

Windham Community Center Q & A

- **Why consolidate Town services to the middle school location?**

The old middle school provides a unique opportunity to address short falls in the current municipal buildings, each of which carries long-term replacement costs and short-term maintenance and repair costs. The one-stop concept lowers operational costs while providing easy access to all municipal services. For instance, a family could have one member at the library, one at a recreation event, a grandparent socializing with other seniors and a parent registering the car or transacting other business.

- **When will the old middle school become available and at what cost?**

The old middle school will become available during the second quarter of 2027 at a cost of \$1 to the Town.

- **What are the possible reuses of the various sections of the building?**

The old middle school has 80,000sq. ft. of available space. After reviewing various municipal functions, it was determined that a number of municipal services could be located at this site for a fraction of the cost of renovating or replacing current buildings. Those uses include Recreation, Municipal Services, Library, Social Services and a fitness/lessons Pool.

- **What happens to the existing municipal buildings if vacated?**

These buildings could either be sold for future development and placed on the tax rolls or used to generate revenue. Council would determine reuse with public input.

- **Can this project be done in phases?**

Yes, this project can be a phased construction project to minimize the cost impact to residents.

- **Does this facility have the capacity to incorporate future growth?**

Currently all of the municipal buildings involved in this review have no growth potential areas. Consolidation of services to this space would provide room for future growth and provide for the sharing of spaces for staff and public meetings and programming.

- **Will consolidating town services cost more than keeping services at the existing three buildings?**

The current expenses of the three buildings compared to the projected expenses of consolidating (based on current school expenses) will result in a near zero allocation. Manpower remains the same. There is a benefit for winter maintenance crews only having to plow one parking lot.

- **Will this consolidation provide space for additional programming and meeting areas?**

The additional spaces in each respective area (recreation, library, social services, town hall and pool) will all provide additional programming and meeting spaces. For instance, the recreation department expects being able to add an additional 47 programs over time.

- **Will the facility provide rental of space for private events?**

The remodeled facility will provide numerous opportunities for revenue generating and private event spaces.

- **Will there be adequate parking space?**

Based on current and projected usage we anticipate parking will be adequate.

- **What would the estimated tax impact be on the average home valuation in Windham?** (Based on the current average home value in Windham of \$450,000.)

To move all the proposed municipal functions into this space, the projected tax increase would be about \$100 dollars. If phased over 5 years, the yearly increase to consolidate would be about \$20 per year.

- **What is the total cost of the project?**

The total cost is \$13,800,000 and the breakdown is as follows:

- Recreation and Social Services \$3,630,000 (includes parking and sprinkler system improvements);
- Library Services is \$3,630,000;
- Town Hall is \$3,630,000; and
- Constructing a new pool is \$3,000,000.