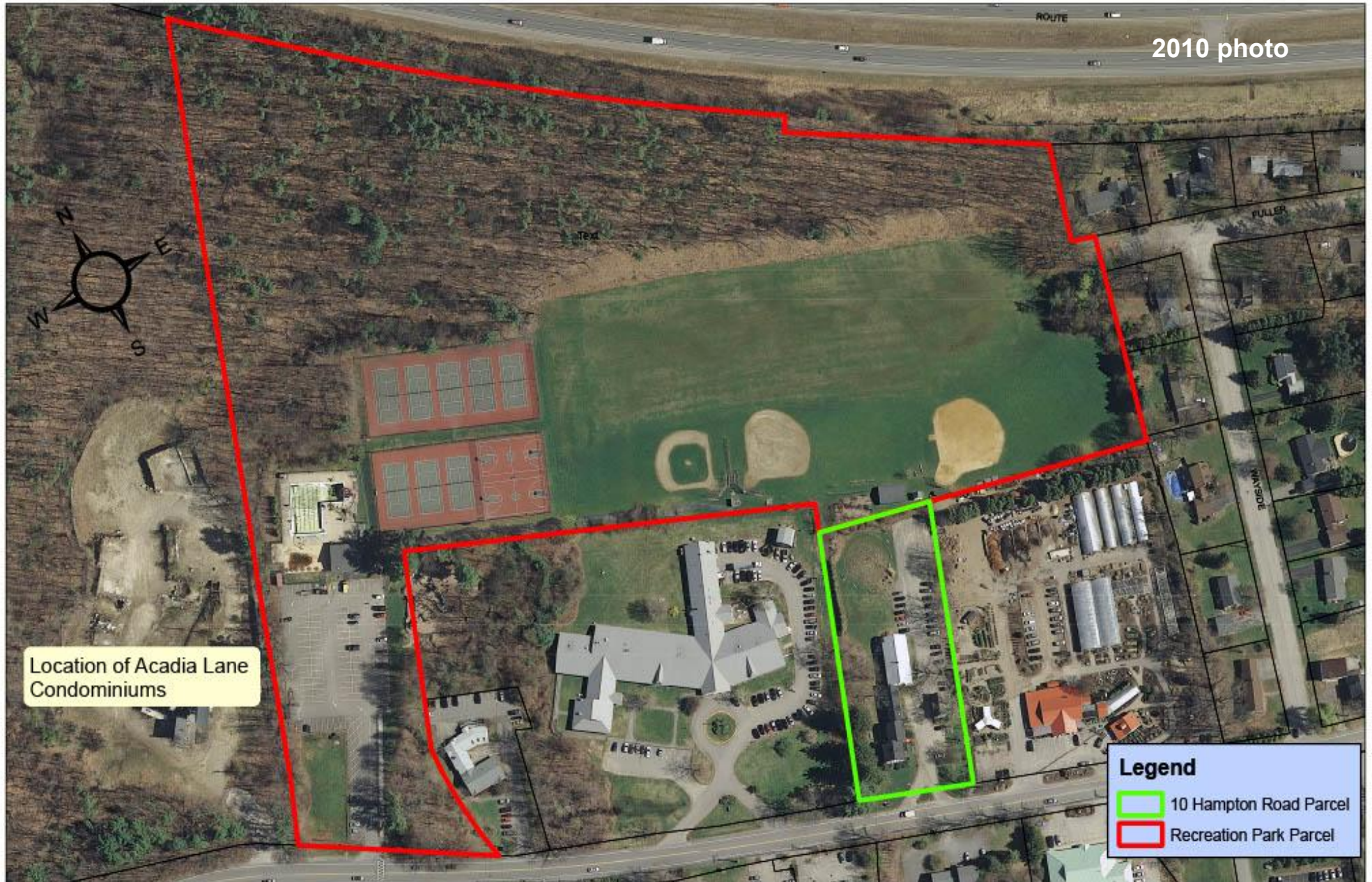




Article 4 - 10 Hampton Road Purchase

LOCATION IS KEY!



WHAT IS THE PROPOSED ARTICLE?



Property Details

- **1.64 acre property directly abutting the Recreation Park at 4 Hampton Rd.**
- **Building One: Office Building**
 - **4,578 sq. ft. of finished space which includes:**
 - 12 small offices
 - 2 large multi-purpose rooms
 - 1 small staff kitchen
 - 4 bathrooms
 - A welcome lobby/sitting area
 - A copy room
 - A new outdoor deck
 - And additional various storage spaces throughout the building
- **Building Two: Detached Garage**
 - **585 sq. ft of finished space which includes :**
 - 1 office space
 - A single bay garage
 - Storage space

WHY IS THIS PROPERTY IMPORTANT?



1. **Abuts the Recreation Park** and allows a second access point to the upper fields improving accessibility for all recreation participants.
2. **Increases available parking** for Recreation Park users. The 10 Hampton Road property currently has 45 parking spaces. Additional parking spaces could be added in the future.
3. **Current buildings on the property can house the Parks & Recreation Department staff and programming with minimal renovations.**
4. **Existing building has more programmable space.** 10 Hampton Road has the capacity for 3 ADA accessible programming spaces on the first floor whereas the 32 Court St property has only 1 ADA accessible space on the first floor.

WHY IS THIS PROPERTY IMPORTANT?



5. **Summer Camp access to indoor space in case of emergency or dangerous weather.** Currently, the campers wait in the bathrooms during quick-moving weather.
6. **Property is large enough for future expansion to create a multi-generational community center.**
7. **Improved response times for Recreation Administrative staff to the pool and programming in case of an emergency.**
8. ***Allows Parks and Recreation to move into the current building and evaluate the long term recreational needs of the community with a more fiscally appropriate timeline that does not compete with other important projects in Town.***

ADDITIONAL PARKING



An analysis was conducted in 2021 regarding parking capacity of the site.

Currently, there are 45 spaces available.

An estimated 30 additional parking spaces could be added.

The red square shows where parking could be expanded.

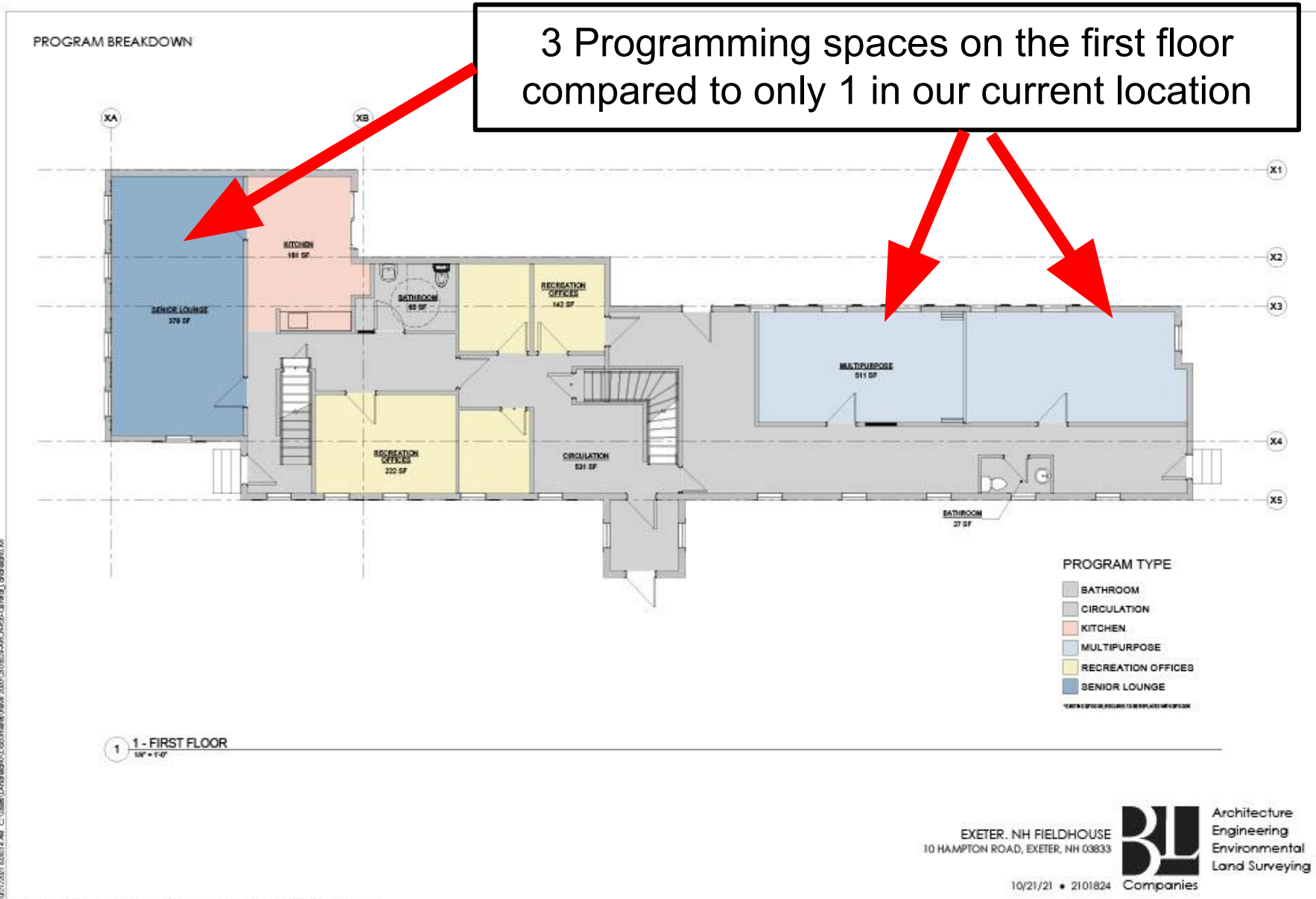
10 Hampton Rd Map



0 25 50 100 150 200 Feet

 Potential additional parking area

FIRST FLOOR LAYOUT



WHAT NEEDS TO BE DONE TO 10 HAMPTON RD BUILDING IN FY22?



FY22 Renovations \$100,000

1. Create an ADA entrance and egress to the building.
2. Renovate first floor bathroom to meet ADA requirements.
3. Reconfiguration of four existing 1st floor office spaces to create 2 program areas.
4. Connect with Town's network (fiber).
5. System maintenance contingency.

Potential Future Renovations

- Install ADA access to the second floor.
- Renovate second floor bathroom to meet ADA requirements.
- Expand parking.
- Increase energy efficiency of existing building.
- In 5-8 years consider a building expansion for additional programming space.

BUDGET BREAKDOWN



FY22 Purchase Price: \$1.15 million

FY22 Building Renovations: \$100,000

Fiber \$45,000

ADA Compliance \$43,000

Systems Maintenance & \$12,000

Contingency

Total FY22 Warrant Article: \$1.25 million

What will the tax impact be if the project were to pass?

If this purchase were to pass it would have a tax impact of .061 cents per thousand, approximately \$18.36 in the first year for a home valued at \$300,000. The average annual payment a \$17.70 for the 10 year bond for a home valued at \$300,000.

Additional renovations to the building may be requested at a later date but the Town will look at alternative funding to help offset those costs.

C.I.P REDUCTIONS



The Parks and Recreation Department has several projects in the current Capital Improvement Plan. The purchase of 10 Hampton Road would allow the following CIP requests to be modified or eliminated.

Eliminate from the current Capital Improvement Plan:

- \$4.5 million - Athletic field/Parking expansion at Recreation Park (4 Hampton Rd).
- \$75,000 - Accessibility Assessment of 32 Court Street Property

Modifications to future Capital Improvement Plan:

- Decrease the \$6.5 million *request for a Multi-Generational Community Center located at 4 Hampton Road* to \$2-\$3 million to support the Center at 10 Hampton Road.
 - To include, within 6-8 years, building improvements & expansion to include possibly additional programming spaces, department storage, and possible outdoor access to bathrooms.

SUPPORT



The Acquisition of 10 Hampton Road is fully supported by both the Facilities Advisory Committee and the Budget Recommendation Committee.

Both Committees voted unanimously to support the project and recommend the Select Board include the project in the FY22 warrant.

Facilities Advisory Committee: 5-0

Budget Recommendation Committee: 10-0

- **What will happen to the Court Street property?**

The Select Board will decide what happens to the Court Street property.

- **When would the Parks and Recreation department move?**

10 Hampton Rd would be vacated by the current owner on or before July 1, 2022. We hope to move into the building by the Fall of 2022.

- **Will the Town be able to utilize the parking at 10 Hampton Rd in the Spring of 2022?**

Yes, the Town has signed a lease to allow parking at the property up to July 1, 2022.

- **Will Summer Camp be able to use the facility for a rain site in the Summer of 2022?**

It will be unlikely that Summer camp will have access to the building during the summer of 2022 since the Town would not take ownership of the building until July 1, 2022.

- **How will this purchase affect access to the park?**

This acquisition would provide a 2nd entrance point to the eastern end of the park. This will create a public access point, as well as, allow emergency personnel access to that end of the park. In 2020, the decision was made to close the Wayside drive access gate to the general public and only allow access for maintenance purposes.

- **Will there be handicap parking on site to access the upper fields?**

Yes, we will have designated handicap parking to allow direct access to the upper fields.

- **Will Meals on Wheels move as well?**

At this time, the Senior Center will remain open until the Select Board decides on the future of the Court street properties. The Meals on Wheels program will remain at the Senior Center until a decision is made on the property.



Our goal is for the Town to support the purchase of 10 Hampton Road and, with the 100K budget, complete minimal renovations to move the Parks & Recreation Staff to the new building.

Parks and Recreation will then work with the Community, Facilities Advisory Committee, Budget Recommendation Committee, abutters, and Select Board to conduct a Parks and Recreation Operational analysis which will be used to determine the appropriate next steps for the property and the Parks and Recreation Department.

We will propose small incremental improvements to the property and buildings over the next five years. When the Town is ready the Department will use the Recreation Operational analysis to propose a moderate expansion to the building & property that is fiscally responsible and fits into the long term planning of the Town. The purchase of this property allows the Town flexibility in the timing of these improvements.

The Parks and Recreation Department can operate out of the 10 Hampton Road property for many years to come while the Town determines when the time is right for further recreation improvements.



Thank You