

Town of Carroll Municipal Building Committee

There are 18 members on the Town Building Committee consisting of a cross section of town employees, town officials and citizens. The committee hired Allan R. Clark, of Sugar Hill, to serve as Project Manager to guide the committee through the process and to provide expertise in needed areas.

The committee has met twice a month from May through year end to fulfill the requirements of the warrant article authorized at the 2017 Town Meeting to develop plans and specifications adequate to obtain pricing at the March 2018 Town Meeting.



SCOPE OF WORK

- Review the existing Town Administration Building (Town Hall) Fire Station and Police Station for possible reuse or renovation.
- Determine space requirements
- Determine if existing buildings are code compliant and extent of deficiencies
- Determine energy efficiency of existing buildings
- Determine if existing buildings meet the current and future requirements of the town
- Determine if existing buildings can be renovated to meet current and future requirements
- Seek community feedback and host public information sessions
- Based on findings recommend a course of action for the 2018 Town Meeting

Expected Project Cost and Financial Impact

- Total project cost to include final design, furniture, equipment, financing is expected not to exceed \$3.95 million.
- Construction cost for the project is expected to be approximately \$3.45 million.
- After utilizing expected grants, gifts and the capital reserve funds, it is anticipated that \$3.5 million will need to be financed over a 20-year period.
- It is anticipated that the cost of financing the capital cost of the municipal buildings project would require \$200,000 per year to be raised from taxes which will represent approximately 65 cents on the tax rate.
- A 65 cents increase in the tax rate will mean that a property assessed for \$100,000 would pay \$65 per year towards the municipal buildings project.
- The energy costs for the three current buildings plus the rent for the police station (based on a 10 year average) totals \$62,400 and the expected energy costs for the two new buildings is estimated to be \$20,000, a savings of \$42,400 annually.

For more detailed information, please visit the Town's website at www.townofcarroll.org; or contact **Imre Szauter, Chair** at (603) 846-8039 or iszauter@earthlink.net.

Town of Carroll Building Committee

As of December 2, 2017

Select Board

Brian Mycko, *Chair*
Paul Bussiere
David Scalley

Professional Staff

Allan Clark, *Project Manager*
Peter Stewart, *Architect*

Building Committee Members

Imre Szauter, <i>Chair</i>	Michael Hogan	Michelle Palys
Tadd Bailey	Brad Houston	Terry Penner
Mike Finn	Susan Kraabel	Lois Pesman
John Gardiner	Bonnie Moroney	David Scalley
Wayne Garneau	Janet Nelson	John Trammell
Greg Hogan	Jeremy Oleson	Rena Vecchio

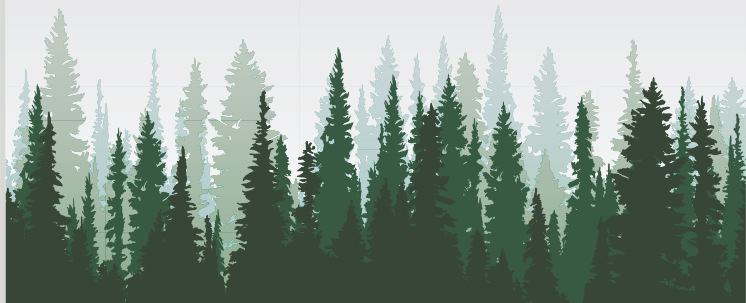
TOWN OF CARROLL



MUNICIPAL BUILDING COMMITTEE REPORT

Proposed Municipal Building Project
Report of Findings

December 31, 2017



Findings of Committee Concerning Existing Buildings



Town Administration Building – 8,406 sq.ft. w/gym

- Inefficient to heat
- Inefficient layout
- Gymnasium does not meet state fire code
- Cost to renovate exceeds cost to build new
- Future of building to be determined by selectmen and town voters



Existing Town Fire Station – 4,900 sq.ft.

- Inefficient to heat
- Inefficient layout
- Trucks must be custom designed (at higher cost) to fit station
- Unable to accommodate an aerial ladder
- Building does not meet state fire codes
- No provision for decontamination of firefighters
- Renovation for other municipal use is not practical



Existing Police Station – 1,980 sq.ft.

- Leased property
- No holding cells
- Inefficient to heat
- Inefficient layout
- Storage of records not adequate
- Significant code deficiencies

Findings and Recommendations of the Building Committee

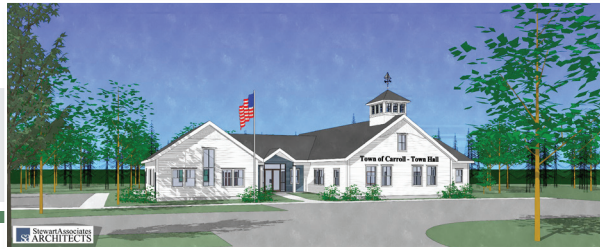
- ❖ Current municipal buildings are dated, energy inefficient, have significant code violations and do not adequately meet current needs or those of the future.
- ❖ Cost to renovate Town Administration Building to meet codes without increasing size exceeds cost to build new.
- ❖ Existing fire station cannot be repurposed for municipal use due to limitations of site and type of construction.
- ❖ Space needs for the Town Administration Building were determined as follows:
 - Town Administrative Offices – 4,000 sq.ft.
 - Library – 800 sq.ft.
 - Historical Society – 250 sq.ft.
 - Community Room – 1,500 sq.ft./150 occupants
- ❖ Space needs for the Public Safety Building were determined as follows:
 - Police Station – 3,200 sq.ft.
 - Fire Station and EOC – 9,800 sq.ft.
- ❖ Two buildings were determined to be more cost efficient to construct than one large building and to offer higher public safety to those that visit the Town Administration Building.
- ❖ A campus concept allows for future municipal growth.
- ❖ Town investing in itself for the future will be a catalyst for private investment.
- ❖ The existing Town Administration Building and gymnasium should be privately repurposed.
- ❖ The Committee, based on history, recognizes that the cost of construction and financing are going to increase significantly if the project is delayed.
- ❖ The Committee unanimously recommends that the Town approve the planning, financing and construction of a Town Administration Building with a Community Room and separate Public Safety Building.

Proposed Public Safety Building



- Low maintenance
- Highly energy efficient
- Double loaded apparatus bays
- Provides for decontamination of personnel and equipment
- Designed to meet needs of the future
- Fully fire sprinklered
- Enclosed police sally port for safety
- Emergency operations center
- Fire – 9,800 sq.ft.
- Police – 3,200 sq.ft.

Proposed Town Administration Building with Community Room



- Low maintenance
- Highly energy efficient
- Total of 6,500 sq.ft. including 1,500 sq.ft. Community Room
- Library – 800 sq.ft.
- Historical Society – 250 sq.ft.
- Administrative offices designed to expand into library space
- Community Room designed to be expanded in future