

Town Hall Annex Addition/Renovation Project

October 2024

Welcome to our Informational Session!

Recap

- The Capital Building Committee, sensitive to comments provided at the November 2023 Town Meeting, opted to focus efforts on the Town Hall, to “use what we have” and explore renovating and expanding **existing properties.**
- The Capital Building Committee revisited the list of priorities and ranked proposed locations (analysis conducted in 2022) and opted to move ahead with a Town Hall/Town Hall Annex combined facility at the second ranked parcel: 68 Stevens Road.
- Funding for the design services was granted in May 2024

What is the Project?

Renovating the historic Bark Street School and building an addition to:

- House municipal departments
- Provide appropriate storage of historical records
- Install a climate controlled vault
- Meeting room for all boards and committees
- Achieve code compliance
- Enhance delivery of services to the public
- Preserve a historic structure

Who is included?



- Town Accountant (3)
- Treasurer/Collector (3)
- Board of Assessors (4)
- Town Clerk (3)
- Zoning (1)
- Board of Selectmen/Administrator (4)

- Building Department (2 + inspectors (4))
- Board of Health (3)
- Conservation Commission (2)
- Planning Department (2)
- Veterans Agent (2)



What does it cost?

Total Project Cost: **\$15.9 million**

This includes construction as well as oversight costs for Owners Project Manager and architectural services. Such services are state mandated for public construction projects over \$1.5 million.

How are we paying?

Certified Free Cash :	\$10.6 million
Capital Stabilization Fund:	\$1.8 million
Short Term Borrowing*:	<u>\$ 3.5 million</u>
	\$15.9 million

***Repayment will be over a three-year period with flexible terms to pay off early before the school project has an impact.**

What does this do to my taxes?

The Town is requesting to borrow \$3.5 million (at most) in a short term borrowing transaction so that it can be paid off within 3 years, before the impact of the school's project.

Assuming a conservative 5% interest rate, this project costs at most \$34.01/quarter (\$136 annually), and just \$408 over three years based upon a median home value of \$400,000.

Home Value	Quarterly	Annually	Obligation over 3 years
\$500,000	\$42.51	\$170.04	\$510.12
\$600,000	\$51.01	\$204.04	\$612.12
\$700,000	\$59.52	\$238.08	\$714.24
\$800,000	\$68.02	\$272.08	\$816.24
\$850,000	\$72.27	\$289.08	\$867.24
\$900,000	\$76.52	\$306.08	\$918.24
\$1,000,000	\$85.02	\$340.08	\$1,020.24

Why is this the best solution?

Problem Addressed

- Efficiency of services and management of government
- Veterans Agent lacks suitable, confidential office for services
- Lack of compliance with state, federal laws – Vault, ADA accessibility
- Continued spending on repairs and deferred maintenance
- Sorely needed and appropriately sized meeting spaces
- Parking challenges

Benefits Realized

- Reusing and preservation of historical Bark Street School building at historic location
- Appropriate preservation of vital and permanent records
- No temporary space required during construction
- Abatement and structural repairs included
- Room to expand as community grows
- Open Town Hall as a historical/cultural center which currently does not exist
- Solves substantial problems in one project
- Minimum borrowing costs which will be paid off prior to any school project.

What is the Town doing financially to help us?

We are pledging to keep this off the tax levy as much as possible:

- Explore using free cash in future years to make the bond payment, thereby not placing on the levy at all.
 - Monitor meals tax and marijuana excise tax revenues, directing them to contribute to payments each year.
 - *Marijuana excise collections anticipated for CY 2025
- Some debt projects are coming off the tax rolls, reduction in payments totaling \$103,575 over the course of the three years
- Improving the Town's infrastructure, allowing for a reduction in repairs and maintenance lines, saving \$100,000 annually.
- Eliminating trailer rental fees, saving \$34,000 annually.
- Reduction in various operational line items as savings for one building realized: utilities, firewall, equipment, mileage/transportation between buildings, etc.

Saving
and
Planning

Did you explore other alternatives?

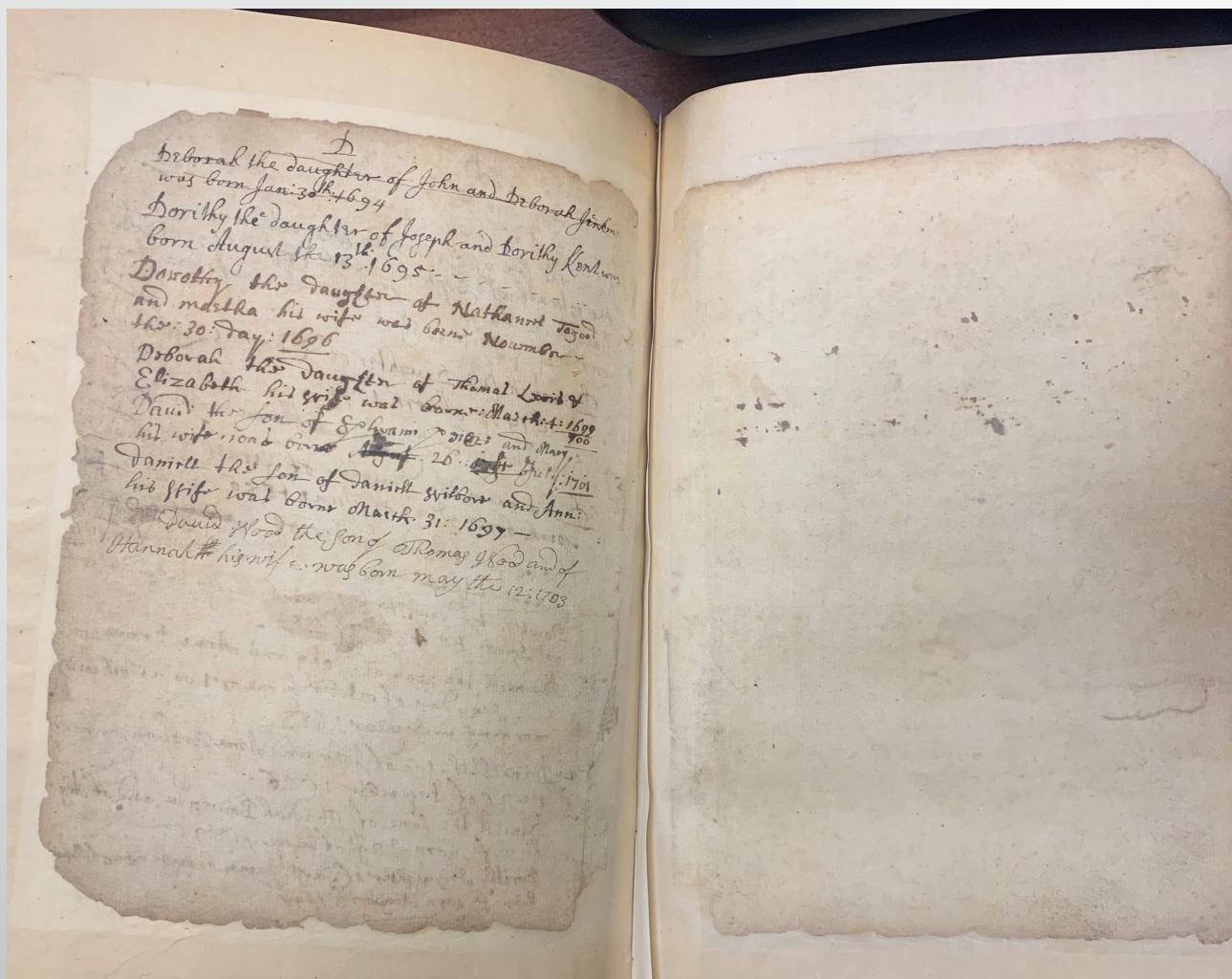
Project Alternatives – <u>Construction</u> Cost Comparisons		
Annex Renovation/Addition	\$12,900,000	
New Construction	\$14,525,038	*includes abatement and demo of current building
Renovation Current Structure (4 offices)	\$6,638,272	*includes abatement; required if this proposal fails
Renovating Junior High School – today's dollars	\$45 million to \$65 million	*depending upon design; Code compliance and full remediation required.

Who needs a meeting room anyway?

All of government business is conducted via public meeting and access.

Meeting rooms are used daily.

Board/Committee	Scheduled Day
Board of Selectmen	2 nd and 4 th Tuesday
Board of Assessors	Wednesdays
Planning Board	1 st and 3 rd Monday
Conservation Commission	2 nd and 4 th Monday* meets following Tuesday if holiday
Zoning Board of Appeals	1 st Thursday
Advisory & Finance	Every Wednesday during budget & Town Meeting prep
Board of Health	Every other Wednesday
Parks Commission	Tuesday or Thursday
Capital Building Cmte	Wednesdays
School Committee	1 st and 3 rd Monday
Library Trustees	Thursdays
Library Building Cmte	Mondays and Tuesdays
Harbor Advisory Cmte	2 nd Tuesday
Sewer Commission	Tuesday or Thursday



Deborah the daughter of John and Deborah Jorden
was born Jan 30th 1694
Dorothy the daughter of Joseph and Dorothy Leonard
born August the 13th 1695
Dorothy the daughter of Nathaniel Togo
and Martha his wife was born November
the 30th Day 1696
Deborah the daughter of Samuel Lewis &
Elizabeth his wife was born March 4th 1699
David the son of Solomon & Elizabeth and Mary
his wife was born August 26th 1701
Samuel the son of Samuel Wilton and Ann
his wife was born March 31st 1697
David Wood the son of Thomas Wood and of
Hannah his wife was born May the 12th 1703

Why is a
climate
controlled
vault so
important?

What makes up free cash?

- Having free cash balances is NOT a result of overtaxing. Over the last four years, the Town has historically left \$1.5 million to \$2 million of space on the levy as part of our commitment to only ask for what we need to operate.
- Free cash comes from tax collections/tax titles on default properties inclusive of penalties and interest, permit fees, underestimated growth, overages in local aid and other receipts (i.e. meals tax, excise tax), changes to personnel, and closed warrant articles, in addition to turned-back funds in the operating budget.
- At close of FY2024, the town's operating budget was 96% expended.
- Division of Local Services (DLS) recommends budgets are prepared with contingencies.



Floor Plans and Renderings



ROOM LEGEND

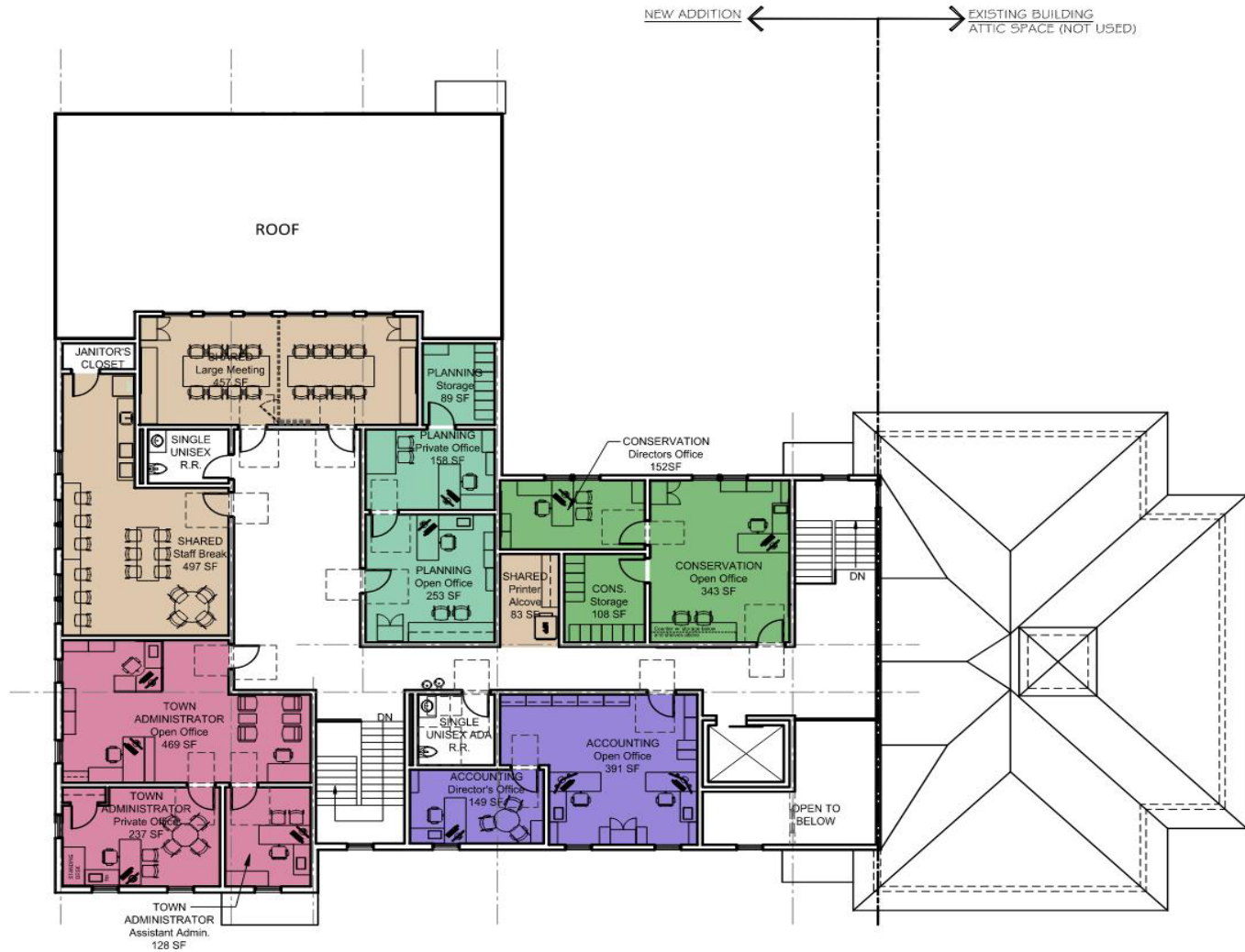
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- ASSESSOR
- BOARD OF HEALTH
- BUILDING DEPARTMENT
- CONSERVATION
- PLANNING DEPARTMENT
- SHARED
- TOWN ADMINISTRATOR
- TOWN CLERK
- TREASURER/COLLECTOR
- VETERANS AFFAIRS



1 PROPOSED FIRST FLOOR PLAN
1/16" = 1'-0"
0 2 4 8 16 32



SQUARE FOOTAGE
BUILDING TOTAL GSF: 15,000-16,000



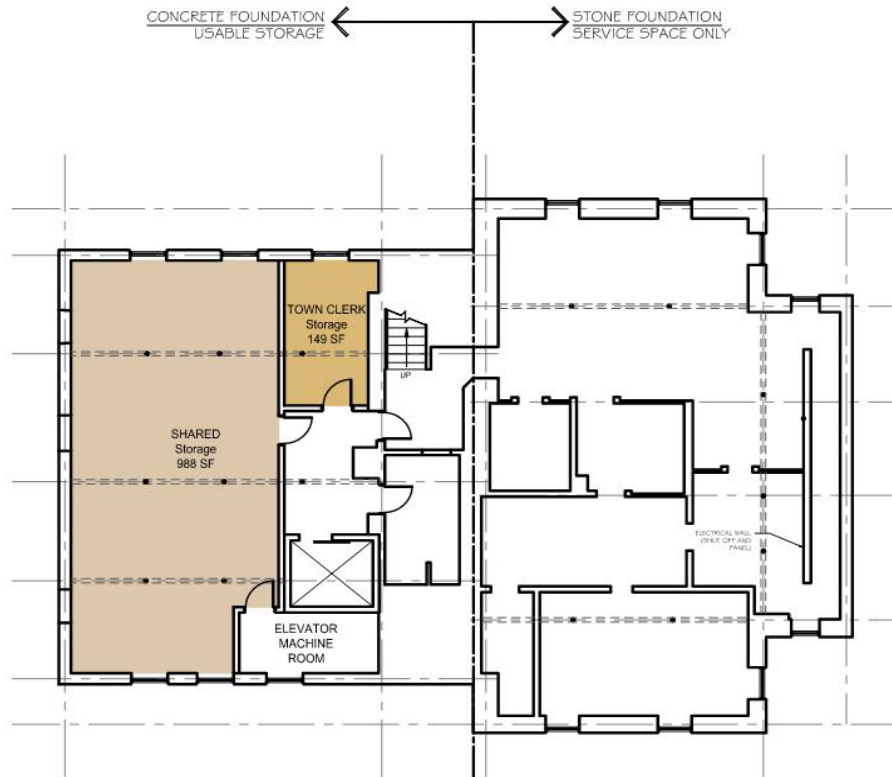
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1 PROPOSED SECOND FLOOR PLAN
 1/16" = 1'-0"
 0 2 4 8 16 32



SQUARE FOOTAGE
 BUILDING TOTAL G5F: 15,000-16,000



1 PROPOSED BASEMENT PLAN
 1/16" = 1'-0"
 0 2 4 8 16 32

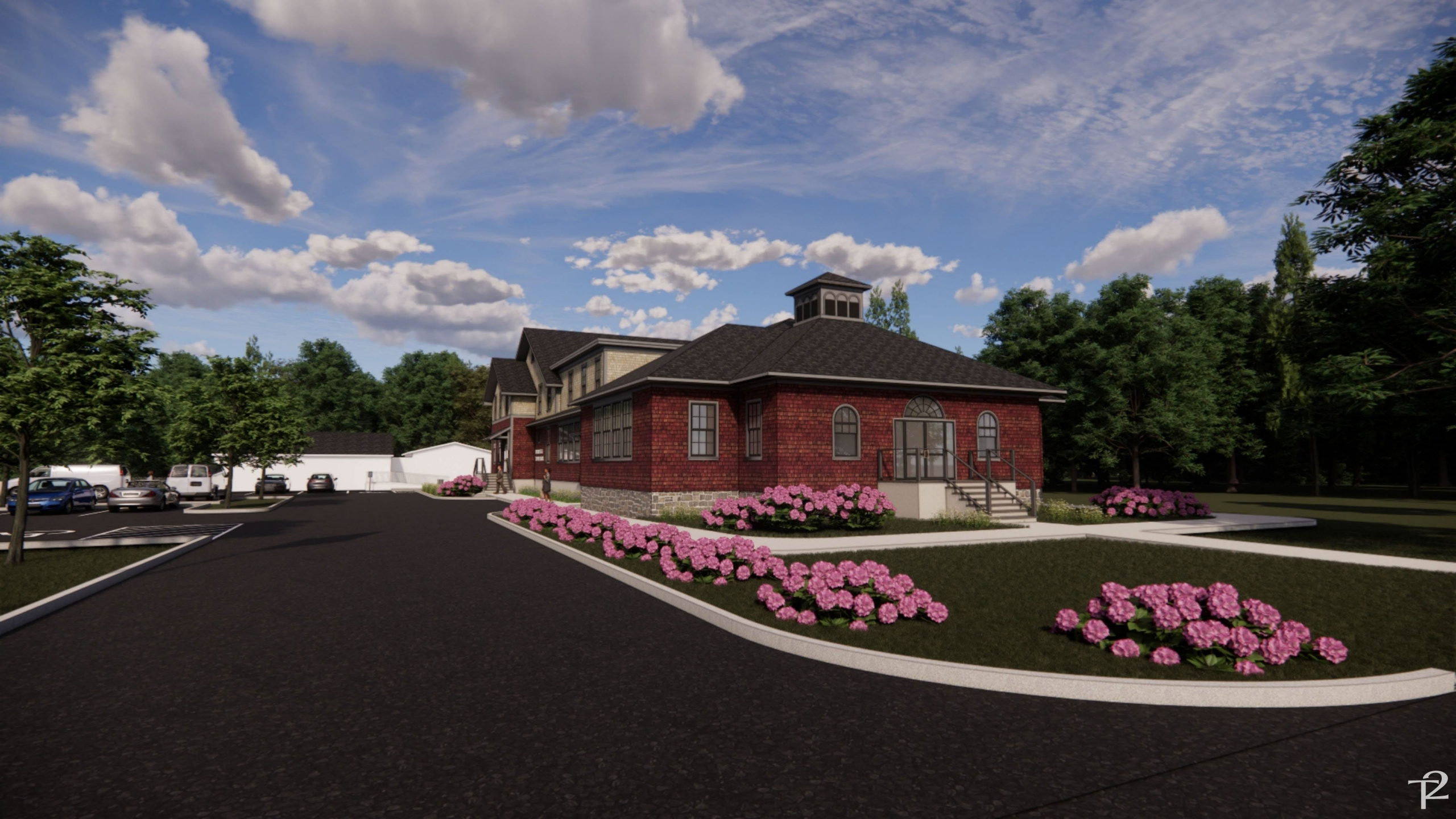
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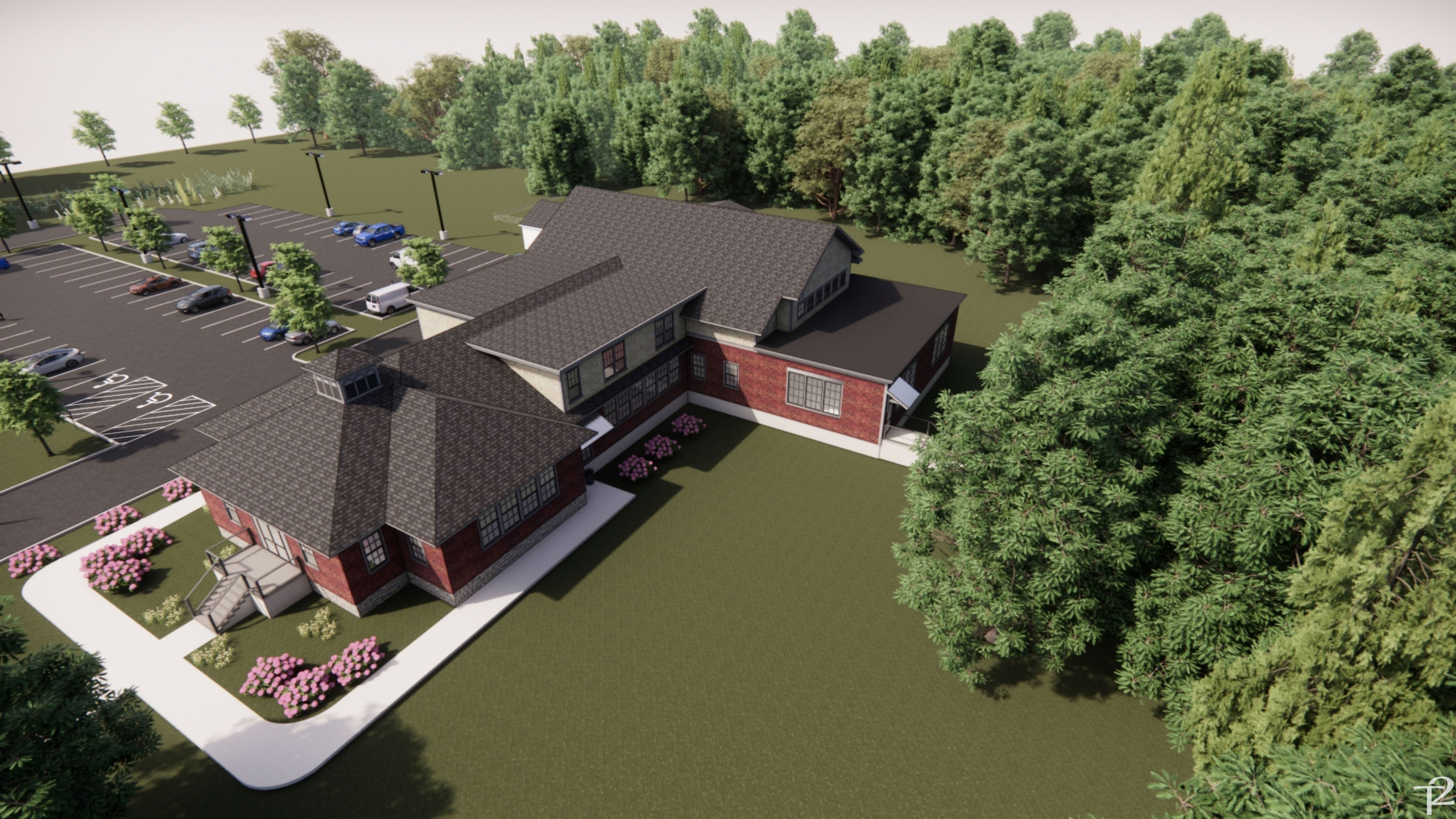
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ANSEA
INN HALL











Q&A and Discussion