

Town of Carroll
Building Committee
Third Informational Session

September 28, 2017

Welcome

- Thank you for attending the Building Committee's third informational session
- Previous informational sessions held on January 31st and June 22nd

Agenda

- Introductions
- Objectives and accomplishments
- Process
- Existing buildings analysis
- Architectural discussion
- Conceptual drawing, elevations and floor plans
- Cost, schedule and property tax implication
- Questions?
- Concluding Remarks

Introductions

Imre Szauter

- Building Committee member introductions

Objectives and Accomplishments

Imre Szauter

- Objectives

- Analyze current structures and operating expenses
- Determine current and future needs
- Develop concept for reduced maintenance and energy-efficient public safety and administrative offices facilities
- Present concept and budget for approval at Town Meeting

- Accomplishments

- Held meetings & informational sessions to involve the public
- Hired project manager and architect
- Conceptual plan that benefits residents, businesses and visitors

Process

Allan Clark, Project Manager

- **Goal** - Develop an all encompassing project budget that would be presented at the February 13, 2018 Town Deliberative Session and on the warrant at the March 13, 2018 Town Meeting to construct a new fire station, police station, emergency management office, town administration office, library, historical society room and a community room

Process

Allan Clark, Project Manager

- Phase One Process
 - Identify needs of occupants
 - Identify site characteristics – surveyor
 - Hire an architect to develop plans
 - Hire civil engineer
 - Price cost of buildings & sitework
 - Develop project budget

Process

Allan Clark, Project Manager

- Phase Two Process – following approval of 2018 warrant article
 - Develop RFP for Construction Manager
 - Hire Construction Manager (Contractor)
 - Refine design and specifications
 - Cost plus contract with guaranteed maximum price
 - Closely monitor construction, budget and schedule

Existing Building Analysis

Allan Clark, Project Manager



Existing Building Analysis

Allan Clark, Project Manager



Existing Building Analysis

Allan Clark, Project Manager

Town Hall

- Old and energy inefficient
- Functionally inadequate
- Numerous Fire Code violations
- Not ADA compliant
- Cost to renovate in 2014 dollars pursuant to an in depth analysis by George Brodeur is \$1.6 million
- After renovation still will not be as efficient as new
- Cost to build new would be in the \$1.25 million range and would be energy efficient and lower cost to maintain
- Town Hall is 4,186 sf (excluding gym); town offices, library, and historical society require 4,853 sf (excluding community room)
- Expectation of private sale

Existing Building Analysis

Allan Clark, Project Manager



Existing Building Analysis

Allan Clark, Project Manager



Existing Building Analysis

Allan Clark, Project Manager



Existing Building Analysis

Allan Clark, Project Manager

Fire Department Building

- Old and energy inefficient
- Unlikely to meet current codes due to concrete block walls and roof structure; any required renovations must meet “New” construction codes
- Inadequate on-site parking
- Driveway entrance to US 3 would be limited by NHDOT once use changes
- Inadequate space for septic system to accommodate State requirements
- Building is multi-levels and consists of numerous additions
- Lot is very small – 126’ x 174’ or 22,000 sf – half acre
 - Building is 4,400 sf; town offices, library, and historical society require 4,853 sf
- Inadequate land to expand building or tear down and re-build for current/future needs
- Expectation of private sale

Existing Building Analysis

Allan Clark, Project Manager



Architectural Discussion

Peter Stewart, Architect

- Process of identifying the programming and space requirements
- Overall design criteria of high efficiency, flexibility for technology and alternative energy, highly efficient energy design, ability to meet the needs for the town over the next 25 years and expand in the future
- Two separate buildings versus one building
- Overview of the programming and floor plans
- Exterior design and simple construction

Conceptual Drawing, Elevations & Floor Plans

Peter Stewart, Architect

- Site plan including expansion and recreational uses
- Elevations
- Floor plans
- Community room



② East Elevation
1/8" = 1'-0"



① South Elevation
1/8" = 1'-0"

Not For Construction
For bidding purposes only

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PO Box 6535
Laconia, NH 03246
www.stewartarchitects.com

Carroll Public Safety Building
Carroll, NH

Project number: 2017-230

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Scale:
1/8" = 1'-0"

Date:
September 7, 2017

Revisions:

A1.
2



Public Safety Floor Plan
1/8" = 1'-0"



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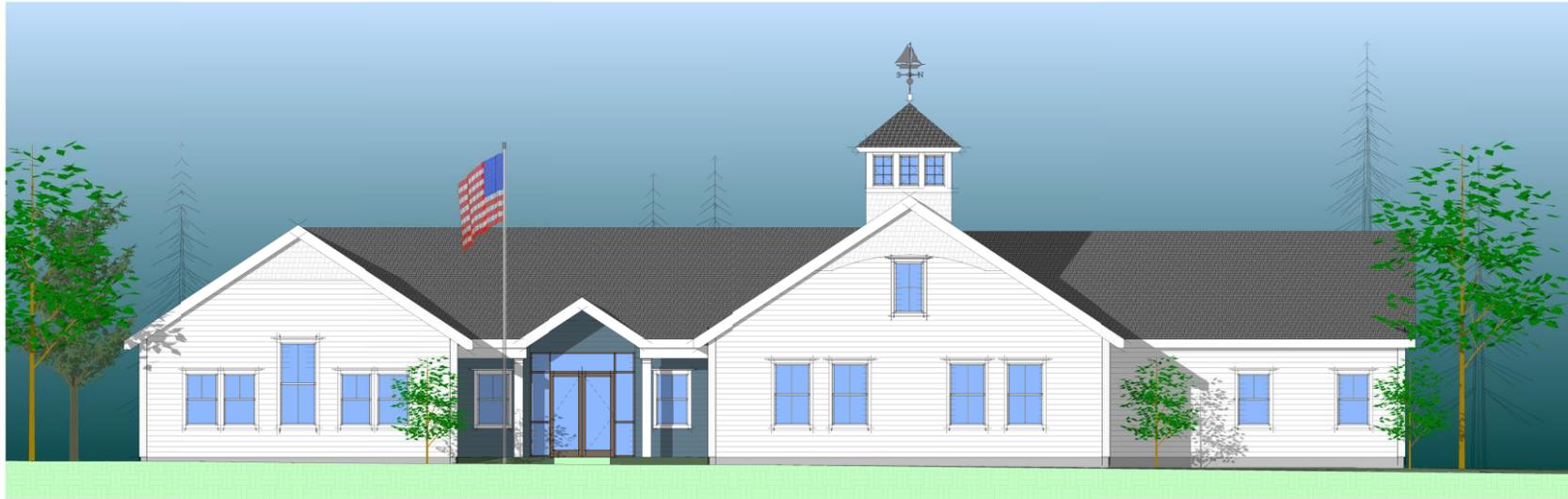
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Laconia, NH 03246
www.stewartassoc.com

Project number: 2012.20

Scale: 1/8" = 1'-0"
Date: number 7, 2017
Revisions:

A1.



① South View
3/16" = 1'-0"

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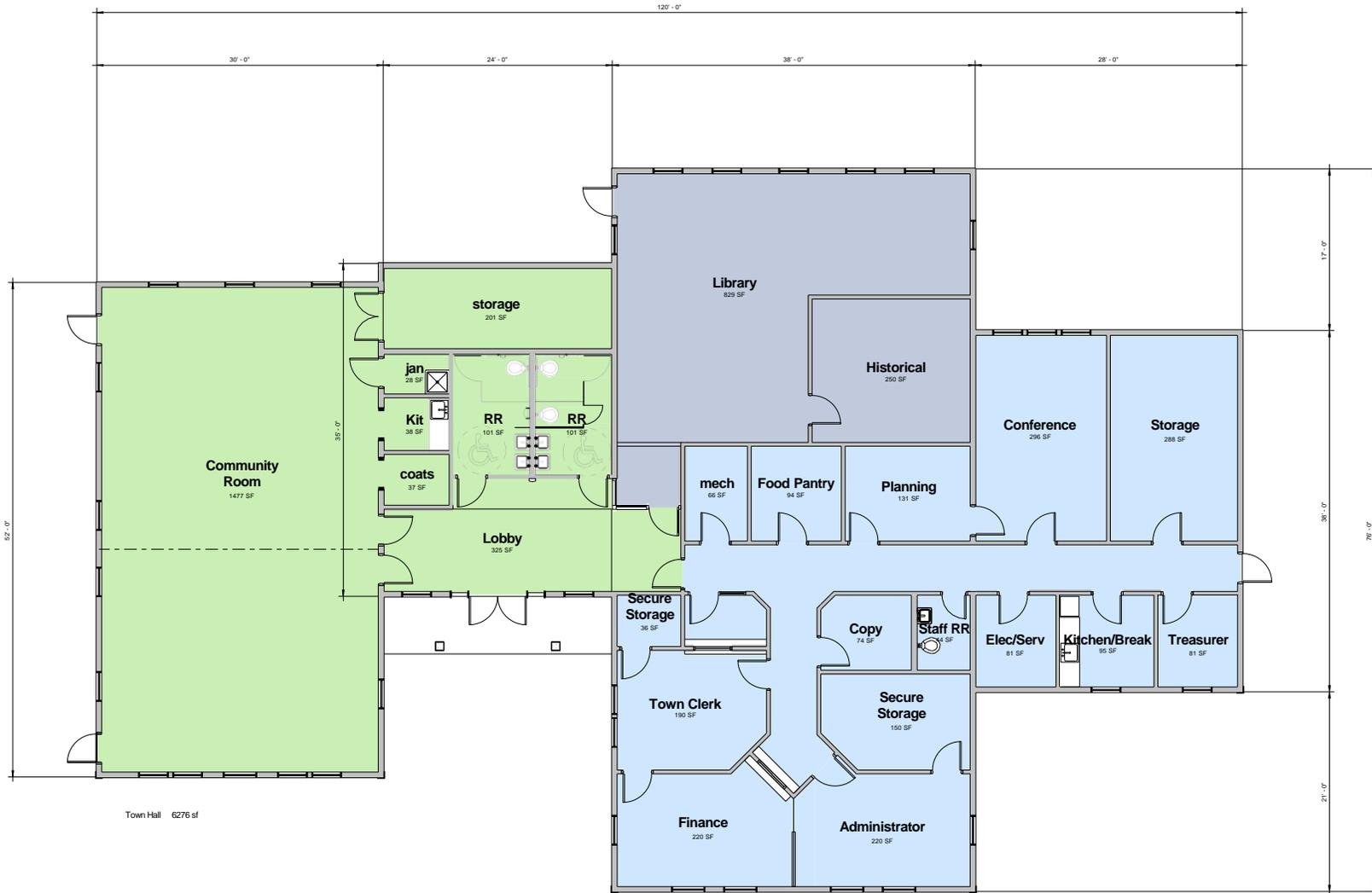


Carroll Public Safety Building
Carroll, NH

Project number: 2017-20

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Scale:
3/16" = 1'-0"



Town Hall 6276 sf

1 Town Hall Floor Plan
3/16" = 1'-0"



Not For Construction
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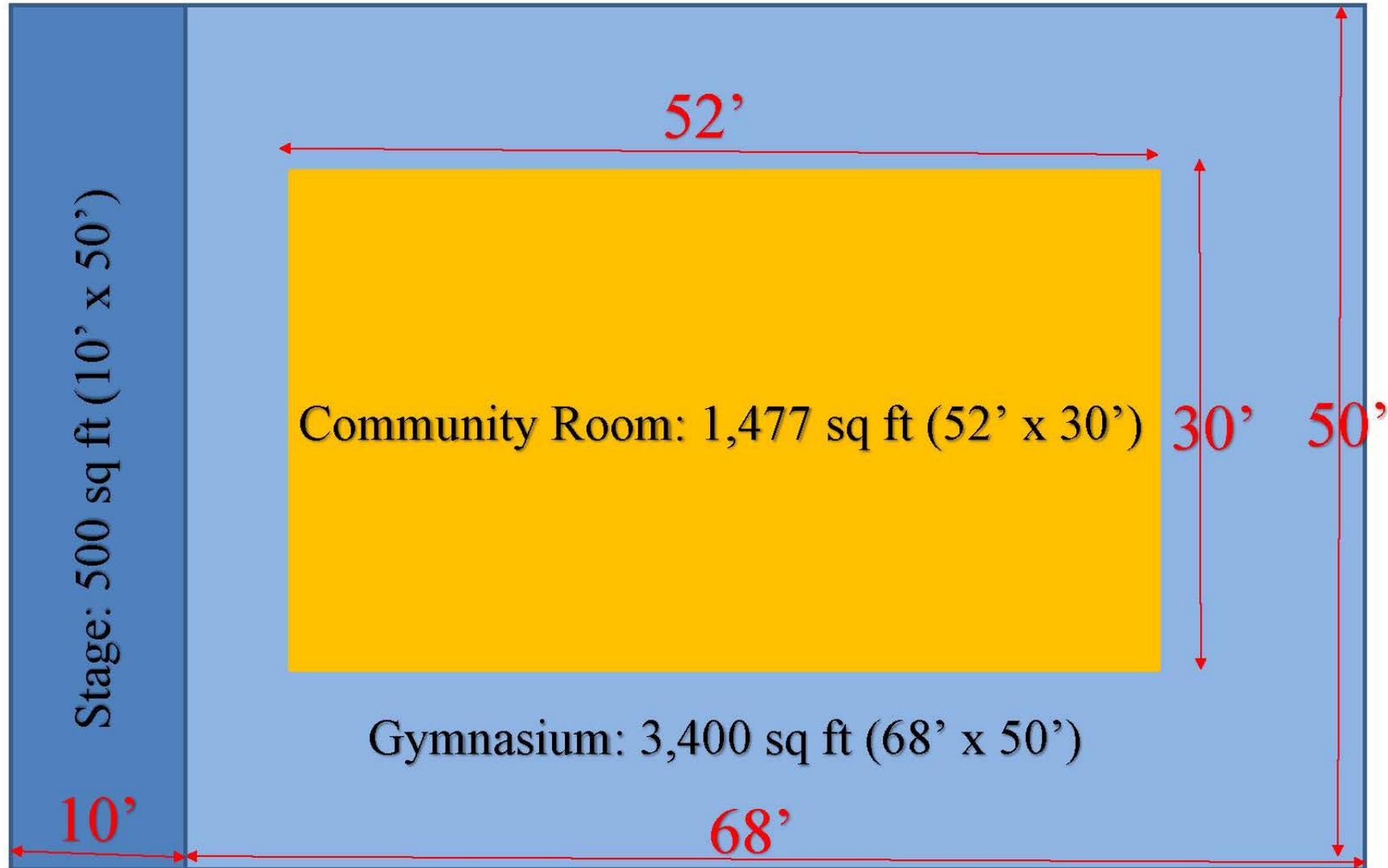
Carroll Public Safety Building
Carroll, NH

Project number: 2017.020

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Scale:
3/16" = 1'-0"

Comparison - Gymnasium vs Community Room



Cost, Schedule and Property Tax Implication

Allan Clark, Project Manager

- Estimated total project cost
- Project schedule
- Property tax implication

Questions?

Concluding Remarks

- Thank you for attending and participating in tonight's third informational session
- Please consider joining the Building Committee to help us better represent and serve the community
- Tonight's presentation will be available online at the Town of Carroll website (<http://www.townofcarroll.org>)