

Town of Carroll
Building Committee
Informational Session

January 31, 2017

Welcome

Thank you for attending tonight's
informational session.

Agenda

- Purpose and Goal
- Introductions
- History of Past Initiatives and New Land & Building Capital Reserve Fund
- Facility Costs – by Building, Total, and by Year
- Projected Repairs, Maintenance and Updates
- Insurance Replacement Costs (2012)
- Two Other Communities
- Proposal for New Facility
- Questions?
- Conclusions

Purpose and Goal

- Our purpose is to share efforts of the Town of Carroll Building Committee to address current and future needs of the facilities used by the police and fire departments and administrative offices.
- Our goal is to develop a comprehensive plan to best serve property owners, residents, visitors, town employees, and elected & appointed officials.

Introductions

Building Committee member introductions

History – Past Initiatives

- 2006: Establish New Town Safety Complex and Town Offices Capital Reserve Fund for construction of new Safety Complex, Offices, Library and Historical Society (182/75) – PASSED [71%]
- 2006: Authorize \$50,000 to upgrade current Police/Fire Station (205/55) – PASSED [79%]

History – Past Initiatives

- 2007: Authorize \$50,000 to Town Safety Complex and Town Offices Capital Reserve Fund (111-151) – FAILED [42%]
- 2007: Authorize \$80,000 for design of Police/Fire Public Safety Complex on town land and Bretton Woods Fire Substation on CNL Corp. land (87-169) – FAILED [34%]
- 2011: Energy audit of fire department – no cost; Completed
- 2013: Authorize \$5,700 for Town Hall energy audit (174-102) – PASSED [63%]

History – Past Initiatives

- 2014: Authorize for \$6,993 for Town Hall fuel use reduction (208-57) – PASSED [78%]
 - recommendation from 2014 Energy Audit: \$2,875 (air sealing); \$1,700 (programmable thermostat); \$2,418 (pipe insulation)
- 2015: To see if the Town will vote to expand the purpose of the Land and Building Capital Reserve Funding for Planning, Purchasing Property, Construction and Improvements and that a Town vote is required to expend the funds. (118-77) – FAILED [61%] 2/3 vote required

History – Past Initiatives

- 2015: Authorize \$11,000 for concept drawings and specifications for Police and Fire Safety Complex (55-143) – **FAILED [28%]**
- 2015: Authorize \$15,000 for concept drawings and specifications for Town Hall, Police and Fire Station (93-107) – **FAILED [47%]**
- 2016: Authorize \$10,000 for design and engineering plan for renovation of Fire Station (106-56) – **PASSED [65%]**

History – Capital Reserve Fund

- New Land & Building Capital Reserve Fund warrant articles
 - 2012: \$30,000 (131-110) – PASSED [54%]
 - 2013: \$30,000 (95-180) – FAILED [35%]
 - 2014: \$30,000 (146-119) – PASSED [55%]
 - 2015: \$30,000 (113-83) – PASSED [58%]
 - 2016: \$30,000 (95-68) – PASSED [58%]
- Current balance: **\$283,440**

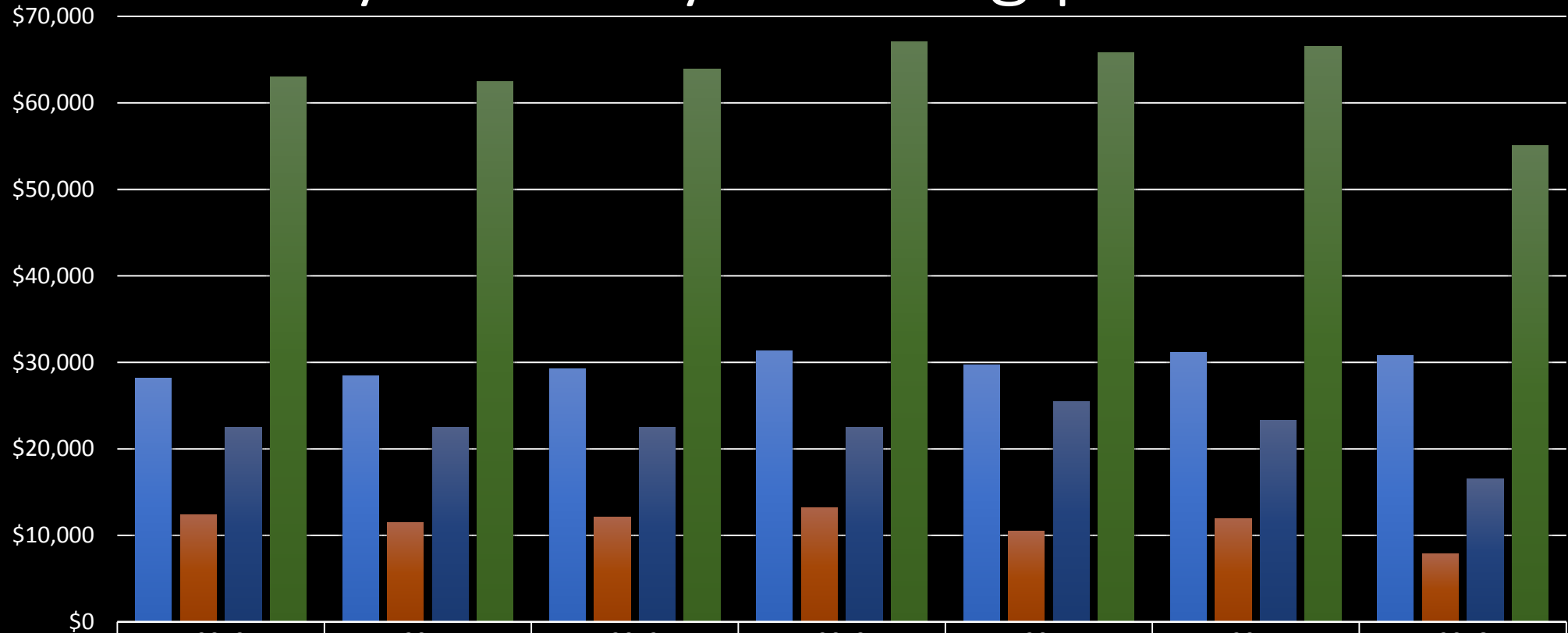
Facility Costs by Building

- Police Dept. includes lease payment, property taxes, electricity and heating fuel
- Fire Dept. and Town Hall includes electricity and heating fuel
- Costs do not include maintenance, repairs, renovations, and building code and life-safety compliance upgrades

Facility Costs – 2010 through 2016

\$443,818.35

Facility Costs by Building per Year



	2010	2011	2012	2013	2014	2015	2016
Police Dept Totals	\$28,174.45	\$28,416.95	\$29,294.94	\$31,329.63	\$29,743.91	\$31,203.42	\$30,777.21
Fire Dept Totals	\$12,339.60	\$11,503.31	\$12,095.75	\$13,183.84	\$10,518.39	\$11,954.33	\$7,835.67
Town Hall Totals	\$22,534.00	\$22,534.00	\$22,534.00	\$22,534.50	\$25,498.28	\$23,317.68	\$16,494.49
Yearly Total	\$63,048.05	\$62,454.26	\$63,924.69	\$67,047.97	\$65,760.58	\$66,475.43	\$55,107.37

Police Department - Exterior



Police Department - Interior



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Projected Repairs, Maintenance and Updates

- Police Dept. (2,900 sf, built in 1970)
 - Routine repairs and maintenance
 - Upon lease termination, restoration to original configuration

Fire Department - Exterior



Fire Department - Interior



Fire Department - Interior



Fire Department - Interior



Projected Repairs, Maintenance and Updates

- Fire Dept. (4,755 sf, built in 1960)
 - Routine repairs and maintenance
 - Renovations of roofing, plumbing, and electrical systems; expansion of apparatus bays for longer vehicles; restoration of concrete floors; addition of security cameras and key card system; and completion of second floor area above training room
 - Upgrades to meet current life-safety and building codes

Town Hall - Exterior



Town Hall - Interior



Projected Repairs, Maintenance and Updates (cont.)

- Town Hall (11,552 sf, built in 1900)
 - Routine repairs and maintenance
 - Furnace (\$20K); updated electrical (\$20K); siding (\$30+K), office overhang (extended or replaced); parking lot
 - More administrative office space and secure storage space needed
 - Renovations and upgrades needed to meet current building and life-safety codes

Insurance Replacement Costs (2012)

- Police Dept. (2,900 sf, built in 1970)
 - Building cost of reproduction new: \$373,000 (\$128.62 sf)
 - Contents cost of reproduction new: \$125,000 (\$43.10 sf)
 - Total: \$498,000
- Fire Dept. (4,755 sf, built in 1960)
 - Building cost of reproduction new: \$826,000 (\$173.71 sf)
 - Contents cost of reproduction new: \$151,000 (\$31.76 sf)
 - Total: \$977,000

Insurance Replacement Costs (2012)

- Town Hall (11,552 sf, built in 1900)
 - Building cost of reproduction new: \$1,463,000 (\$126.64 sf)
 - Contents cost of reproduction new: \$68,000 (\$5.89 sf)
 - Total: \$1,531,000
- Total replacement cost (Police, Fire, and Town Hall)
\$3,006,000

Two Other Communities – Franconia Public Safety Building



Two Other Communities – Franconia Public Safety Building

- Franconia Public Safety Building (Police & Fire Depts.)
 - Police wing: 2,795 sf
 - Fire wing: 2,440 sf
 - Apparatus bay: 4,320 sf
 - Sprinkler room: 75 sf
 - **Total: 9,630 sf**
- Town appropriation: \$1,900,000
- Project Cost: \$1,809,000, including \$70,000 EMPG and \$10,000 Eversource rebate
- Could use more storage space

Two Other Communities – Whitefield Police & Administrative Services Building



Two Other Communities – Whitefield Police & Administrative Services Building

- Police and Administrative Services Building completed in 2015
- 40' x 80' 2½ story structure
- Heated by 3 biomass (pellet) boilers; propane backup generator
- Prev. ~\$9K/yr to heat Police Dept; now ~\$8K/yr to heat new building
- ~\$1.25M project
- Included \$40K EMPG and \$10K Eversource rebate
- Lacks secure storage space and has too little storage space in general

Proposal for New Facility

- Seek voter approval in 2017 for initial planning, design, consulting and documentation services to begin formal specification and initial design process.
 - “To see if the Town will vote to raise and appropriate the sum of \$60,000 (Sixty Thousand dollars) for planning, design, consulting and documentation services for a public safety and administrative building to house the police and fire departments and town administrative offices, suitable for pricing by a registered Architectural Firm, including a not-to-exceed maximum guaranteed price, and to fund this appropriation by authorizing the withdrawal of that amount from the Land and Buildings Capital Reserve Fund. No money to be raised from new taxation.”
- Continue hosting informational sessions to keep residents updated and to seek additional input.
- Seek voter approval in 2018 to finalize design, submit construction drawings for bids, select a contractor, and construct and furnish new building.

Proposal for New Facility

- **Goal:** Construction of an appropriately-sized single building on town-owned land to house the police and fire departments and town administrative offices, plus other necessary functions.
- Must meet all current life-safety and building codes for municipal structures and be energy-efficient so as to use less heating fuel and electricity than the current three buildings combined.
- Must incorporate space and facilities to provide emergency operations center and limited sheltering services in case of natural or other disasters.
- Must provide for secure, permanent storage of town records as required by law and space for historical records and items.

Proposal for New Facility

- Should provide sufficient space for town meetings and voting activities.
- Should be designed with future expansion in mind, such as solar arrays for onsite power generation, geothermal heating/cooling, and additional fire department equipment.
- Should monitor costs savings and report results on town website.
- Should address future of fire department building and Town Hall.
- Take advantage of outside funding, such as Emergency Management Performance Grants, USDA grants & loans, and Eversource rebates.

Questions?

Conclusions

- The leased police department building is noncompliant with current codes and standards for police agencies.
- Continued repairs, renovations and compliance upgrades to the fire department building and Town Hall only delay building and drive up costs of new facility.
- With input from the residents of the Town of Carroll, the Building Committee suggests it is time to move forward with a proposal to construct a new public safety and administrative office building on town-owned land.