

RYE TOWN OFFICES

Where have we been and where should we go?

What voters need to know and understand
Heritage Commission meeting March 8, 2018

What happened in 2017?

<u>Article</u>	<u>Amount</u>	<u>Description</u>	<u>Percent yes</u>
6 (Option 1)	\$3,386,752	Tear down/expanded replica	22
7 (Option 2)	\$3,200,000	Renovate and expand	22
24	none	Select option above getting most votes	47
30	\$500,000	Painting/ADA/Energy efficiency	45
34	none	Authorize John Loftus to produce conceptual design	55

2017 Article 34 (“Option 3”) became 2018 Article 9: \$3,048,077 million to tear down Town Hall and build a new building, costing only slightly less than 2017 Articles 6 and 7.

Background: John Loftus has designed a new Town Hall building, as provided by 2017 Article 34, which passed with 55% of the vote. As a bond article, 2018 Article 9 will require 60% to pass.

Post 2017 lesson: Voters won't spend >\$3 million

After 2018, some further improvements to Town Hall will be needed, but at much less cost than 2017 Article 7 which included:

- Gutting and rebuilding of interior

- Addition of extension (approx. 2500 sq. ft.)

- Steel reinforcement of walls and strengthening of foundation (only needed if the building is expanded)

Town Hall is structurally sound, but it cannot be economically expanded beyond 30-50% as the Building Code would require the entire building to be brought up to the latest standards.

Solution: Satisfy the remaining space needs with a separate building. Cost: \$625,000 plus <\$500,000 to fix Town Hall.

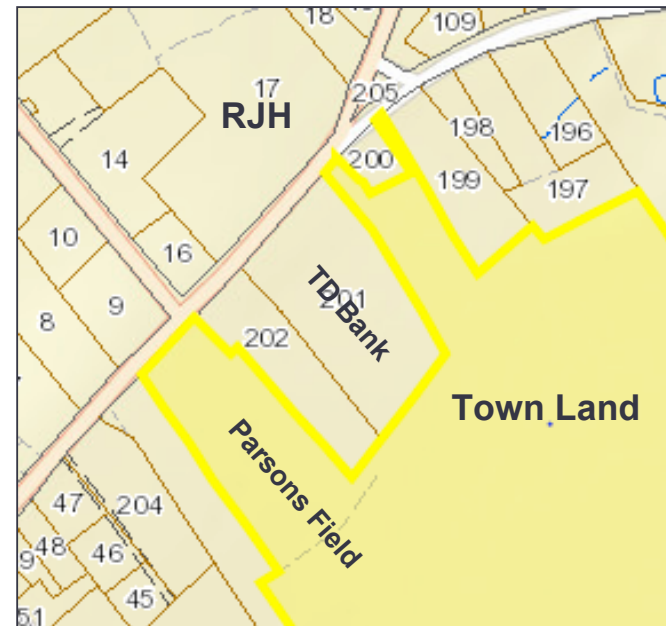
Much more economical

2018 Serendipitous opportunity

Article 12: Purchase the TD Bank property (\$624,800)

Background: The BOS wants to move the Town Clerk/Tax Collector and the Assessor's office to this building. Property is 3.71 acres. If those offices are moved to this building, that would create more space for the remaining Town Hall employees. The warrant article amount includes costs for renovating and operating the building in the first year.

Purchase of building	\$540,000
Closing costs	\$8,700
Leach field replacement	\$20,000
Renovation	\$15,750
Other one-time costs	\$14,000
IT/Telephone/copier	\$ 8,600
Utilities/maintenance	\$17,750
Total costs	\$624,800



Town Hall Expenditures budgeted for 2018

Painting	\$73,607
Trim and clapboard replacement	<u>\$21,393</u>
Total	\$95,000
To be funded from capital reserve	<u>\$80,000</u>
Remainder from operating budget	\$15,000
Historic structures report	\$31,000
Funded from L-Chip grant	<u>\$12,000</u>
Remainder from operating budget	\$19,000

HISTORIC STRUCTURES REPORT WILL ALLOW GRANTS TO BE SOUGHT

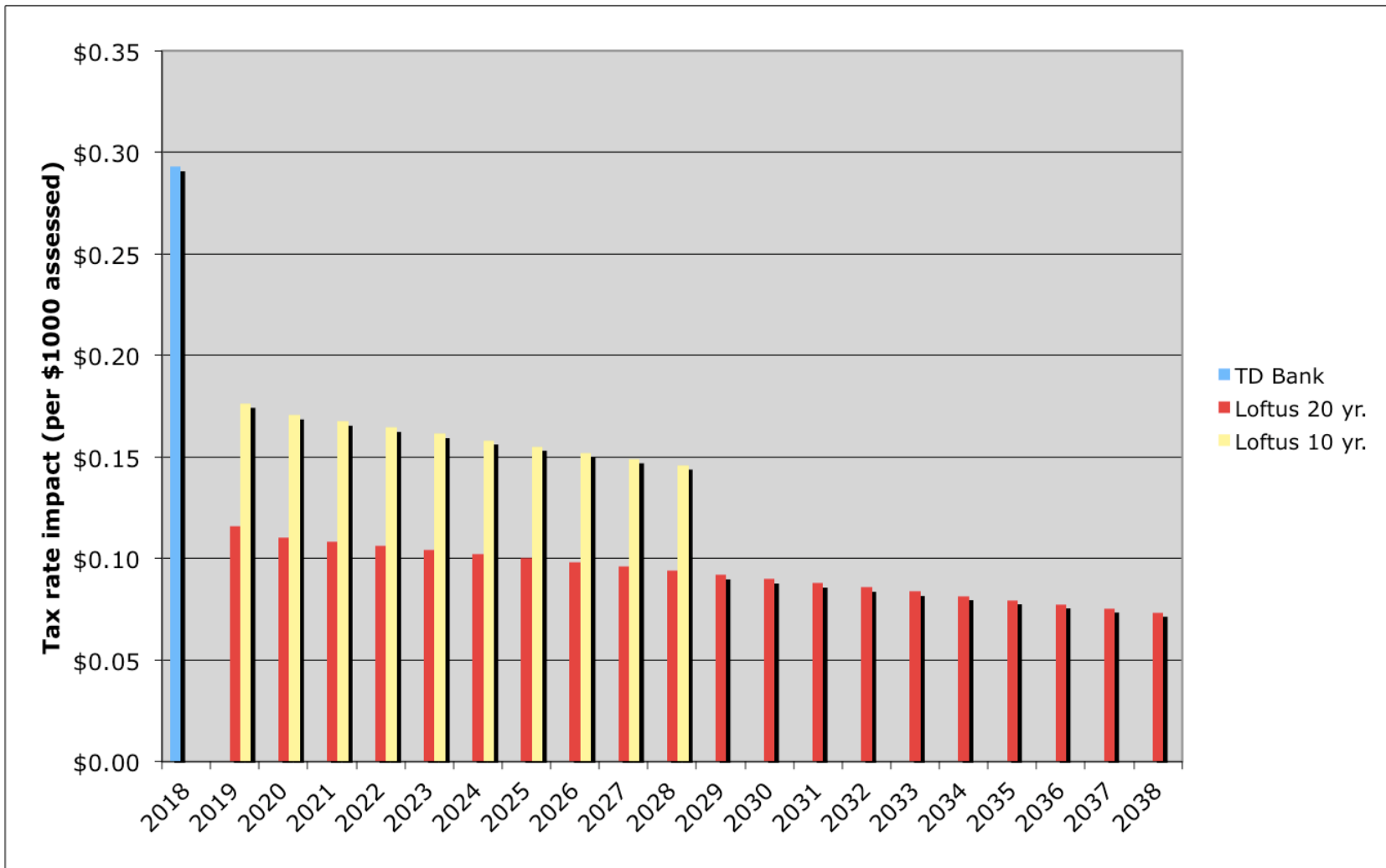
**Post-2018 Town Hall costs will be much less than the
tear down/rebuild option**

Costs identified in connection with 2017 Article 30

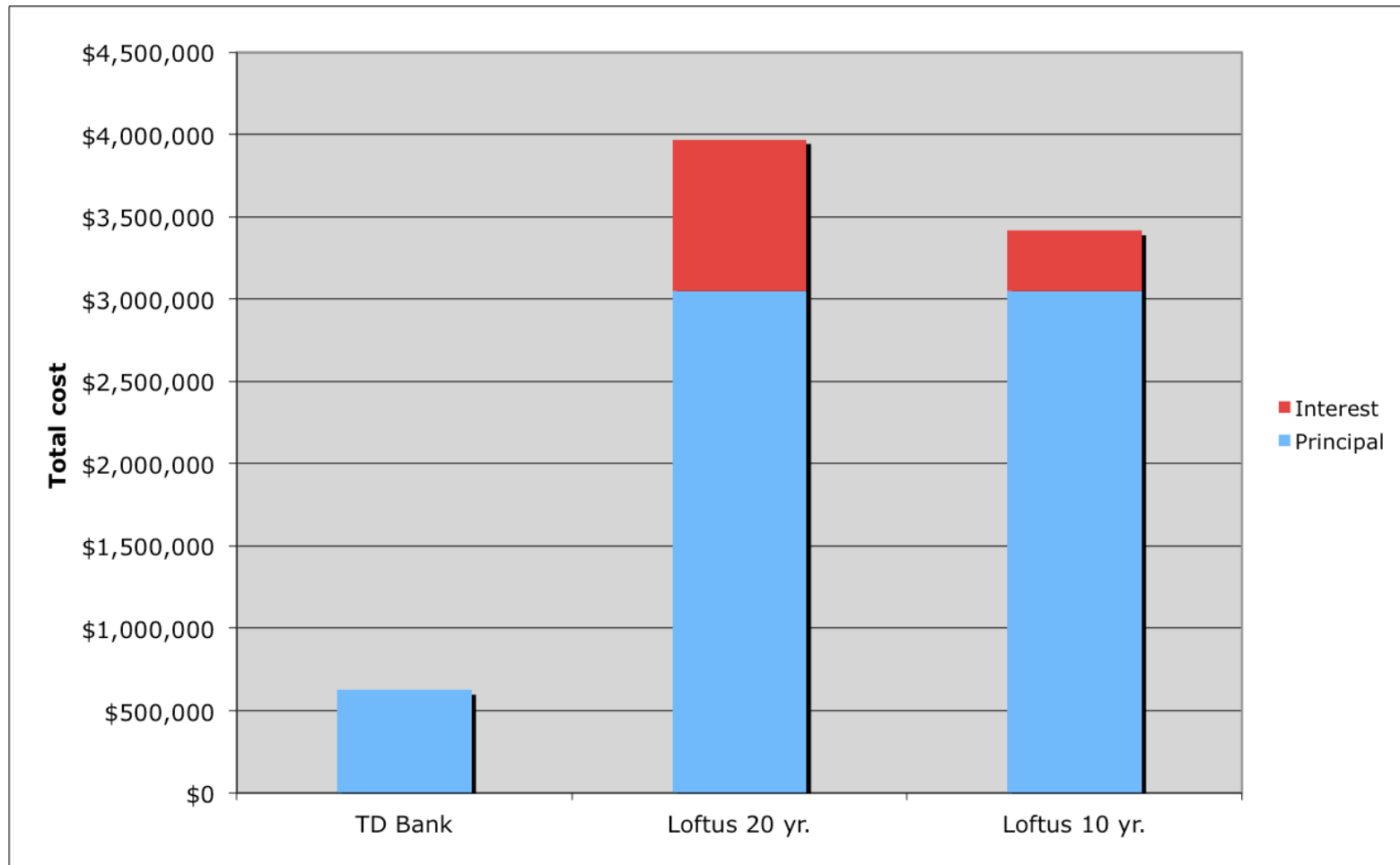
Accessible unisex bathroom	\$50,000
Nine monumental and 17 smaller windows	\$40,000
Spray in foam insulation (walls and attic)	\$50,000
Reinforce attic to handle increased snow loads	\$77,000
Architectural/engineering/project management	\$75,000
Contingency	<u>\$48,000</u>
Total (eligible for matching grants after 2018)	\$340,000*

*Note: does not include painting, which is already budgeted to occur in 2018, or vertical platform lift, not needed due to additional first floor space availability at TD Bank.

Tax Rate Impact of Article 12 (TD) vs. Article 9 (Loftus)



The Total Cost of Article 9 (Loftus) is much higher



Taxation Impact of Article 12 (TD) vs. Article 9 (Loftus)

