

Where will the new building be located?

The primary site for the building is across from the Heath Fairgrounds. This is a central location providing a wide woodland buffer to minimize the visual impact from both Bray Road and Branch Hill Road. The new building is designed to last at least 50 years.

Why don't we use the Town-owned Bray Road property?

This property was evaluated by Reinhardt Associates, the engineering firm hired to examine all viable properties in Town. They determined the site was too small, had wetland issues, and would be prohibitively expensive to develop as a workable site.

How long would it take to build the new Safety Building?

If approved at May's Town Meeting, it would be put out to bid and ideally finished by middle of 2017.

What will happen to the current buildings?

Preliminary ideas are to use them for unheated storage for Town equipment, etc. There would also be an available space in Sawyer Hall vacated by the Police Dept.



*Town of Heath
Public Safety
Building*

*Questions &
Answers*

Municipal Building Committee
Bob Bourke, Chair
Bob Viarengo
Calvin Carr
Ken Gilbert
Jeff Simmons
Mike Smith
Brian DeVriese

Informational Meetings

Heath School

Tuesday, Feb. 24, 7:30 p.m.

Community Hall

Wednesday, March 11, 7:00 p.m.

Thursday, April 2, 7:00 p.m.

Email Comments:
buildingcomplex@townofheath.org



Top Ten Questions and Answers about Public Safety Building

(This project was initiated by Town citizens during the information meetings regarding a new library.)

Why does the Town need a new public safety building?

Buildings are over 50 years old, they are too small to provide basic daily functions, and are in a severe state of disrepair.

The plans presented at 2014 Town Meeting seemed too big for Heath. Has it been redesigned?

The committee redesigned the building resulting in an approx. 3,444 sq. foot (25%) reduction. The building is a prefab metal building which is the most cost effective design to build, heat, and maintain. This one building would house the Highway, Fire, Police, and Emergency Operations.

The original cost was over \$4.1 million dollars. Has that cost been reduced?

Yes it has. The reduction in building size has resulted in the total cost (including cost overrun allowances) to \$3 million. The Town received a generous one-time matching grant from the State of up to \$2 million. This grant reduces the town's cost to \$1.5 million from the initial \$4.1 million estimate.

How does the grant work?

At May's Town Meeting, voters have to authorize to borrow \$2 million dollars to match the grant amount. As costs are incurred and paid, the Town receives reimbursement from the State. With the most recent plan, the Town would only need to spend \$1.5 million, not the full \$2 million reducing the need to borrow the full amount authorized. The Town only has to spend half of the full cost of construction. The state pays the other half.

How would borrowing \$1.5 million affect my taxes?

The Town qualifies for a USDA loan at a 3.75% interest rate for 30 years. A Draft Analysis by the Finance Committee shows that if we borrow \$1.5 million at 3.7%, 94¢ would be added to the tax rate. This translates to approximately an additional \$164 per year for the average property valuation of \$174,598.

\$1.5 million dollars is still a lot of money. Can this amount be further reduced?

Yes. The actual building costs are approximately \$1.3 million dollars. Cost overruns have been added to the total cost, and are used only if needed. The Committee is also investigating the possibility of adding a communications/cell tower on the site.