

LEE TOWN CENTER MUNICIPAL FACILITIES



FORUM

LEE TOWN CENTER MUNICIPAL FACILITIES

Presented by LEE SELECT BOARD, LEE FACILITIES COMMITTEE
ART GUADANO, AIA, LEED AP BD+C

History



Town Hall
Built – 1846, Foundation and Granite Doorstep - 1761



Lee Public Library (School House)
Built – 1897, Relocated- 1962



Historical Society (Freight Depot)
Built – 1874, Relocated- 1973



Annex (Fire Station)
Built – 1950



Tool Shed with Tramp Room
Built – 1915

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PURPOSE

- Develop comprehensive solution to address program needs for Municipal Facilities located at Town Center
- Preserve Historic Buildings at Town Center
 - Town Hall
 - Historical Society
 - Annex
 - Tool Shed with Tramp Room
 - Library



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Data Collection

- Reviewed existing building conditions with engineers
 - Reviewed conditions, ADA and Code compliance
 - Reviewed lack of adequate space
- Questionnaires to Town committees and staff
- Interviewed town employees for space needs

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Goals

- Visit and review condition of existing buildings
- Meet social/cultural/functional needs
- Develop comprehensive cost effective view/plan
- Engage the Public
- Create a vision for Town Center Buildings
- Maintain historic buildings

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Projections Summary

YEAR	POPULATION	NUMBER OF STAFF	
2015 EST	4,335	8 FT	16-18 PT
2040	4,710	12 FT	16-18 PT

SQUARE FOOT SUMMARY	CURRENT SF	REQUIRED SF
Town Hall/Annex	3,904 GSF	5,953 GSF
Library w/ Basements	4,896 GSF	7,998 GSF
Historical Society	1,635 GSF	3,575 GSF

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Site Options Considered

- Reviewed site possibilities, identified 11 site options
- Compared 11 sites based on 32 weighted criteria
- Chose 4 site options for various reasons and rankings

<p>Site Option 1 Town Hall site, Rank 9</p> <p>Site Option 2 Town Hall site with Church Property Expansion, Rank 1</p>	<p>Site Option 3 Town Hall site with Banister Property Expansion, Rank 5</p> <p>Site Option 5 Stevens Field for Town Hall, Rank 7 Town Hall site for Library, Rank 7</p>
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ADA and Code Compliance Improvements

Town Hall

- Remove and replace entry ramp
- Provide automatic door opener at accessible entry
- Replace door hardware
- Rebuild second floor roof and framing for Second Floor access
- Provide one compliant exit stair enclosure to Second Floor
- Provide elevator 2-story
- Provide separate male and female bathrooms
- Provide dual-height drinking fountains
- Provide heat recovery ventilation for entire building

Estimated ADA/Code Cost: \$263K - \$321K

- MANDATORY REPAIRS
 - ADA and CODE COMPLIANCE IMPROVEMENTS
- NECESSARY REPAIRS/ MAINTENANCE
- SITE DESIGN SOLUTIONS
- RECOMMENDATIONS



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Necessary Repairs/Maintenance

Town Hall

- Repair existing floor framing
- Raise building and provide new insulated basement
- Replace non-insulated windows
- Replace boiler with propane high efficiency unit
- Upgrade lighting, wiring, and receptacles
- Replace existing electrical panel
- Paint exterior siding and trim

Estimated Repairs Cost: \$296K - \$344K

Existing Conditions

Town Hall







TOWN HALL

Existing Conditions

Annex







ANNEX

ADA and Code Compliance Improvements

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Annex

- Modify interior vestibule to meet ADA clearances
- Provide automatic door opener at accessible entry
- Replace door hardware
- Replace narrow doors
- Replace bathroom with single accessible unisex bathroom
- Provide heat recovery ventilation for entire building
- Provide exterior emergency lights at exits
- Install emergency exit signs

Estimated ADA/Code Cost: \$65K - \$80K

LEE TOWN CENTER MUNICIPAL FACILITIES ANNEX - MANDATORY REPAIRS

ADA and Code Compliance Improvements

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Library

- Provide code compliant hand rails at exterior stairs and ramp
- Provide automatic door opener at accessible entry
- Provide walkways to rear exit doors
- Replace door hardware
- Modify stair walls and Basement door to meet code clearances
- Provide separate male and female bathrooms
- Provide dual-height drinking fountains
- Provide heat recovery ventilation for entire building
- Provide elevator 2-story to access Basement meeting room

Estimated ADA/Code Cost: \$200K - \$240K

LEE TOWN CENTER MUNICIPAL FACILITIES LIBRARY - MANDATORY REPAIRS

Necessary Repairs/Maintenance

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Annex

- Replace roof shingles
- Replace non-insulated windows
- Replace boiler with propane high efficiency unit
- Upgrade lighting, wiring and receptacles
- Replace existing electrical panel
- Replace exhaust fan in bathroom
- Paint building

Estimated Repairs Cost: \$73K - \$86K

LEE TOWN CENTER MUNICIPAL FACILITIES ANNEX - NECESSARY REPAIRS/MAINTENANCE

Necessary Repairs/Maintenance

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Library

- Replace non-insulated windows
- Reinforce first floor of 1897 wing for additional library stack loads
- Install eave vents at soffit in 1972 wing
- Insulate Basement/crawl space walls
- Upgrade lighting
- Replace one furnace with propane high efficiency unit
- Replace exhaust fan in bathroom

Estimated Repairs Cost: \$66K - \$78K

LEE TOWN CENTER MUNICIPAL FACILITIES LIBRARY - NECESSARY REPAIRS/MAINTENANCE

Existing Conditions

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Library

LEE TOWN CENTER MUNICIPAL FACILITIES LIBRARY

Existing Conditions

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Historical Society

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ADA and Code Compliance Improvements

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Historical Society

- Provide code compliant hand rails at exterior stairs and ramp
- Provide automatic door opener at accessible entry
- Replace door hardware
- Provide hand rail for stair to storage Basement
- Provide single accessible unisex bathroom
- Provide dual-height drinking fountains
- Provide mechanical system with heat recovery ventilation for building
- Add horn/strobes and fire alarm pull for fire alarm system

Estimated ADA/Code Cost: \$55K - \$71K

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HISTORICAL SOCIETY - MANDATORY REPAIRS

Site Design Options

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- **Option 1** – Town Hall site, expand/renovate
- **Option 2** – Town Hall site with Church Property
- **Option 2D** – Town Hall site with Church Property
- **Option 5** – Stevens Field and Town Hall sites

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SITE DESIGN OPTIONS

Necessary Repairs/Maintenance

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Historical Society

- Replace non-insulated windows
- Raise and/or relocate Freight Depot and build new insulated, conditioned and waterproofed Basement
- Provide additional lighting

Estimated Repairs Cost: \$74K - \$93K

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HISTORICAL SOCIETY - NECESSARY REPAIRS/MAINTENANCE

Option 1

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- **Option 1** – Town Hall site, expand/renovate
 - 2-story Town Hall
 - Expand Town Hall
 - Renovate Existing Town Hall for Meeting Room
 - 2-story Combined Library/Historical Society
 - Expand buildings for combined use
 - Renovate Existing Library
 - Relocate Existing Freight Depot



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SITE DESIGN OPTIONS

Summary

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- ADA/Code improvements are mandatory
 - Safety risks and potential lawsuits
- Cost of repairs addresses compliance only. The existing building space is used to achieve compliance making the buildings even less functional
 - Adding an enclosed stair to Town Hall uses space
 - Library may lose stacks in order to meet clearances for code compliance
 - All 4 buildings lose space for accessible bathrooms
- Repairs and maintenance are necessary for building upkeep
 - Better done early before issues become more costly to fix
- Making mandatory repairs and necessary repairs/maintenance costs \$1,090K - \$1,311K and does not help solve functional space needs
 - It would be advantageous to apply those costs to expansion/renovation

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SUMMARY

Option 1 Pros/Cons

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<h3>PROs</h3> <ul style="list-style-type: none"> □ Maintains Buildings at Town Center □ Combined Library/Historical Society allows greater access to museum displays □ 2-Story Town Hall allows for Meeting Room in Town Hall first floor □ 2-Story buildings reduce site coverage □ Elevators allow access to existing Town Hall second floor and Library basements 	<h3>CONs</h3> <ul style="list-style-type: none"> □ Site will have very crowded appearance □ Large massing of buildings detracts from historic appearance □ Significant non-compliance with zoning □ Not enough parking □ Limited site area to accommodate storm drainage systems □ Tool Shed will need to be located elsewhere □ Leach field only fits under parking lot □ Higher maintenance cost with two elevators
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MUNICIPAL FACILITIES

SITE DESIGN OPTIONS

Option 1 Phased Cost

Phase	Construction Cost
Phase 1, Town Hall	\$2,091K - \$2,566K
Phase 2-1, Library/Historical Society	\$2,282K - \$2,829K
Phase 2-2, Renovate Library	\$311K - \$403K
Phase 3, Renovate Freight Depot	\$82K - \$99K
TOTAL	\$4,766K - \$5,897K

LEE TOWN CENTER MUNICIPAL FACILITIES | SITE DESIGN OPTIONS

Option 2 Phased Cost

Phase	Construction Cost
Phase 1, Town Hall	\$2,211K - \$2,783K
Phase 2-1, Library/Historical Society	\$1,729K - \$2,129K
Phase 2-2, Library/Historical Society	\$1,124K - \$1,454K
TOTAL	\$5,064K - \$6,366K

LEE TOWN CENTER MUNICIPAL FACILITIES | SITE DESIGN OPTIONS

Option 2

- **Option 2 – Town Hall site with Church Property**
 - 2-story Town Hall
 - Expand Town Hall
 - Renovate Existing Town Hall for Meeting Room
 - 2-story Library/Historical Society
 - Expand buildings for combined use
 - Renovate Existing Library
 - Relocate Existing Freight Depot and Tool Shed



LEE TOWN CENTER MUNICIPAL FACILITIES | SITE DESIGN OPTIONS

Option 2D

- **Option 2D – Town Hall site with Church Property**
 - 1-story New Town Hall
 - 1-story Library
 - Expand Library
 - Renovate Existing Library
 - 1-story Historical Society
 - Renovate Existing Town Hall for Display Space
 - Relocate Existing Freight Depot and Tool Shed



LEE TOWN CENTER MUNICIPAL FACILITIES | SITE DESIGN OPTIONS

Option 2 Pros/Cons

<p>PROs</p> <ul style="list-style-type: none"> □ Maintains Buildings at Town Center □ Creates a historic Town Green □ Combined Library/Historical Society allows greater access to museum displays □ 2-Story Town Hall allows for Meeting Room in Town Hall first floor □ 2-Story buildings reduce site coverage □ Elevators allow access to existing Town Hall second floor and Library basements □ Minimal Zoning non-compliance □ Existing trees serve as buffer to screen parking □ Site has capacity for rain gardens for storm drainage 	<p>CONs</p> <ul style="list-style-type: none"> □ Requires purchase of land from Church □ Higher maintenance cost with two elevators □ Town Hall departments better located on one floor
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LEE TOWN CENTER MUNICIPAL FACILITIES | SITE DESIGN OPTIONS

Option 2D Pros/Cons

<p>PROs</p> <ul style="list-style-type: none"> □ Maintains Buildings at Town Center □ Creates a historic Town Green □ Phasing permits Library expansion before Historical Society, multiple Library phases possible □ Town Hall one floor, new construction, no elevator □ Capacity for meeting parking needs □ Minimal Zoning non-compliance □ Elevator allows access to existing Library Basements □ Existing trees serve as buffer to screen new Town Hall □ Site has capacity for rain gardens for storm drainage □ Phasing permits lower initial costs 	<p>CONs</p> <ul style="list-style-type: none"> □ Requires purchase of land from Church □ Parking is located at front and center of site □ Access to Historical Society Displays separate from Library □ One story buildings increase site coverage
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Option 2D Phased Cost

Phase	Construction Cost
Phase 1, New Town Hall	\$1,895K - \$2,407K
Phase 2-1, Library	\$887K - \$1,055K
Phase 2-2, Library	\$1,231K - \$1,584K
Phase 3-1, Renovate Town Hall for H.S.	\$216K - \$252K
Phase 3-2, Historical Society	\$848K - \$992K
TOTAL	\$5,077K - \$6,290K

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Option 5 Phased Cost

Phase	Construction Cost
Phase 1, New Town Hall	\$1,775K - \$2,220K
Phase 2-1, Relocate Existing Town Hall w/New Basement for H.S.	\$216K - \$254K
Phase 2-2, Relocate/Demolish Annex and Sitework	\$315K - \$395K
Phase 3, Expansion Library and Historical Society	\$1,851K - \$2,313K
Phase 4-1, Renovate Old Town Hall for H.S.	\$314K - \$398K
Phase 4-2, Renovate Freight Depot	\$84K - \$102K
Phase 5, Town Hall Meeting Room	\$348K - \$450K
TOTAL	\$4,903K - \$6,132K

LEE TOWN CENTER MUNICIPAL FACILITIES | SITE DESIGN OPTIONS

Option 5

- **Option 5 – Stevens Field and Town Hall sites**
 - 1-story New Town Hall at Stevens Field
 - 2-story Library/Historical Society
 - Relocate Existing Town Hall Building
 - Relocate Existing Freight Depot



LEE TOWN CENTER MUNICIPAL FACILITIES | SITE DESIGN OPTIONS

Comparison of Phased Costs

	Total Cost
Mandatory ADA/Code Improvements	\$583K - \$712K
Necessary Repairs/Maintenance	\$509K - \$601K
SUBTOTAL Improvements/Repairs	\$1,090K - \$1,311K
Option 1*	\$4,766K - \$5,897K
Option 2*	\$5,064K - \$6,366K
Option 2D*	\$5,077K - \$6,290K
Option 5*	\$4,903K - \$6,132K

*Costs for Options eliminates need for Improvements/Repairs Cost

LEE TOWN CENTER MUNICIPAL FACILITIES | COMPARISON

Option 5 Pros/Cons

<p>PROs</p> <ul style="list-style-type: none"> □ Combined Library/Historical Society allows greater access to museum displays □ Moving Town Hall to Stevens Field reduces site coverage at Town Center □ Minimal Zoning non-compliance □ Capacity to meet parking needs at both sites □ Meeting Room at Town Hall can be phased □ Tool Shed remains on Town Center site □ Town Center site has some capacity for storm drainage systems □ Only one elevator is required 	<p>CONs</p> <ul style="list-style-type: none"> □ Town Hall is no longer at Town Center □ Town Hall has minor impact on Stevens Field □ Duplication of wells and septic systems □ Building expansion at Town Center still has crowded appearance
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LEE TOWN CENTER MUNICIPAL FACILITIES | SITE DESIGN OPTIONS

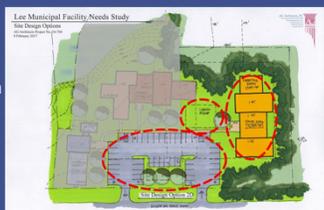
Recommendation – First Choice

Option 2D

Phase 1, Town Hall

Purchase Church Property
Town Hall New Construction
Sitework

\$1,895K - \$2,407K



LEE TOWN CENTER MUNICIPAL FACILITIES | RECOMMENDATION

Recommendation – First Choice

Option 2D

Phase 2-1, Library

- Relocate Tool Shed
- Relocate Existing Freight Depot
- New Construction Wing 1, Basement, Elevator
- Library Sitework

\$887K - \$1,055K



LEE TOWN CENTER MUNICIPAL FACILITIES **RECOMMENDATION**

Recommendation – Second Choice

Option 5

Phase 1, Town Hall

- Town Hall New Construction
- Sitework Stevens Field

\$1,775K - \$2,220K



LEE TOWN CENTER MUNICIPAL FACILITIES **RECOMMENDATION**

Recommendation – First Choice

Option 2D

Phase 2-2, Library

- New Construction Wings 2, 3
- Renovation
- Additional Sitework Due to Phasing

\$1,231K - \$1,584K



LEE TOWN CENTER MUNICIPAL FACILITIES **RECOMMENDATION**

Recommendation – Second Choice

Option 5

Phase 2, Library/Historical Society

- Relocate or Demolish Annex
- Relocate Existing Town Hall Building, New Basement
- Library/Historical Society Sitework

\$531K - \$649K



LEE TOWN CENTER MUNICIPAL FACILITIES **RECOMMENDATION**

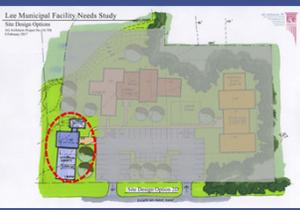
Recommendation – First Choice

Option 2D

Phase 3, Historical Society

- New Construction, Basement
- Existing Town Hall: New Basement, Raise Building
- Renovation Freight Depot
- Renovation/Display Space
- Additional Sitework Due to Phasing

\$1,064K - \$1,244K



LEE TOWN CENTER MUNICIPAL FACILITIES **RECOMMENDATION**

Recommendation – Second Choice

Option 5

Phase 3, Library/Historical Society

- Relocate Freight Depot
- New Construction, Basement, Elevator
- Renovation Library

\$1,851K - \$2,313K



LEE TOWN CENTER MUNICIPAL FACILITIES **RECOMMENDATION**

Recommendation – Second Choice

Option 5

Phase 4, Historical Society
 Renovation Old Town Hall
 Renovation Freight Depot
\$398K - \$500K



Site Design Option 1

LEE TOWN CENTER MUNICIPAL FACILITIES
RECOMMENDATION

Comparison

Tax Impact

Per \$1,000K, 20 Year 3.25% Interest Rate

Year 1	18.7¢/\$1K Valuation
Year 10	15.4¢/\$1K Valuation

Per \$5,000K, 20 Year 3.25% Interest Rate

Year 1	93¢/\$1K Valuation
Year 10	77¢/\$1K Valuation

Per \$6,000K, 20 Year 3.25% Interest Rate

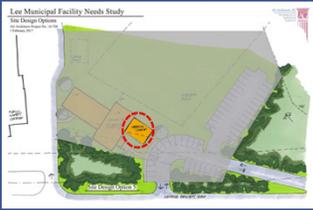
Year 1	\$1.12/\$1K Valuation
Year 10	92¢/\$1K Valuation

LEE TOWN CENTER MUNICIPAL FACILITIES
RECOMMENDATION

Recommendation – Second Choice

Option 5

Phase 5, Town Hall
 Expand Town Hall Stevens Field for Meeting Space
 Additional Sitework
\$348K - \$450K



Site Design Option 5

LEE TOWN CENTER MUNICIPAL FACILITIES
RECOMMENDATION

Recommendations

Option 2D



Option 5



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RECOMMENDATIONS

Comparison

Cost	Option 2D	Option 5
Purchase Cost	\$75K-\$150K	\$0
Design and Construction Cost		
Phase 1	\$1,895K-\$2,407K	\$1,775K-\$2,220K
Phase 2	\$887K-\$1,055K	\$531K-\$649K
Phase 3	\$1,231K-\$1,584K	\$1,851K-\$2,313K
Phase 4	\$1,064K-\$1,244K	\$498K-\$500K
Phase 5	\$0	\$348K-\$450K
Total Cost	\$5,077K-\$6,290K	\$4,903K-\$6,132K
Funds Available	(\$)?	(\$)?

LEE TOWN CENTER MUNICIPAL FACILITIES
RECOMMENDATION

Alternate Options

Option 2



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Option 1



LEE TOWN CENTER MUNICIPAL FACILITIES
RECOMMENDATIONS

PUBLIC INPUT

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We Welcome Your Questions, Comments and Ideas



Documents are Available on Town Website:

http://leenh.org/Pages/LeeNH_BComm/Facilities/index

Comments can be Emailed to facilitiescommittee@leenh.org

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