

Swansea Municipal Complex

Public Informational Session

October 18, 2023

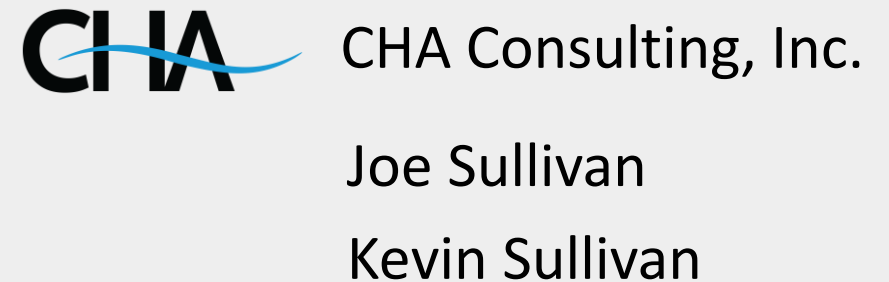


Municipal Complex Building Committee & Project Team

Town of Swansea

Derek Heim	Chairman
Marc Lapointe	Vice Chairman
Robert Alford II	
William Anderson	
Paul Burke	
Sarah Carlson	
James Carvalho	
Chris Hajder	
John Hansen	
John Salzillo	
Ryan Pacheco	

Owner's Project Manager



Architect



Turowski2 Architecture

Weston & Sampson



Project History

In 2022, the Board of Selectmen appointed a Capital Building Committee to identify and prioritize the many infrastructure projects and challenges faced by the Town.

By October 2022, the Committee had prioritized the Town's infrastructure needs, considering such needs of all departments, and issued a series of recommendations in a final report, available on the Town's website.

These recommendations included:

- a) New construction of a Town Hall/Annex/Council on Aging as combined facility and a Highway Facility (new construction)
- b) Avoid purchasing new property when Town-owned parcels are available
- c) Create a plan for vacated buildings; proceeds of any sales be attributed to infrastructure funds
- d) Collaborate with all Departments (Fire, School) to understand **all** needs and plans



Project Information

Information, reports, recommendations, videos, meeting minutes and more available online:

Dedicated project website www.buildingprojectsswanseama.gov

Additional information available on Town's Website:

https://www.swanseama.gov/departments/town_administrator/capital_building_committee.php



View Existing Conditions Videos of our current facilities:

<https://vimeo.com/showcase/10525768>

Town Hall

Town Hall Annex

Council on Aging

Highway Facility



Need

Current office and function spaces within the Town of Swansea are inadequate and no longer serve the town efficiently. This is true of all four buildings and numerous municipal departments and functions that are included in this consolidation plan.

All buildings owned by the Town are in need of disruptive and costly repair and remodeling, including hazardous material abatement, ADA compliance upgrades, and OSHA upgrades, as well as compliance with all current building and fire codes. This work cannot be performed while running operations concurrently and swing space would be required for any remodel/rebuild.

Permitting departments currently housed in rented trailers.

Many Highway vehicles are unhoused and exposed to elements and pests, limiting their useful life.

Videos of existing conditions of all four buildings are available at buildingprojectsswanseama.gov as well as <https://vimeo.com/showcase/10525768>



Existing conditions – Town Hall



Stairway to second floor,
Town Hall



Threshold at entry, Town Hall



Ceiling,
Town Hall

Existing conditions - Town Hall Annex



Deficiencies in Foundation,
Town Hall Annex



Existing conditions - Town Hall Annex



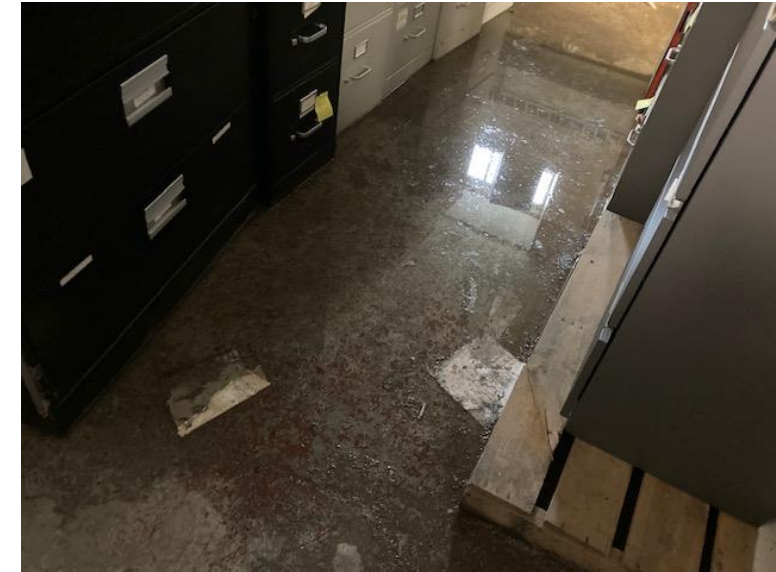
Extensive water damage, Annex Entryway



Water damage, Ceiling, Veterans Office



Water damage, basement



Water in basement, rainstorm September 11, 2023

Need – Meeting Space

Board/Committee	Day	Location		POLICE				SCHOOL ADMIN			
ALL MEETINGS SUBJECT TO CHANGE BASED UPON AVAILABILITY OR MEMBERS OR SPECIAL NEEDS OF RESPECTIVE BOARDS/COMMITTEES				Mon	Tue	Wed	Thu	Mon	Tue	Wed	Thu
BOS	2nd & 4th Tues	School Admin		PB	Sewer	A&F/Capital	Library	School	BOS	BOA	ZBA
PB	1st & 3rd Mon	Police	1st wk	ConCom	Harbor	A&F/Capital	Library		BOS	BOA	
ConCom	2nd & 4th Mon	Police	2nd	PB	Sewer	A&F/Capital	Library	School	BOS	BOA	
ZBA	1st Thu	School Admin	3rd	ConCom		A&F/Capital	Library		BOS	BOA	
A&F	Every Wed during budget season	Police	4th						BOS	BOA	
BOH	Every other Wed	Annex									
Parks	Tues or Thu	Fire Station 4 or Police Station									
Beach	non-regular; daytime	Bathhouse Building									
Capital Bldg	Every other Wed	Police									
Fire Feasibility	Every other Thursday	Fire Station 4									
School	1st and 3rd Mon	School Admin									
Library	Thursdays	Police									
Library Bldg	Mondays - weekly	Digital									
Harbor	2nd Tues	Police									
Sewer	1st & 3rd Tues	Police									
Water	2nd & 4th Wed	Water									
Assessors	Wednesdays	School Admin									

All meetings and locations subject to change due to scheduling conflicts and room availability. All meetings are posted in accordance with the Open Meeting Law.



Site Layout



DPW Facility to house administrative offices, mechanics bay, and storage of all vehicles.

Salt shed in rear

Materials yard and fuel depot will not be stored on site.

Town Hall and Council on Aging combination building

Concept of New Buildings – Aerial View Northwest



Concept of New Buildings – Aerial View West



Concept of New Buildings – Aerial View Southwest



Concept of New Buildings – Street View



Traffic light likely not necessary.

Traffic studies will determine roadway modifications necessary.

Concept of New Buildings –View of Town Hall/COA



Funding

- Borrowing for the project, placing the annual bond payment on the tax levy
- No debt exclusion or Prop. 2 ½ override
- Commitment that **Meals Tax revenues** be attributed toward capital projects such as this one before any other use
- Debt service has decreased over the last three years; this project's tax impact will be absorbed by some of that decreasing debt among other existing allocations
- Planning in conjunction with other town needs and projects



Costs and Tax Impacts

Borrow for all buildings together: one bond payment on the tax rolls for ease of financial burden and savings on interest and fees.

Absorbed into the levy – no debt exclusion.

Average Annual Tax Impact: \$250.00 (Avg. home value of \$400,000)

Fiscal Year Tax Bill	Estimated Rate Impact	Annual Impact	Estimated	Monthly	Quarterly	Annual
			Rate Impact			
			ISOLATED PROJECT		PROPOSED PROJECT	
Year 1 -2025	1.25	\$500.08	0.62	\$20.71	\$62.12	\$248.48
Year 2	1.23	\$490.76	0.60	\$19.93	\$59.78	\$239.12
Year 3	1.20	\$481.40	0.57	\$19.15	\$57.45	\$229.80
Year 4	1.13	\$452.88	0.55	\$18.37	\$55.12	\$220.48
Year 5	1.18	\$472.08	0.53	\$17.59	\$52.78	\$211.12



Costs and Tax Impacts

BUILDING		Total
DPW with Salt Shed	44,463	\$19,500,525
Council on Aging (with Supportive Day)	14,844	\$7,063,560
Town Hall	18,229	\$10,572,704
Cable Access	1,866	\$1,082,048
Site Work, Owner's Costs and Contingencies		\$14,889,213.70
	TOTAL	\$53,108,050.70

Highway
 Parks and Recreation
 Council on Aging & Supportive Day Care
 Board of Assessors
 Treasurer/Collector
 Town Clerk and Elections
 Town Accountant
 Human Resources
 Town Administrator/ Board of Selectmen,
 Zoning Board of Appeals
 Planning Department
 Conservation Commission
 Board of Health
 Town Nurse
 Building Department
 Local Cable Access
 Communal Space for volunteers
 Meeting rooms



Costs and Tax Impacts – Breakout of Site Costs and Contingencies

Site Costs and Contingencies	Total
SITE WORK	\$3,821,883
OWNERS SOFT COSTS (permitting, builders risk insurance, hazmat and signage, third party testing, move management, legal, OPM, and design fees, utilities and commissioning services, geotec, survey)	\$6,567,330
CONSTRUCTION CONTINGENCY	\$3,500,000
FF&E (furniture, fixtures, technology, operational equipment, lifts, pressure washers, etc.)	\$1,000,000
TOTAL	\$14,889,213

All costs are estimates.

Preliminary budget shows range of \$48,000,000 - \$53,000,000 and we are **actively working to lessen costs.**



Timing and Financial Implications

Waiting to complete Municipal Complex project until after the school finalizes their endeavors will result in bottlenecks and an accumulation of payments.

This project aims to take advantage of the long-range planning requirements of the MSBA, a five to seven year minimum project timeline.

- During this span, the Town has the ability to whittle away debt, making space for the school project.

Failing to address these needs now will inhibit future decision making and hamstring funding abilities

- The Town will have to address renovations, remediation, abatement, expansion and compliance upgrades
- Renovation costs are estimated at \$800/ square foot, greater than new construction costs.



Alternative: Repairs and Renovations to Current Structures

- Council on Aging

- Gold Room (at least \$150,000)
- Front Windows
- Repair damage to interior walls and Ceilings (resulting from leaks)
- Main Room flooring replacement
- Deteriorated wooden deck railings and stairway to be replaced
- Annual Maintenance, HVAC, utility and minor repairs costs around \$5500-\$8000/year

Needs that will not be addressed:

- Ability to run concurrent programming
- Supportive daycare programming
- Expanding numbers of seniors that can attend programs
- Regular meals/lunch programming

Temporary space during renovation necessary.



Alternative: Repairs and Renovations to Current Structures

- Town Hall Annex

- Currently leasing trailers at \$3000/month
- Roof and Gutter Replacement
- Fix drainage issues
- Repair and rebuild foundation
- Mold Remediation
- Cosmetic repairs – ceiling, walls, paint,
refinish floors
- 2023 Code Compliance updates
- Asbestos and hazardous waste abatement and removal
 - Asbestos containing materials include boiler, corrugated piping, and wall plaster
 - Removal of boiler and boiler jacket required.



Alternative: Repairs and Renovations to Current Structures

- Town Hall Annex

Needs that will not be addressed:

- Enhanced provision of services
- Meeting space
- One-stop convenience for residents/businesses
- Consolidation of municipal functions
- Adequate file storage
- Appropriate restrooms
- Operational and managerial efficiencies



Alternative: Repairs and Renovations to Current Structures

• Town Hall

- Asbestos abatement and removal (floor tile)
 - Requires temporary space rental and removal/storage of furniture
- Replacement of floor, which is currently sagging
- Repair holes in foundation
- Update and renovate second floor for usability (staff only) including climate control
- Cosmetic repairs – ceiling fixes, staircase, walls, paint
- Installation of climate controlled vault
- 2023 Code compliance updates

Needs that will not be addressed:

- Enhanced provision of services
- Meeting space
- Adequate file storage
- Useful second floor
- Appropriate work spaces
- One-stop convenience for residents/businesses
- Consolidation of municipal functions



Alternative: Repairs and Renovations to Current Structures

- **Highway Garage**

- Additional construction of storage structure to house equipment
- Replacement of current Salt Shed
- Additional bathroom

Needs that will not be addressed:

- Adequate storage of equipment, enhancing longevity of vehicle life
- Appropriate work areas and maintenance bays
- Lift for basic repair work
- Locker room
- Rest area during storms



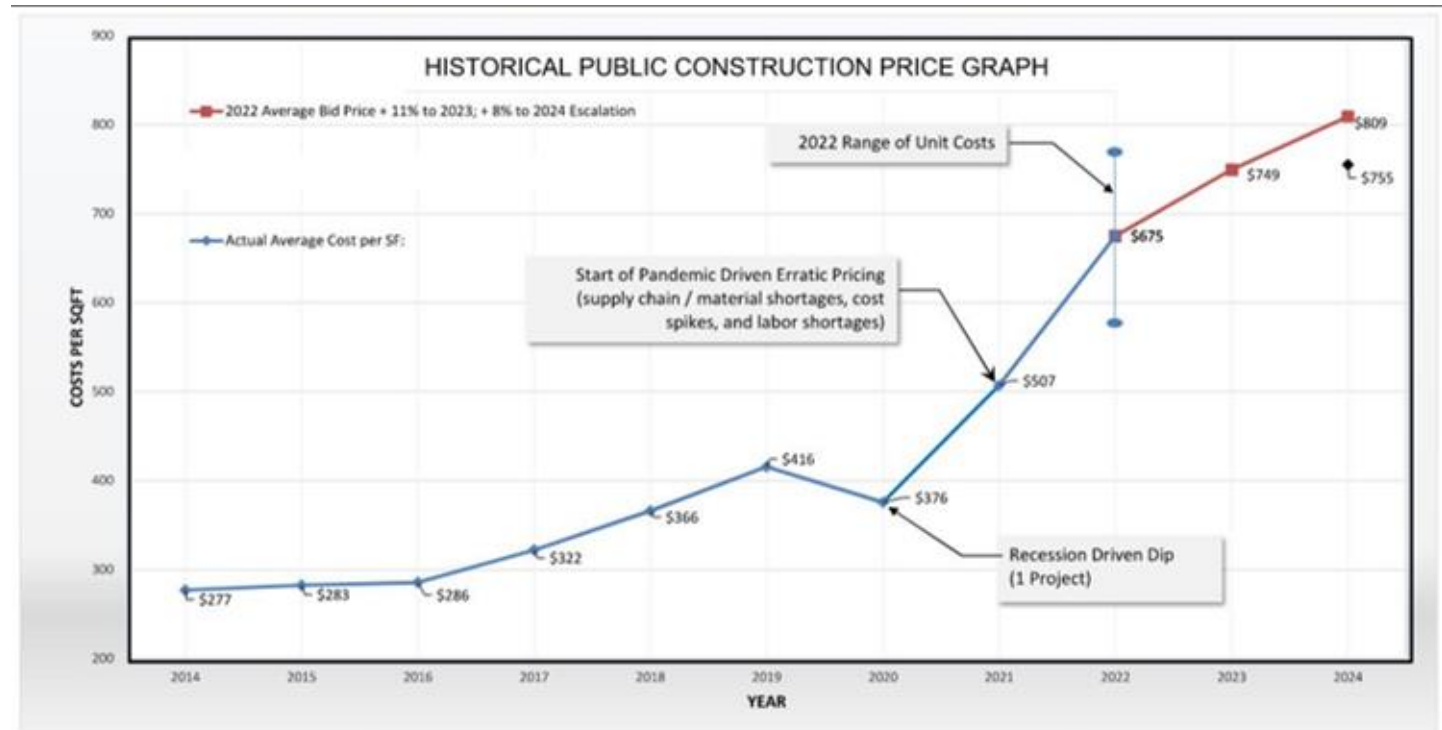
Existing conditions

Highway Department Existing
Conditions Video:

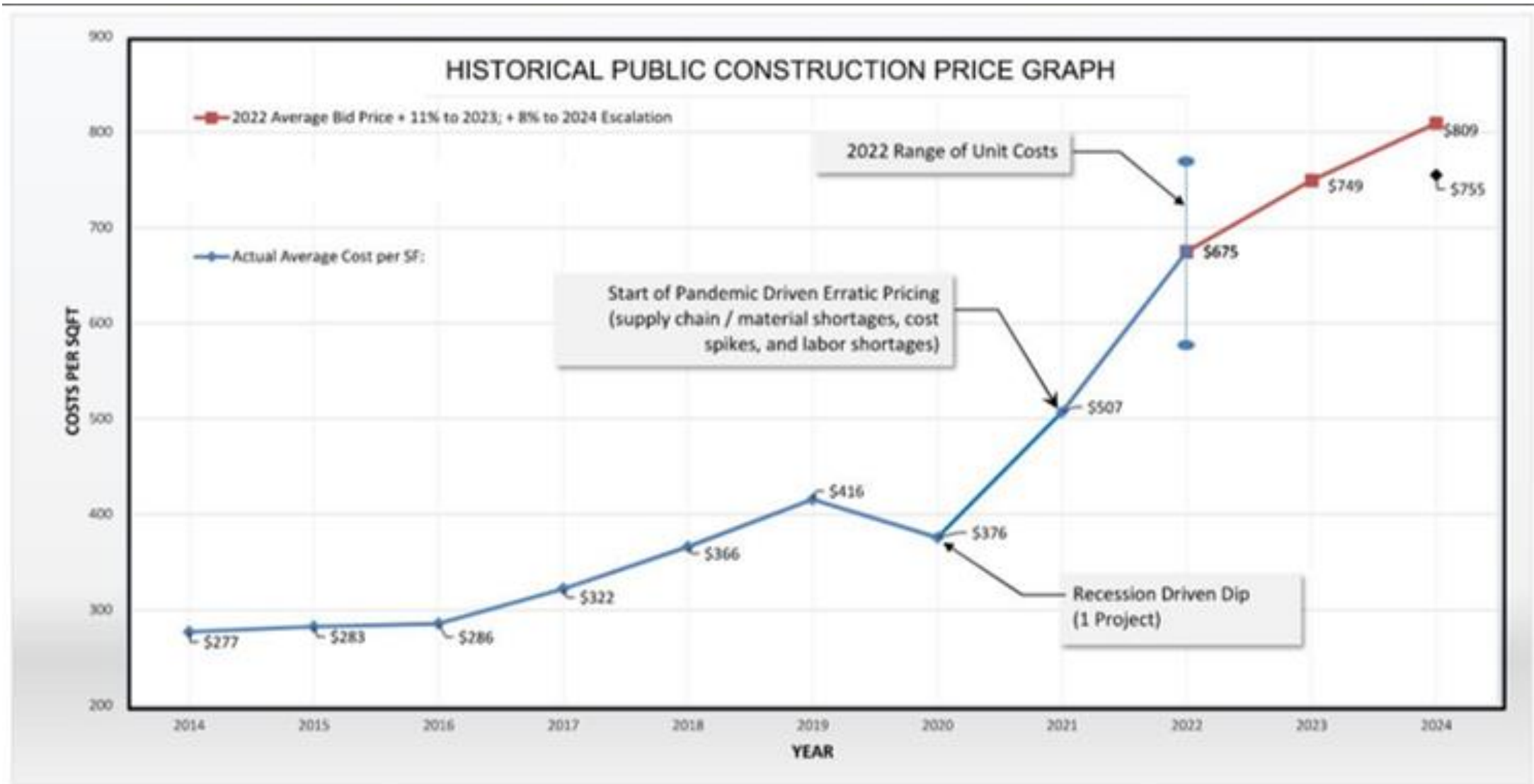


Cost Comparisons – Estimates for Varying Scenarios

- New Construction as Proposed
\$48 million - \$53 million
- Separate building projects
\$70 million
- Renovations for all needs
\$46 million - \$58 million
- Problems not addressed
- Renovation of Junior High School
\$67 million



Historical Public Construction Graph



FAQs

- Question: The Town has the land on main thoroughways in town. Why aren't those locations being used?
 - Answer: The CBC reviewed **every parcel** of land with 3 or more buildable acres in the Town, regardless of public or private ownership. The CBC recommended that the Town should avoid purchasing new property for the structure when Town-owned land was available, and that the Town should minimize what is taken off of the tax rolls, especially as publicly held lands were viable alternatives for this project. The CBC recommended to locate at the Del Mac Orchard property only after exploring that future school plans could be accommodated.

Public Parcels explored

The Committee reviewed Town-owned parcels that were three acres or larger. A list of proposed parcels was established and identified for further review. All identified parcels were vacant land. These parcels were:

- | | |
|------------------------------------|------------------------|
| Brown School Site (Softball) Field | Route 6 Rest Area |
| Del Mac Orchard | Town Annex Property |
| Sears Farm Property | East of Salvation Army |
| Luther School (land) | Smoke Rise |
| Bushee Road | |

Private Parcels explored

Stevens Road vacant land	Almeida Farm (Route 6)	Almeida Farm II (rear Mr. Peepers)	Hallock Property
Coles River Land (Sutherland)	Touisset Country Club	Dee I (Old Warren Road)	Doe II (S Wilbur Ave)
Dattoli Property (Old Warren Road)	Berard Property (Route 6 at Bushee Road)	Toys R Us	Capaldi Site
Harkins Property (Wood Street/Hortonville Road)	Avila (Wood Street)	Sousa Property (adjacent to Del Mac Orchard)	Swansea Grange (Milford Rd)
Venus de Milo	Wigham Property (Wood Street)	Reynolds Farm (Cedar Avenue)	Swan Finishing (Ledge Rd)
463 Swansea Mall Drive	Stevens Home (Ledge Road – fields only)		



- Question: There are traffic issues at Swansea Mall Drive/Wood Street/Hortonville/Hailes Hill Roads. Will these be addressed?
 - Answer: Yes. The intersection nearest this proposed location has been identified on our Prioritization Plan though Complete Streets. Consideration will be given to this intersection as we study traffic changes and patterns should this project be approved. Concurrently, the Town is also working with MassDOT to redesign Route 118, inclusive of the intersection at Wood Street. Discussions have centered around installing a roundabout to curb speeds and organize safer flows of traffic. There is considerable information about this project available online at:
<https://experience.arcgis.com/experience/43ccc72e0d174d369a42c7035d856e33/>

FAQs

- Question: Will the Fuel Depot and Materials Yard be included on this site?
 - Answer: No. The Fuel Depot will remain at its current location on Gardners Neck Road. The Materials Yard will be relocated to town property on Sears Road.



- Question: Why are you building all of these buildings at once?
 - Answer: Combining the four buildings' project needs into one project allows us to borrow and attributes just one payment each year on the Town's tax rolls. This allows for financial stability now and over time. It also allows for various savings – building on one construction site, one OPM, sharing of resources and logistical organization which saves both time and money, and other economies of scale. Constructing these buildings separately would come in around \$70 million.

- Question: What happened to the Swansea Mall proposal?
 - Answer: The owners of the Mall property responded to a request for proposals we put out for municipal office space. After negotiations and digging deeper into the proposal performing our due diligence, we found legal constraints that arose during negotiations with the selected vendor, which was the mall property. The Board of Selectmen issued a statement regarding this matter in October of 2021.

Your Questions and Comments



Existing conditions

Council on Aging Existing
Conditions Video:

Veterans and Council on Aging



Old Buildings

What are we doing with our current properties?

Council on Aging:

CBC recommends to sell off vacated property and to utilize the funds toward the building project, or other infrastructure projects.

**property becomes part of the tax base*

Town Hall:

To be restored to its previous use – not office space but an actual hall and gathering space

Annex Building:

Subdivide and sell that portion of the property, using funds toward infrastructure projects and remaining cognizant of the Animal Shelter services.

**Subdivided property becomes part of the tax base*

Highway Department:

This location was highlighted as the optimal location for a future new fire station based upon data regarding both fire and EMS call response times. The [Fire Feasibility Study](#), finalized September 2023, provides more information on this topic.



Schedule & Impact with Other Projects

