



## Step 1: Site selection, feasibility study and design

The original feasibility study and design, started in 2023, had a total project cost of \$39.8 million for a 26,895 sf. building that combined the police and fire stations. The Public Safety Building Committee voted that the initial cost was too high and to implement cost savings in the design.

The PSBC also selected “0 College Highway” as the future location of the building, which the Town approved and purchased in September, 2024.

## Step 2: Reduction in cost and site planning

The building was redesigned to reduce the size and cut costs, this lowered the building cost by 36%, or \$12 million. The new cost of the project will be \$27.8 million at 21,523 sf.

The Town retained the services of land use professionals for public input and to locate and design the future site of the public safety building at “0 College Highway”.

## Step 3: Design and project approval

*we are here!*

The next step in designing the public safety building, taking it from a conceptual design to construction ready documents, is being proposed at this Special Town Meeting. This will cost about \$3.1 million and needs to be approved by Town Meeting and the voters of Southampton.

## Step 4: Building costs approval

The final stage of approval will be at a future Special Town Meeting in September and a Special Election in November to approve the remaining \$24.7 million for the project. No money from the approved \$3.2 million will be spent until Southampton voters approve this final step.

## Step 5: Construction

Once all funding has been approved, it will take about 1 to 2 years for the designs to be finalized, bidding completed and construction firms selected until we break ground.

Funding for the project will be requested in two parts as shown below:

Pre-Construction Costs	Construction and Building Costs
Examples: project management, architectural services and engineering fees to get project “shovel ready”	Examples: insurance, equipment, site testing and preparation, legal expenses, permitting fees, clerk of the works, environmental engineering, concrete, rough carpentry, metal framing, doors, windows, roofing, flooring, plumbing, septic, lighting, HVAC, lockers, appliances, toilets
<b>\$3.2 million</b>	<b>\$24.7 million</b>
<b>Spring 2025 Special Town Meeting &amp; Election</b>	<b>Fall 2025 Special Town Meeting &amp; Election</b>



## How will this impact my taxes?

The Town is proposing the project be funded in two parts; the first being \$3.2 million for pre-construction costs and the second for the remainder of \$24.8 million construction costs. Each step will need to be approved by 2/3 of Town Meeting and by a majority of the voters.

These impacts are estimates based on borrowing over 30 years at an interest rate of 4.5%.

### Part 1: \$3.2 million pre-construction costs

<b>FY 2025 Average Single Family Tax Bill Impact Per Year:</b>	<b>\$69.31</b>
Proposed Tax Rate Impact Per \$1,000:	\$0.16
Proposed New Tax Rate Per \$1,000 (Estimated New):	\$14.33
FY 2025 Average Single Family Assessed Value (Current):	\$433,171
FY 2025 Average Single Family Tax Bill (Current):	\$6,138

Assessed Value	Current Estimated Tax Bill	Proposed Estimated Tax Bill	Estimated Tax Bill Impact
\$250,000	\$3,542.50	\$3,582.50	\$40.00
\$350,000	\$4,959.50	\$5,015.50	\$56.00
\$450,000	\$6,376.50	\$6,448.50	\$72.00
\$550,000	\$7,793.50	\$7,881.50	\$88.00
\$650,000	\$9,210.50	\$9,314.50	\$104.00
\$750,000	\$10,627.50	\$10,747.50	\$120.00

### Part 2: \$24.8 million building and construction costs

<b>FY 2025 Average Single Family Tax Bill Impact Per Year:</b>	<b>\$554.46</b>
Proposed Tax Rate Impact Per \$1,000:	\$1.28
Proposed New Tax Rate Per \$1,000 (Estimated New):	\$15.45
FY 2025 Average Single Family Assessed Value (Current):	\$433,171
FY 2025 Average Single Family Tax Bill (Current):	\$6,138

Assessed Value	Current Estimated Tax Bill	Proposed Estimated Tax Bill	Estimated Tax Bill Impact
\$250,000	\$3,542.50	\$3,862.50	\$320.00
\$350,000	\$4,959.50	\$5,407.50	\$448.00
\$450,000	\$6,376.50	\$6,952.50	\$576.00
\$550,000	\$7,793.50	\$8,497.50	\$704.00
\$650,000	\$9,210.50	\$10,042.50	\$832.00
\$750,000	\$10,627.50	\$11,587.50	\$960.00

From the Division of Local Services Prop. 2 ½ Estimated Impact Calculator based on a 30-year bond at 4.5%. For more information, please visit [www.TownofSouthampton.org](http://www.TownofSouthampton.org).