

INFORMATIONAL FACT SHEET

Proposed Town Office Building Project 90 South Main Street

A new building to house most Town offices, to be located on the same South Main Street lot in the space currently occupied by the fire station, will provide a facility that will be suitable for the current and future needs of the Town of Sharon and the municipal services operating out of this building. Most importantly, a new building will be compliant with the provisions of the Americans with Disabilities Act (ADA) and will afford those with disabilities access to civic life.

Town Meeting voted unanimously to fund the design of this project at the May 2, 2016 Annual Town Meeting. The Sharon Standing Building Committee (SSBC) asked architects and the design team to produce three concepts: (1) renovate the existing Town Hall to achieve ADA compliance; (2) renovate the existing Town Hall to achieve ADA compliance and provide additional space to meet department needs through more extensive renovation and addition(s); and, (3) construct a new Town Hall. Option 1 includes 11,800 square feet at an estimated cost of \$7.374 million. Option 2 would offer 14,300 square feet over three floors at an estimated cost of \$9.628 million. Neither of these options includes costs for reuse or demolition of the fire station which will be abandoned in October 2017 with the completion of the Public Safety facility. Option 3 includes 16,588 square feet at an estimated cost of \$13.5 million. After evaluating each of the three options, the SSBC recommended the new building. On June 20, 2017, the Board of Selectmen unanimously approved the recommendation and on August 1, 2017 voted to schedule a Special Town Meeting on November 6, 2017 to request voter approval.



Architect's rendering of the proposed new Sharon Town Hall project

We invite you to review larger images of the rendering and floor plans, as well as updates as they become available, on the town's website: www.townofsharon.net

About the Need

Sharon Town Hall, located at 90 South Main Street, opened in 1964 and houses nine (9) departments:

- Board of Selectmen
- Town Administrator
- Town Clerk / Elections & Registration
- Board of Health
- Veterans Services
- Finance / Accounting
- Treasurer/Collector
- Board of Assessors
- Information Technology

After more than 50 years of service, the building has visible physical constraints and challenges that limit the ability to effectively serve our citizen-customers. Major problems include: inadequate

heating, ventilation and air conditioning; windows and doors that are not energy efficient; a leaky roof; lack of a fire suppression system; an outdated electrical system; inadequate document storage facilities; and an inefficient layout of space for providing services to the public. Parking is also limited, often compromising the ability of citizens to access services. Notably, the building is not accessible for persons with disabilities and poses challenges for persons with limited mobility.

Public meetings are held outside of Town Hall. The existing building no longer meets the needs of the town and the departments housed there. A major renovation or replacement is needed to meet current service delivery levels and to plan for future growth.

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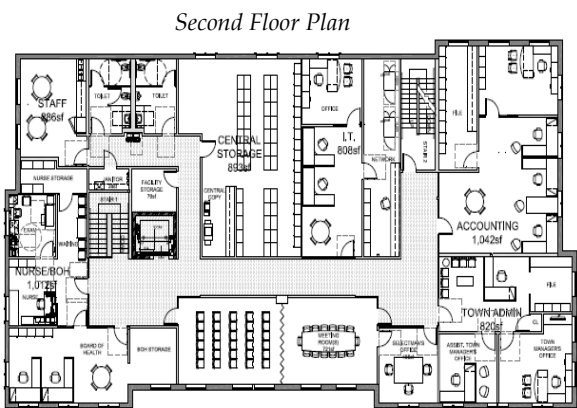
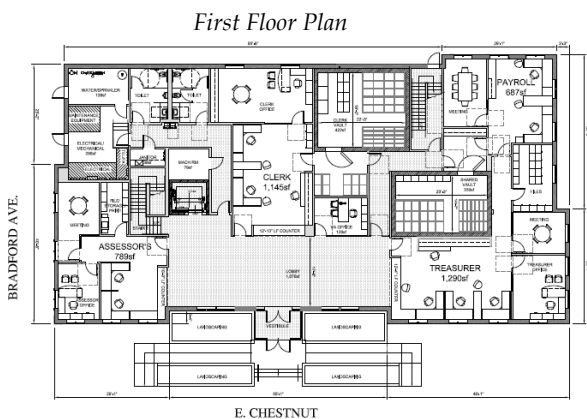
Project Benefits

The proposed new Sharon Town Hall has been designed to meet the needs of the community. Compared to renovation options, a new facility will provide an efficient layout of offices and public spaces, a larger community meeting room, modern public document archive and retention systems, state-of-the-art technology, and better site access and expanded parking. The proposal seizes the opportunity to improve the site by providing green space to complement monuments at the corner of South Main and East Chestnut Streets and shifting access to 39 parking spaces to the rear of the site, as well as demolishing the old fire station.

The design is a new 16,588 gross square feet building, which is 7,232 square feet larger than the existing Town Hall. The increased space will provide department functionality, sufficient area for early voting, and accommodate modest future growth in service if needs dictate. Building code and related regulations require that the new building be constructed with materials and

methods to achieve energy efficiency, meet current structural, life safety and environmental regulations, and provide access to persons with disabilities and limited mobility. Additionally, the septic system will be upgraded to meet current groundwater protection standards.

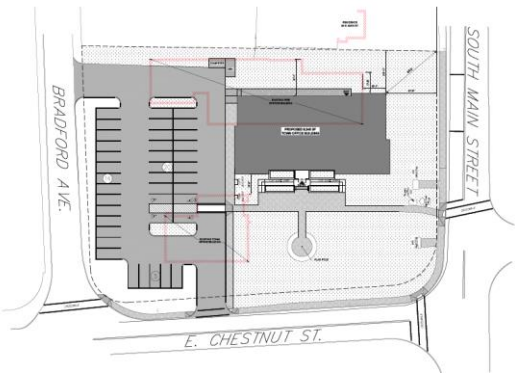
If this project is approved at a Special Town Meeting on November 6, 2017, plans call for the demolition of the fire station and construction of the new building and green space while the existing Town Hall remains fully operational, thereby avoiding the expense of temporary relocation that would be required for a renovation project. It is estimated that the new Town Hall would be occupied by the fall of 2019, after which the existing building will be demolished and the parking area constructed by the spring of 2020. The sketch below shows the new building and parking (darker shaded areas) imposed on the existing site plan, with the red lines delineating the outline of the existing Town Hall and fire station.



How Will the Project Be Financed?

The voters at the 2016 Annual Town Meeting voted to appropriate \$600,000 for design and programming for the Town Hall project. The Sharon Standing Building Committee used a portion of this appropriation to evaluate the three concept options to address accessibility and existing conditions, and to provide adequate space for department operations. The estimated cost of the new building is \$12.5-13 million, which includes the \$600,000 allocated at the 2016 Annual Town Meeting. With the retirement of a significant portion of previously issued debt in FY2019, approximately \$10.8 million of the total project cost can be absorbed within the existing tax levy. The remaining amount can be funded through a combination of other funding sources such as previously appropriated but unexpended capital project funds, the stabilization fund, and free cash.

Depiction of proposed new Sharon Town Hall



The Standing Building Committee, created by vote of Town Meeting and consisting of Sharon residents (many with design, construction and facilities expertise), is responsible for:

- ✓ Evaluation of all phases of design, including schematic design, design development, and preparation of construction documents developed from the project goals established by the proposing board or committee;
- ✓ Oversight of all aspects of construction, including bidding, contract award, procurement of furnishings, fixtures and equipment, and installation of building systems and site work; and,
- ✓ Approval of any change orders that may be necessary and addressing whatever issues that may arise in order to complete a project within budget.

Public tours of the current Town Hall will be held from 5:30pm - 7:30pm on Thursday, October 26. More tour dates will be announced on the town's website in the coming weeks.