

# Town Office Renovation

## Frequently Asked Questions



### Why does the Town Office need to be renovated?

Over the past five years, the Selectmen have been attempting to find reasonable and cost effective solutions to solve the deficiencies of the Town Office building due to deferred maintenance, failure to comply with Federal handicapped accessibility laws, and building use.

### What is being proposed?

The proposal, crafted with the assistance of 2A Architects of West Rockport , moves the main entrance to the building to the east side (facing the Creative Paint Concepts property), replaces the dilapidated ramp, raises the floor height to be level with the library level, and reconfigures the office space to provide better workflow. The plan will bring the building into compliance with the Americans with Disabilities Act, and make the building much easier to utilize for all residents. In addition, the building will receive improved insulation, new doors and windows, and energy efficient lighting to reduce the cost of heating and powering the building in the face of ever rising costs.



**What are the Town's Options?**

Renovate Existing Building	Build New Town Office	Postpone Project
<ul style="list-style-type: none"> <li>• Cost: \$295,000 (5000 sq. ft.)</li> <li>• 100% ADA compliant</li> <li>• Access \$25,000 King Foundation Grant</li> <li>• Remain in current location</li> <li>• Takes advantage of slow building market with low construction costs</li> <li>• Improves building's energy efficiency</li> <li>• Resolves delayed building maintenance</li> </ul>	<ul style="list-style-type: none"> <li>• Cost: \$600,000 + land purchase (4000 sq. ft x \$150 sq. ft.)</li> <li>• Sale of current Town Office complicated with shared septic system</li> <li>• 100% ADA Compliant</li> <li>• Ineligible for current King Foundation Grant</li> <li>• Location unknown</li> </ul>	<ul style="list-style-type: none"> <li>• Significant penalties from Dept. of Justice</li> <li>• Increased maintenance costs</li> <li>• Possible higher construction costs in future</li> <li>• Poor building energy efficiency</li> <li>• Continued access issues</li> </ul>

**What will this do to my taxes?**

Anticipating this project, the Town has set aside money over the past two budget seasons to pay for this project out of the town's undesignated fund balance. Assuming the Town's audit confirms the size of the town's undesignated fund balance, the Town should be able to complete the project without borrowing any money or raising taxes.

**How does the Budget Committee feel?**

The Budget Committee voted 2 to 6 against recommending the project being placed before voters. Some committee members were concerned that the project was not large enough to deal with more concerns with the building, some members felt there needed to be more consideration of construction of a new Town Office, and others had issues with portions of the design. To this last point, the Selectmen have asked 2A Architects to revise the main entrance to better deflect snow melt from falling onto the entry ramp (see second image above).

**Where will the School Union and Library go?**

The School Union Superintendent's and Special Education offices have made arrangements to rent a portion of the building adjacent to the Town Office run by Creative Paint Concepts. The school union will continue to use the meeting spaces for their larger meetings as they had when they were tenants in the building. The library, on the other hand, will have some improvements to their service thanks to the King Foundation grant and will continue to operate out of the newly renovated space.

*For more information on the Town Office ADA Renovations and to view floor plans or renderings of the complete project visit: [www.hopemaine.org/content/4128/Town\\_Office\\_Renovations](http://www.hopemaine.org/content/4128/Town_Office_Renovations)*