



AVON NEW MUNICIPAL COMPLEX BUILDING FOR THE FUTURE

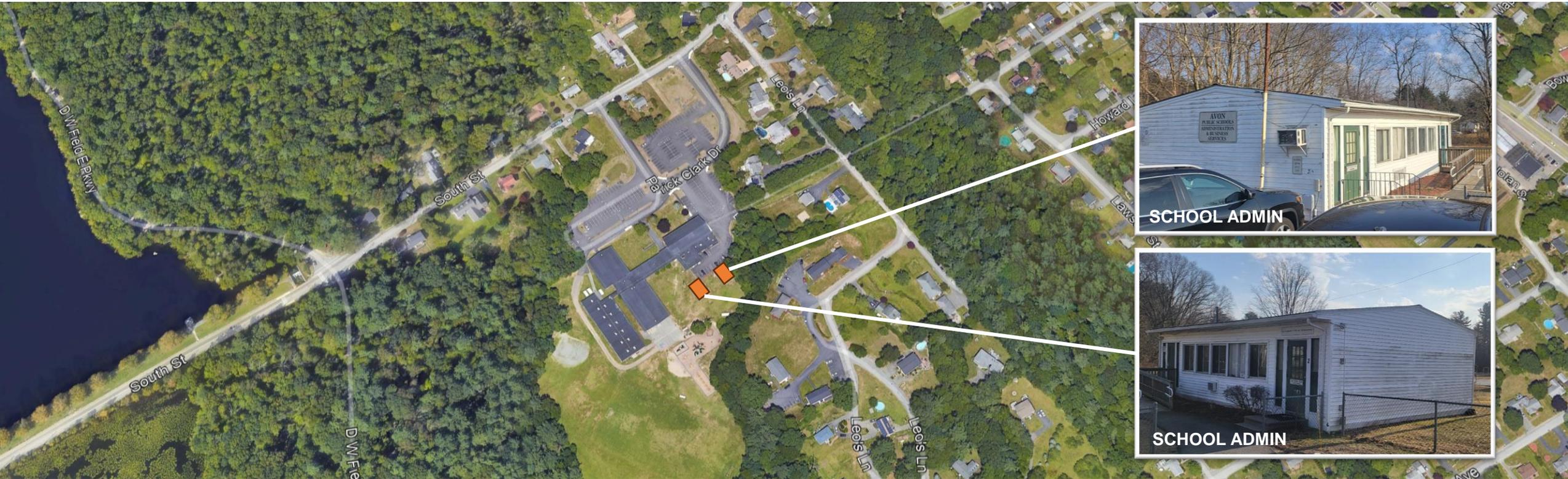
TOWN HALL, DEPT FOR PARKS & REC, COUNCIL ON AGING & SCHOOL ADMIN

Avon, MA



Current Town Offices – Town Hall, Dept for Parks & Rec & Council on Aging

- Currently occupies two, single-story buildings
- Originally designed and constructed as a shopping center in 1968
- Larger building converted in 1975 for the town hall
- Smaller building converted in the 1980's for the Council on Aging and Department for Parks & Rec



School Administration

- Currently occupies two, single-story buildings behind Butler Elementary School
- Originally designed and constructed in the 1960's as kindergarten classrooms

New Construction

- New two-story building which consolidates **all programs under one roof**
- **Civic presence and pride**



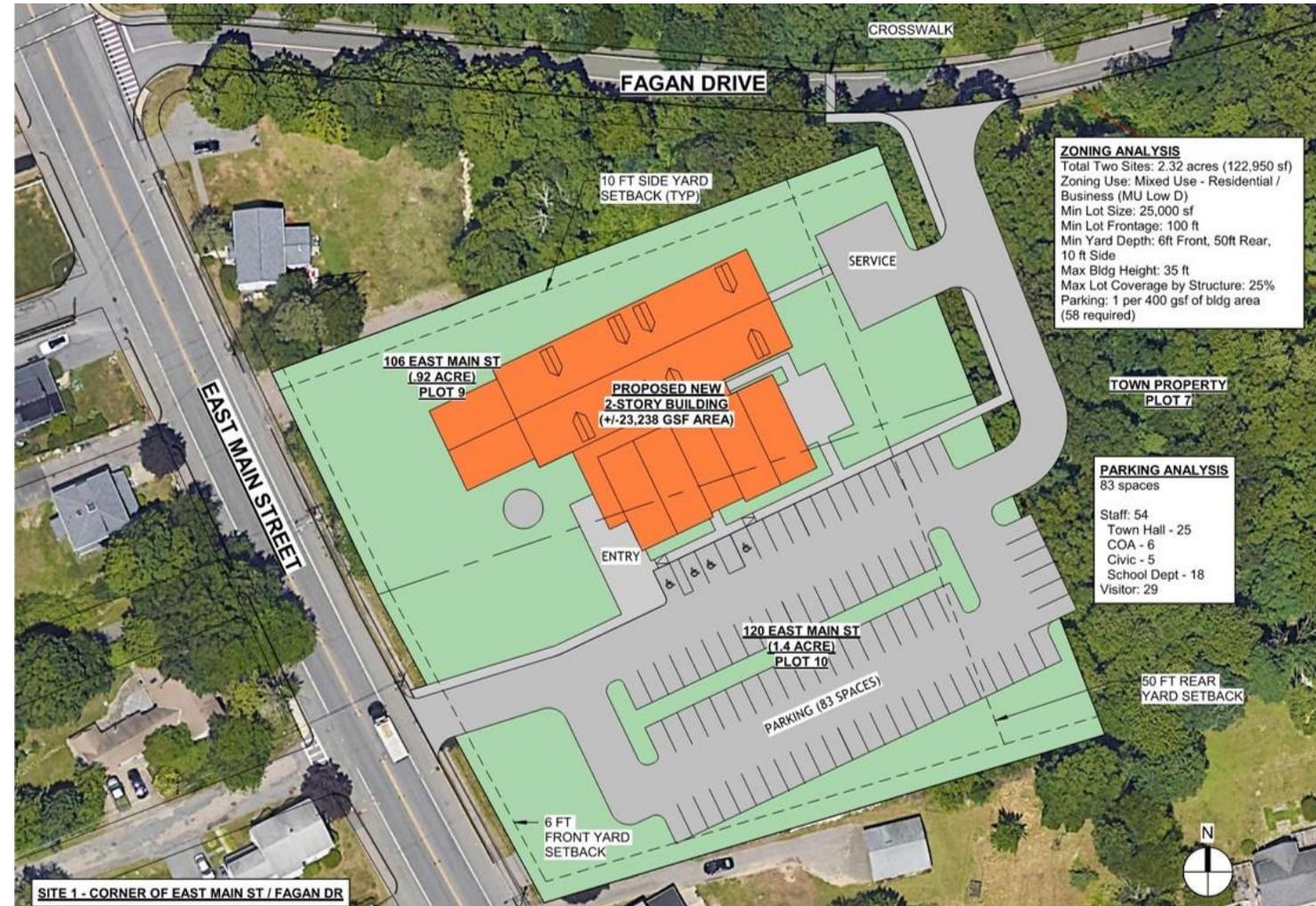
New Construction

- Proximity to the police department and Sylvester Memorial Field creates “**Municipal Complex**” while consolidating town assets
- Available **outdoor space for public use**, particularly COA
- Allows town sale of existing property for possible residential redevelopment and cost offset



New Construction

- Improves East Main Street corridor / **revitalizing town center** consistent with vision for Avon
- Enabling work and leasing of space not required
- Central convenient location on **donated property** adjacent to with access to town owned land on Fagan Drive
- Increased parking
- **Includes school administration**
- “All-electric” and “photovoltaic ready” building
- Tailored to needs of Avon
- Enhances opportunities for community use
- Larger site for outdoor activities



“Doing Nothing” is not a real option

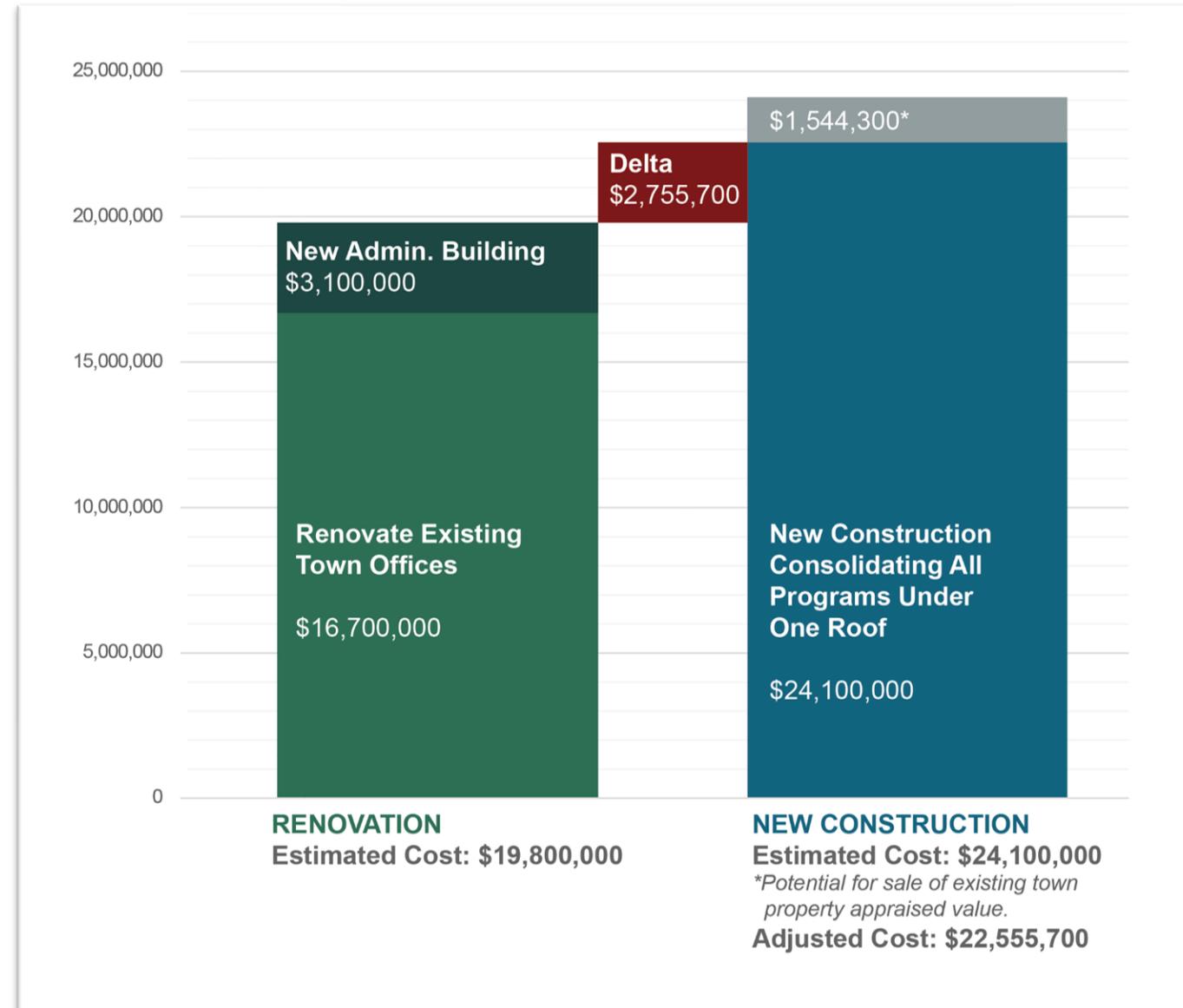
- Existing buildings will still require extensive renovation
- School administration cannot be included due to existing space limitations
- Need to include construction of a new 1-story school administration building (3,448gsf) since Massachusetts School Building Authority won't fund as part of school project (\$3.1 million)
- Increased cost if done in piecemeal fashion, no economy of scale



Recommended Approach

Avon Town Office Feasibility Committee unanimously recommended new construction since it represents a comprehensive long-term cost-effective solution

- Avon has the bonding capacity required to support this project
- Reduce maintenance costs
- New energy efficient envelope and modern systems
- Consolidates operations and increases efficiencies
- Enabling work and leasing of space not required



FY24 Levy	22,444,218.40							
FY24 Levy								
Class	Levy Percent	Levy % * Total Levy	Class Valuation	Tax Rate	Diff from FY24 Rate	Avg Val by Class	Avg Tax Bill by Class	Diff from FY24 Tax Bill
R	42.8849	9,625,180.62	685,953,817	14.03	-	449,600	6,308.71	-
C	17.9582	4,030,577.63	145,119,183					
C (Net of Exempt)			144,209,003	27.84	-	1,546,200	43,040.60	-
I	32.4992	7,294,191.43	262,624,500	27.84	-	2,117,900	58,954.65	-
PP	6.6577	1,494,268.73	53,800,563	27.77	-	200,000	5,554.84	-

Proposed Levy	24,454,218.40							
FY24 Levy + Proposed Debt								
Class	Levy Percent	Levy % * Total Levy	Class Valuation	Tax Rate	Diff from FY24 Rate	Avg Val by Class	Avg Tax Bill by Class	Diff from FY24 Tax Bill
R	42.8849	10,487,167.11	685,953,817	15.29	1.26	449,600	6,873.68	564.98
C	17.9582	4,391,537.45	145,119,183					
C (Net of Exempt)			144,209,003	30.33	2.49	1,546,200	46,895.12	3,854.52
I	32.4992	7,947,425.35	262,624,500	30.33	2.49	2,117,900	64,234.36	5,279.71
PP	6.6577	1,628,088.50	53,800,563	30.26	2.49	200,000	6,052.31	497.47

FY	Total Payments by FY	Total Levy	Residential Impact	Commercial Impact	Industrial Impact	Personal Property Impact
2027	2,010,000	24,454,218.40	1.26	2.49	2.49	2.49
2028	1,969,750	24,413,968.40	1.23	2.44	2.44	2.44
2029	1,929,500	24,373,718.40	1.21	2.39	2.39	2.39
2030	1,889,250	24,333,468.40	1.18	2.34	2.34	2.34
2031	1,849,000	24,293,218.40	1.16	2.29	2.29	2.29
2032	1,808,750	24,252,968.40	1.13	2.24	2.24	2.24
2033	1,768,500	24,212,718.40	1.11	2.19	2.19	2.19
2034	1,728,250	24,172,468.40	1.08	2.14	2.14	2.14
2035	1,688,000	24,132,218.40	1.06	2.09	2.09	2.09
2036	1,647,750	24,091,968.40	1.03	2.04	2.04	2.04
2037	1,607,500	24,051,718.40	1.00	1.99	1.99	1.99
2038	1,567,250	24,011,468.40	0.98	1.94	1.94	1.94
2039	1,527,000	23,971,218.40	0.95	1.89	1.89	1.89
2040	1,486,750	23,930,968.40	0.93	1.84	1.84	1.84
2041	1,446,500	23,890,718.40	0.90	1.79	1.79	1.79
2042	1,406,250	23,850,468.40	0.88	1.74	1.74	1.74
2043	1,366,000	23,810,218.40	0.85	1.69	1.69	1.69
2044	1,325,750	23,769,968.40	0.83	1.64	1.64	1.64
2045	1,285,250	23,729,468.40	0.80	1.59	1.59	1.59
2046	1,245,250	23,689,468.40	0.78	1.54	1.54	1.54
2047	1,200,000	23,644,218.40	0.75	1.49	1.49	1.48
2048	1,160,000	23,604,218.40	0.73	1.44	1.44	1.44
2049	1,120,000	23,564,218.40	0.70	1.39	1.39	1.39
2050	1,080,000	23,524,218.40	0.68	1.34	1.34	1.34
2051	1,040,000	23,484,218.40	0.65	1.29	1.29	1.29
2052	1,000,000	23,444,218.40	0.63	1.24	1.24	1.24
2053	960,000	23,404,218.40	0.60	1.19	1.19	1.19
2054	920,000	23,364,218.40	0.58	1.14	1.14	1.14
2055	880,000	23,324,218.40	0.55	1.09	1.09	1.09
2056	840,000	23,284,218.40	0.53	1.04	1.04	1.04

Next Steps With Appropriation





SUMMARY

Article 12 is requesting funds for design only

- Buildings are at end of their useful life
- Sites do not support renovation investment
- New construction addresses deficiencies in a fiscally responsible manner
- Consolidation allows for increased efficiencies and cost savings over time
- Enhances opportunities for community use, particularly outdoor space for Council on Aging
- Land for new municipal complex will be donated at no cost
- Future sale of Buckley Center Property will offset cost and can be redeveloped for seniors housing / mixed use
- New building will enhance the entire community
- School Building Authority will not reimburse costs for school administration (estimated at \$3.1M)



ADVANCE THE FUTURE OF

AVON