

NORWELL TOWN HALL

STM Article 7

PROPOSAL TO BUY 93 LONGWATER CIRCLE



WHY?

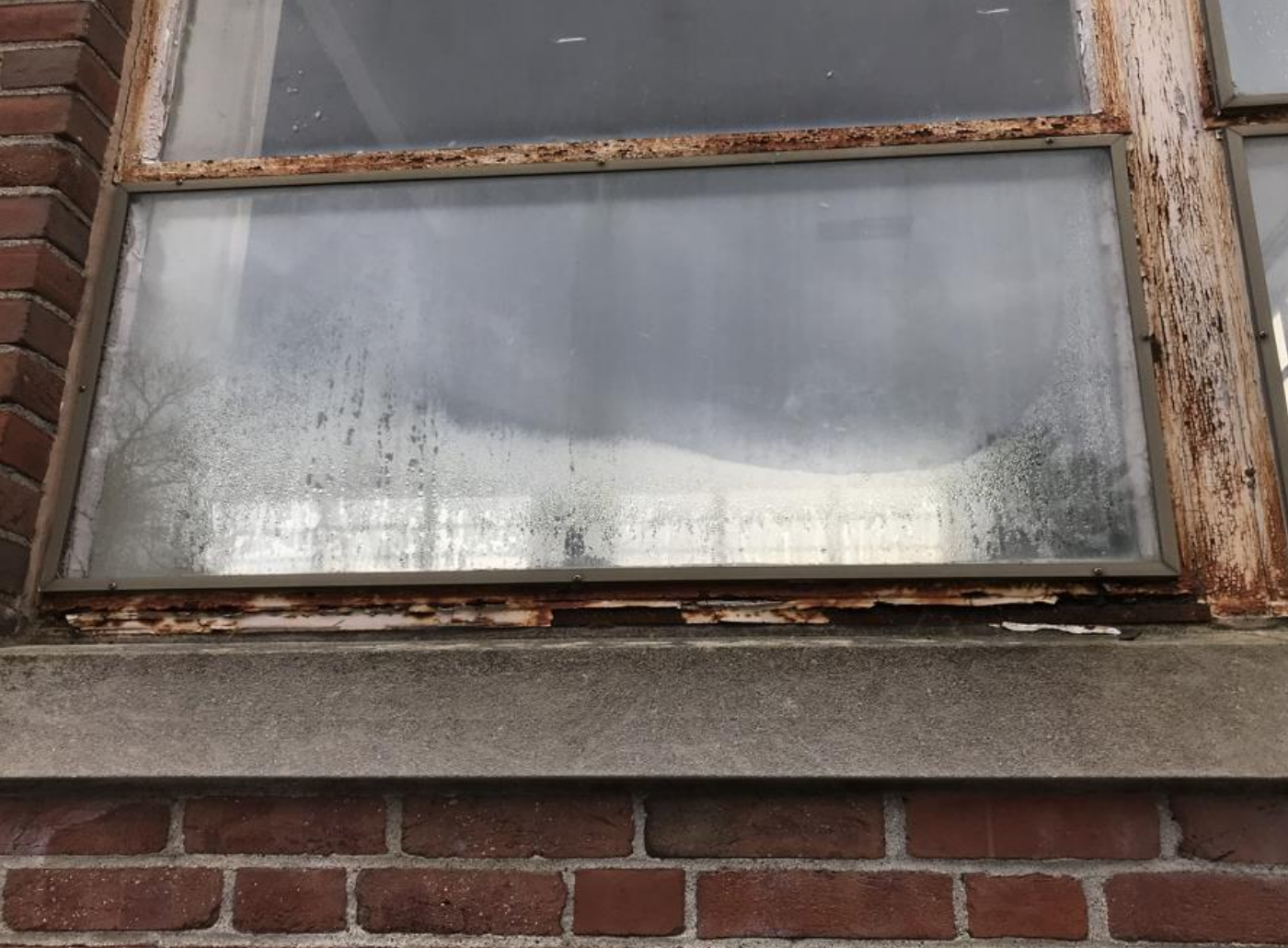
- Poor Condition of 73 year old Town Hall
- High Cost of Municipal Construction
- Address a pressing need **WITHOUT** an Override
- Architect: current building and systems are long past useful life
- Cost to Purchase is *Significantly Less* than Renovation or New Construction



Exterior brick displacement.



Exterior brick additional repointing needed



Steel window showing rotted condition.



Exterior showing rotted wood trim and condition of steel windows



Section of steam heating condensate return piping. Much of piping is original to building: 73 years old.



Abandoned section of main steam supply piping: no longer in use for abandoned back-up boiler.



Asbestos-containing floor tile Third floor hallway.



One of 3 Main HVAC units for building. All 1984.
Cooling operational, heating disabled.
Beyond 20 yr service life at 39 yrs. old.



- Ceilings contain Asbestos
- Floor Tiles contain Asbestos
- Pipes are wrapped in Asbestos
- Masonry on glass block walls contain Asbestos
- Window caulking contains Asbestos

Third Floor Girls Room.

- Need Plumbing and Electrical work
- Need to install Fire Suppression System/Sprinklers in the building
- Water is non-potable due to lead content in pipes



Extensive damage to Third Floor ceiling/window soffit area from prior roof drain leakage. Also note, asbestos around outside edge of all glass block walls/windows.



Third Floor paint and plaster condition.



Third floor paint damage.

BUILDINGS THAT HAVE BEEN ADDRESSED SINCE 1999

- New & Renovated School Buildings
- New Fire Station
- Council on Aging Expansion
- New Police Station
- New Library
- Highway, Tree & Grounds Consolidation & Upgrade

STEPS TAKEN...

The background features a dark blue gradient with a subtle pattern of white stars and technical diagrams. On the right side, there are several circular diagrams resembling gauges or progress indicators. One large gauge at the top right has a scale from 0 to 210 and a white arrow pointing towards the 180-degree mark. Below it, another gauge has a scale from 0 to 100 and a white arrow pointing towards the 90-degree mark. In the bottom right, there are dashed circular lines with arrows indicating a clockwise direction. On the left side, there are faint, partially visible circular diagrams with arrows. A small white dot is located on the left side of the image, below the main text.

COULD TOWN HALL MOVE INTO SPARRELL?

- Examined (again) in 2018-2019
- Town & School Administration need **~25,000 SF**
This did **NOT** include Recreation, Food pantry, or allowances for Building Support or Utility areas.
- Sparrell Available Area: **~17,000 SF**
- Expand Sparrell to house Town Hall & School Admin: **\$9M-\$16M**
- Look of the Sparrell Campus would change
- Override required

OPTIONS FOR TOWN HALL SITE (2019 ESTIMATES)

- Expand Town Hall to Include Town Hall & School Administration: \$12M-\$16M
- New Town Hall: \$12M-\$16M
- Renovate Town Hall: \$ 5M
 - *HVAC and accessibility upgrades, repairs to building envelope, mostly code*
 - *no major improvements to interior spaces*

DECISION: PURSUE \$5M TOWN HALL RENOVATION

- Hired Architect, OPM & Cost Estimator
- COVID Interruption
- 2022 Updated renovation estimate for same amount of work: **\$15.7M** (vs. \$5M estimate in 2019)

WHAT WOULD \$5M DO FOR OUR TOWN HALL *TODAY*?

- Code Compliance
- Fire Suppression
- Hazardous Materials Removal
- Front Door & Accessibility Improvements
- Partial Use of Top Floor with Added Elevator

WHAT WOULD \$5M NOT DO TODAY?

- Exterior Repairs (Windows, Masonry & Stairs)
- IT
- HVAC
- Septic
- Plumbing Upgrades
- Meeting Rooms
- Gym
- Right-Sizing Offices
- Full Use of 3rd (Top) Floor
- Paving

WHY SO EXPENSIVE?

- Inflation, Supply Chain Disruptions, Tight Labor Market
- Public Procurement Laws
- *Estimated Cost of \$15.7M would require an Override and still NOT address all issues*

MUNICIPAL CONSTRUCTION COSTS RANGE FROM \$800-\$1300/SF

- Norwell Public Library: \$ 811/SF
- Hingham Public Safety: \$ 953/SF
- Westford Public Safety Admin: \$ 1,318/SF
- Cohasset Town Hall: \$ 1,300/SF
- Rockland Fire Station: \$ 950/SF
- Rochester Public Safety Bldg.: \$ 1,010/SF
- Norton Town Hall: \$ 846/SF
- Norton Senior Center: \$ 800/SF

93 Longwater Purchase:

\$214/SF

APPROXIMATE ADDITIONAL TAXES FOR HOME ASSESSMENTS

\$15M Renovation Override

\$ 500,000	\$210/year
\$ 750,000	\$315/year
\$1,000,000	\$420/year

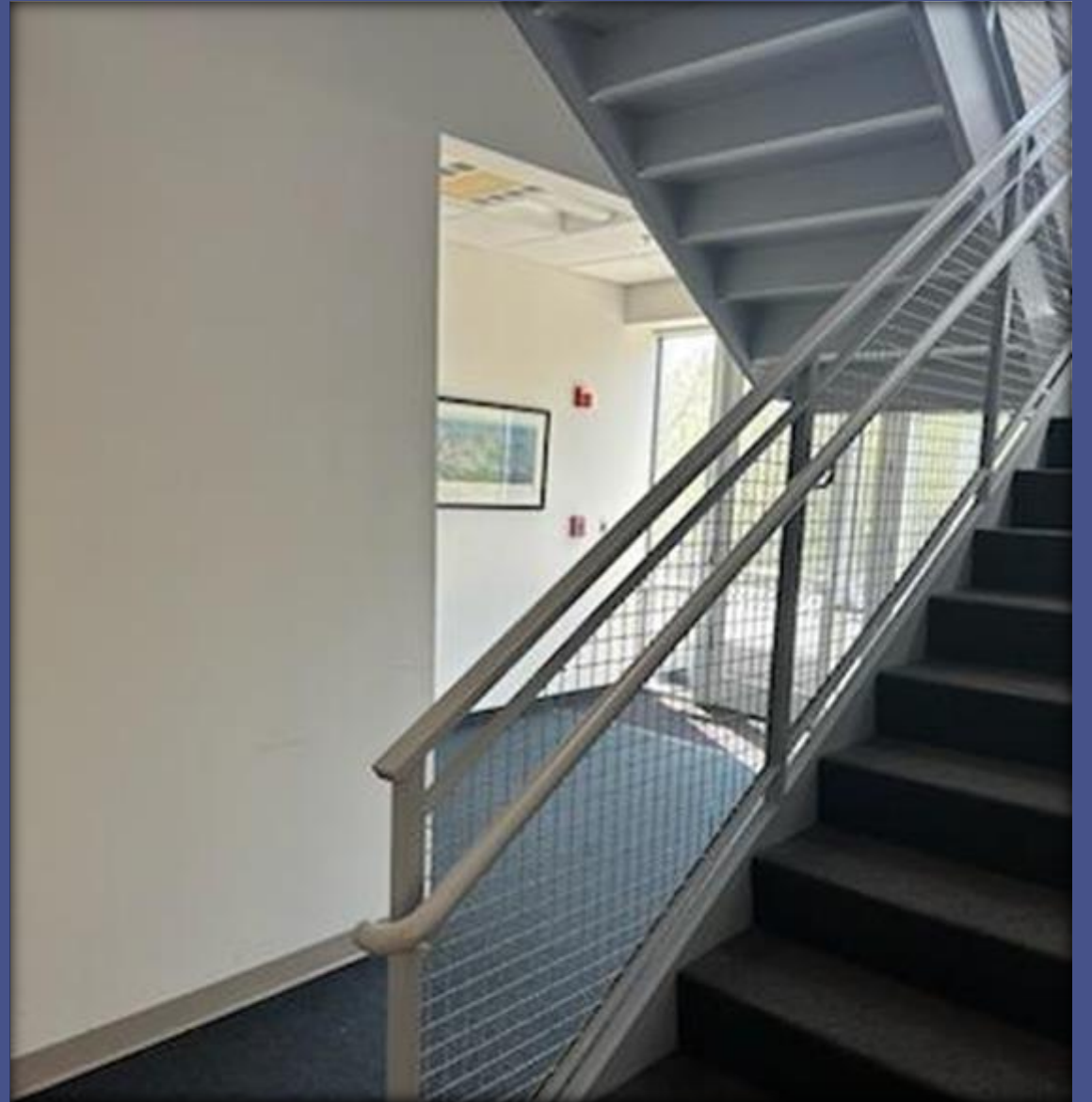
• \$25M New Building Override

• \$ 500,000	\$311/year
• \$ 750,000	\$459/year
• \$1,000,000	\$612/year



93 LONGWATER CIRCLE

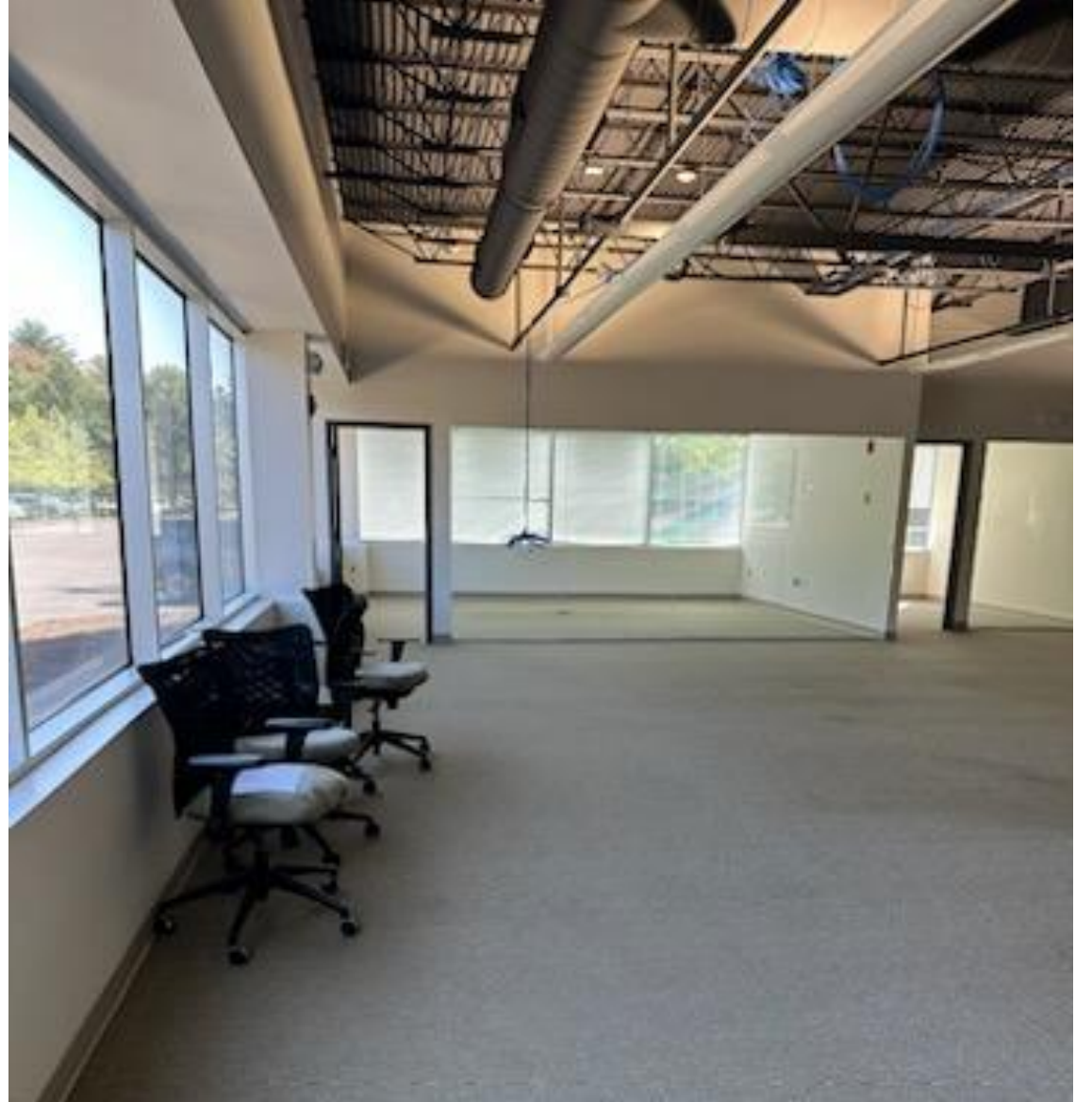
- 20,600 SF meets needs
- 17 years old
- Fully Accessible
- 84 Parking Spaces
- Professional environment
- \$214/SF













WHAT WOULD WE DO WITH THE CURRENT TOWN HALL PROPERTY?

- Re-Use Study Committee
- Multiple Options:
 - Another Town Building (Council on Aging? Recreation? Both?)
 - New Athletic Fields (CPA Eligible)
 - Sell with Restrictions for Residence(s)
 - Other
- **Town Meeting Vote Needed for All Options**

SUMMARY OF OPTIONS

TOWN HALL

- New Building: \$ 23M-\$27M Override w/Tax Impact
- Renovate: \$ 15.7M+ Override w/Tax Impact
- Purchase: \$ 4.4M No Override*

***Total savings compared to other options is \$11.3-\$22.6M**

VOTE YES ON ARTICLE 7 2/3 VOTE REQUIRED

- **No Override/Tax Increase**
- ~6 Month Timeline
- Comfortable, healthy, professional space for Town employees and residents to conduct business