

Town of Carroll Municipal Building Committee

There are 22 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 proposal to construct a Town Administration Building and a Public Safety Building was defeated by 2 votes in 2018. The select board held a public hearing in May to reassess the proposal and determine if an effort to present a proposal for the 2019 Town Meeting was appropriate. Those in attendance strongly recommend that a proposal be submitted and that the Building Committee be reinstated.



SCOPE OF WORK

- Expand the Building Committee to involve more residents
- Review the proposal and determine if significant changes were needed to the proposed project
- Determine if the space requirements were realistic or if they could be reduced
- Determine if requirements of the project have changed
- Confirm if the three existing buildings met current code and the extent of the deficiencies
- Confirm the energy inefficiency of the three existing buildings
- Confirm that the existing three buildings do not meet the current and future needs of the Town
- Re-examine if existing buildings can be effectively renovated to meet current and future needs of the Town
- Seek community feedback and host public information sessions
- Based on findings, recommend a course of action for the 2019 Town Meeting

Expected Project Cost and Financial Impact

- Total project cost to include final design, furniture, equipment, and financing will not exceed \$4.455 million.
- Construction cost for the project is expected to be approximately \$3.8 million.
- After utilizing expected grants, rebates, gifts and the capital reserve funds, it is anticipated that \$3.9 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 \$245,000 per year to be raised from taxes which will represent approximately 70 cents on the tax rate.
- A 70-cent increase in the tax rate will mean that a property assessed for \$100,000 would pay \$35 per tax bill towards the municipal buildings project.
- The energy costs for the three current buildings, plus the rent and property taxes for the police station (based on 9-yr avg.) totals \$58,263. The expected energy costs for the two new buildings is estimated to be \$20,000—saving \$38,263 annually.

Town of Carroll Building Committee

As of December 31, 2018

Select Board

David Scalley, *Chair*
Bonnie Moroney
Brian Mycko

Professional Staff

Allan Clark, *Project Manager*

Building Committee Members

Imre Szauter, <i>Chair</i>	John Greer	Terry Penner
Mike Finn, <i>Vice Chair</i>	Greg Hogan	Lois Pesman
Susan Kraabel, <i>Recorder</i>	Michael Hogan	Michael "Greek" Rouillard
Tadd Bailey	Brad Houston	David Scalley
John Gardiner	Bonnie Moroney	Mark Sullivan
Bill Gemmer	Janet Nelson	John Trammell
Anita Greer	Jeremy Oleson	Rena Vecchio
	Michelle Palys	

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@runbox.com**

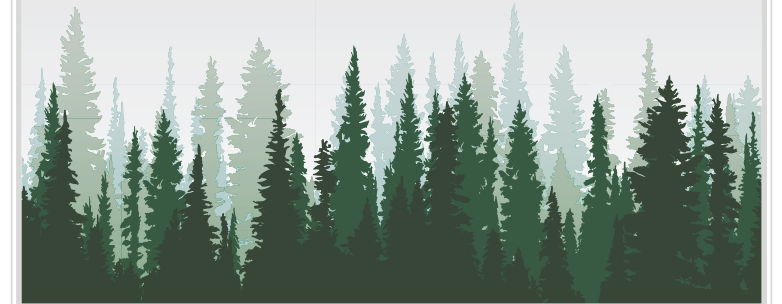
TOWN OF CARROLL



MUNICIPAL BUILDING COMMITTEE REPORT

Proposed Municipal Building Project Report of Findings

December 31, 2018



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 select board 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 future needs
- Building does not meet State Fire Codes
- Minimal provisions for decontamination of firefighters
- Renovation for other municipal use is not practical



Existing Police Station – 1,980 sq.ft.

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

Findings and Recommendations of the Building Committee

- ❖ The Building Committee added four residents, who are not employees of the Town, for a total of 22 members.
- ❖ Re-examining the 2018 project determined that changes to the project were not needed as the space allocation was realistic, and the project was not extravagant and will meet the needs of the Town now and into the foreseeable future.
- ❖ 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.
- ❖ Town Administration Building space needs determined as:
 - Town Administrative Offices – 4,000 sq.ft.
 - Library – 800 sq.ft.
 - Historical Society – 250 sq.ft.
 - Community Room – 1,500 sq.ft./150 occupants
- ❖ Public Safety Building space needs determined as:
 - 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 community investment.
- ❖ The existing Town Administration Building and gymnasium should be privately repurposed.
- ❖ The Committee recognizes that the cost of construction and financing will continue to increase significantly if the project is delayed. The failure to pass the project in 2018 increased costs by \$500,000. Costs will continue to increase.
- ❖ 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 (EOC)
- 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. – same as existing
- Historical Society – 250 sq.ft.
- Administrative offices designed to expand into library space
- Community Room designed for expansion if needed in future