



Town of Norwell
Commonwealth of Massachusetts

WARRANT FOR ANNUAL TOWN MEETING

Monday, May 8, 2023

At 7:30 O'clock in the Evening

At the Norwell Middle School, Henry E. Goldman Gymnasium, Main Street

ARTICLE 1: To see if the Town will vote to accept the reports of its Officers, Boards, Departments, Committees and Commissions, as printed in the 2022 Annual Report, or take any other action relative thereto.

Requested by the Select Board

The Advisory Board unanimously recommends this article. It is a basic procedural vote.

The Town received one response from the owners of 93 Longwater Circle, a two story office condominium building constructed in 2006 consisting of 20,600 gross square feet of office and utility space. The owners allowed the Town to inspect the property over several visits by the Town's project manager, architect, facilities director, building inspector, health agent and public safety chiefs. The building is in good condition and meets all the Town's requirements. The building is fully accessible (there is an elevator) and meets all current building and fire codes (a path will be needed to make the patio in the rear fully accessible).

The costs to repair identified conditions in the building are reasonable.

The concern has been expressed that the building is not centrally located. While it would be preferable to have a centralized location, no other existing owner of commercial office space responded to the RFP and the pool of existing office space with a footprint large enough to be utilized for a Town Hall is limited.

There is no suitable available office space in Norwell that is centrally located. A central location would require the Town to purchase privately owned land or use current open space. Either alternative will incur the added costs inherent in public construction, which would likely be *at least* three times more costly than the monetary request under this Article and require a debt exclusion or override.

This purchase can be done under the levy and will not require an override or debt exclusion. The owners and the Town have agreed to a purchase price of \$4,450,000 million. The additional money sought in the Article will address costs of relocation and updating the building. Funds included in previously approved Articles can also be used to address these costs. This office building would be an asset to the Town. The building could be sold after the bonds are callable, most likely after the typical 10-year mark. If the Town decides to construct a Town Hall at some point in the future, proceeds from the sale after the note is paid off, could be used to offset the cost of new construction.

The current Town Hall would need to be demolished. It is not suitable for any other use. It was built as a bomb shelter and a school seventy-three years ago. There are too many challenges to list in terms of any type of renovation or fit outs. The Select Board will present options to the Town, but ultimately it will be up to the residents to decide what they would like to do with this property moving forward.

The purchase of 93 Longwater Circle will finally address the longstanding need to provide suitable space for the Town to conduct its business. It is the last of your Town buildings to be addressed.