

## ARTICLE #9 Fact Sheet

- **What is the money for?**

- Hiring an architecture firm to design the new public safety building to meet the needs of Ipswich, the scope of work to include all documents necessary for final construction.
  - This includes all permitting needs, energy modeling for a green building, traffic engineering, geotechnical analysis, & a complete set of documents required for construction.
- Hiring an Owner's Project Manager (OPM) to represent the town's interest in designing and building a new public safety building.
- Hiring a state certified construction company to build the new public safety building and the required materials.

- **Where did the 27.5 million dollar figure come from?**

- The Town's consultant for the feasibility study is HKT, an architect firm specializing in public safety buildings. The figure is based on HKT's professional assessment of future costs for such work, in the current market, in this region, to meet the programming needs outlined in their comprehensive study.

- **What will be the tax impact if approved?**

- This, not to exceed figure, would cost on average, \$299.00 on a homeowner's annual real estate taxes, for a house valued at \$586,000. This is the median house value in Ipswich.
- Another way to break out the cost to a homeowner is as follows:
  - \$50.00 per year on your real estate taxes, per \$100,000 value of your home. So a home valued at \$400,000 would only pay \$200 per year on real estate taxes. A home valued at \$700,000 would pay \$350 per year on their real estate taxes.
- If bids for architectural services and construction costs come in at a lower figure, the annual tax impact would be less than stated above. It will never be more.

- **Why is this project larger and anticipated to be more expensive than the Rowley and Essex buildings?**

- Rowley's population is 6,400; their police department has 12 full time police officers; their fire department has only 5 full time fire fighters; no other town services are housed in their buildings.

- Essex's population is *4,000*; their police department has *10* full time police officers; their fire department has no full time fire fighters; no other town services are housed in their building.
  - Ipswich's population is *14,000*; our police department has *25* full time police officers, our fire department has *19* full time fire fighters; our building will also provide spaces for the Shellfish Department, Harbors Department, Emergency Communications Department and the Emergency Management Department.
  - Both Rowley & Essex went out to construction bid in 2018 and 2019, respectively. We will not know our actual construction costs until we seek bids in 2022, after completing the building's design, engineering & construction documents.
- **Why is the building anticipated to be so big?**
    - Compared to other public safety facilities being built in Massachusetts, by similar sized towns, our *29,600* sq. ft. building is more conservative in size.
    - Comparisons to similar sized town's currently building public safety facilities, would be Charlton, MA & Ashland, MA. Charlton's population is *13,000*, their building is *40,800* sq. ft. and has a cost of \$29 million. Ashland's population is *16,500*, their building is *38,260* sq. ft. and will cost \$30.9 million. Both went out to bid in 2019.
  - **Did you consider a smaller size building to reduce the cost to tax payers?**
    - Absolutely. The Public Safety Committee, in consultation with our professional consultants, HKT, reduced the overall size of the building on three separate occasions by aggressively combining operational spaces whenever possible.
    - We reduced the original size of the building by nearly *12,000* sq. ft., which represents a 29% reduction (nearly 1/3 of the original design size).
  - **If we vote to support the funding for design and construction (Article #9) are we then committed to a particular design?**
    - No, while we seek proposals from competing architectural firms, and then hire the one best suited to our project, the conversation about design will continue. There will be many public meetings about design goals for voters to attend and offer opinions.
  - **How long will it take to hire an architect firm & design the building for future construction? How long will it take for the construction of a new building?**
    - We expect the hiring process and subsequent design work to take approximately one year.

- Hiring a construction firm and the actual construction of a new building is expected to take 18 months.
- If all timelines are met, the new public safety building will be completed and occupied by town personnel by fall 2023/winter2024.