Grand total: Base bid		**$1,837,013**
Grand total: Add/Alternate		**$0**
Grand total: Owner purchased		**$0**
	Grand total	**$1,837,013**

Work by Others not included in this budget: (Architectural Elements not specified by TP):

T&G resilient wood stage floor
Masonite topped resilient floor
Cable passes, cable hooks, cable doors
Gridiron
Galleries
Catwalks
Rigging beams
Strong points
Fall protection
Acoustical doors
Box office equipment
Facility operating equipment
Conduit, wiring, & back boxes



Future

Summary

(Future)

Safety

- Egress
- Fire Protection
- Security

Accessibility

- Equal access to improve community engagement

Program

- Shared and dedicated spaces improve functionality, efficiency, and safety
- Create new, distinct entrance to City Hall

Community

- Theatre upgrades allow for expanded events and revenue
- Touring acts bring consumers to Franklin, supporting other businesses

ARCOVE ARCHITECTS

April 29th, 2024

Questions?

Thank you!

FRANKLIN for a lifetime
Share • Learn • Connect
Create a Community for All Ages

CITY OF FRANKLIN 1828 1895 NEW HAMPSHIRE
DANIEL WEBSTER AT FRANKLIN, N.H.

ARCOVE ARCHITECTS

April 29th, 2024