

# 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

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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

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- 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

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- 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

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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

### Site Option 1

Town Hall site, Rank 9

### Site Option 3

Town Hall site with Banister  
Property Expansion, Rank 5

### Site Option 2

Town Hall site with Church  
Property Expansion, Rank 1

### Site Option 5

Stevens Field for Town Hall,  
Town Hall site for Library, Rank 7

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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**

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TOWN HALL - MANDATORY REPAIRS

- 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**

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TOWN HALL - NECESSARY REPAIRS/MAINTENANCE

## Existing Conditions

### Town Hall



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TOWN HALL

## Existing Conditions

### Annex



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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**

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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**

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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**

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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**

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LIBRARY - NECESSARY REPAIRS/MAINTENANCE

## Existing Conditions

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### Library

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LIBRARY

## Existing Conditions

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### Historical Society

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HISTORICAL SOCIETY

## ADA and Code Compliance Improvements

### 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

- **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

### 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

- **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

- 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

### PROs

- 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

### CONs

- 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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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
<b>TOTAL</b>	<b>\$4,766K - \$5,897K</b>

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SITE DESIGN OPTIONS

## Option 2 Phased Cost

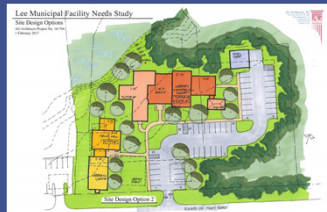
Phase	Construction Cost
Phase 1, Town Hall	\$2,211K - \$2,783K
Phase 2-1, Library/Historical Society	\$1,729K - \$2,129K
Phase 2-2, Library/Historical Society	\$1,124K - \$1,454K
<b>TOTAL</b>	<b>\$5,064K - \$6,366K</b>

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SITE DESIGN OPTIONS

## Option 2

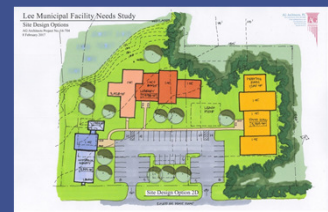
- **Option 2 – Town Hall site with Church Property**
  - 2-story Town Hall
    - Expand Town Hall
    - Renovate Existing Town Hall for Meeting Room
  - 2-story Library/Historical Society
    - Expand buildings for combined use
    - Renovate Existing Library
    - Relocate Existing Freight Depot and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

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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

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SITE DESIGN OPTIONS

## Option 2 Pros/Cons

### PROs

- 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

### CONs

- Requires purchase of land from Church
- Higher maintenance cost with two elevators
- Town Hall departments better located on one floor

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SITE DESIGN OPTIONS

## Option 2D Pros/Cons

### PROs

- 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

### CONs

- 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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SITE DESIGN OPTIONS



### 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
<b>TOTAL</b>	<b>\$5,077K - \$6,290K</b>

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SITE DESIGN OPTIONS

### 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
<b>TOTAL</b>	<b>\$4,903K - \$6,132K</b>

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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

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SITE DESIGN OPTIONS

### Comparison of Phased Costs

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

\*Costs for Options eliminates need for Improvements/Repairs Cost

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COMPARISON

### Option 5 Pros/Cons

#### PROs

- 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

#### CONs

- 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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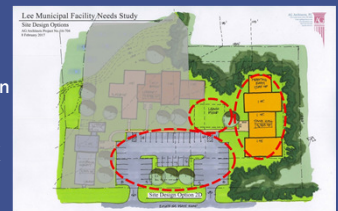
SITE DESIGN OPTIONS

### Recommendation – First Choice

#### Option 2D

- Phase 1, Town Hall
  - Purchase Church Property
  - Town Hall New Construction
  - Sitework

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

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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**



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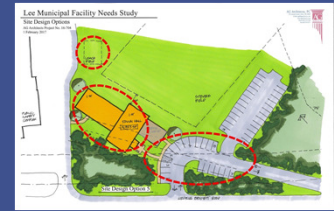
RECOMMENDATION

## Recommendation – Second Choice

### Option 5

#### Phase 1, Town Hall

Town Hall New Construction  
Sitework Stevens Field  
**\$1,775K - \$2,220K**



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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**



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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**



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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**



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RECOMMENDATION

## Recommendation – Second Choice

### Option 5

#### Phase 3, Library/Historical Society

Relocate Freight Depot  
New Construction, Basement, Elevator  
Renovation Library  
**\$1,851K - \$2,313K**



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RECOMMENDATION

## Recommendation – Second Choice

### Option 5

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



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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

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RECOMMENDATION

## Recommendation – Second Choice

### Option 5

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



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RECOMMENDATION

## Recommendations

### Option 2D



### Option 5



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RECOMMENDATIONS

## Comparison

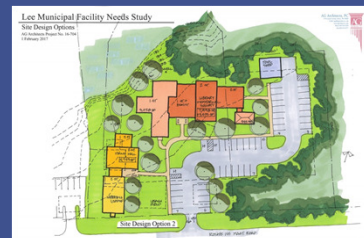
Cost	Option 2D	Option 5
Purchase Cost	\$75K-\$150K	\$0
Design and Construction Cost		
Phase 1	\$1,895K-\$2,407K	\$1,775K-\$2,220K
Phase 2	\$887K-\$1,055K	\$531K-\$649K
Phase 3	\$1,231K-\$1,584K	\$1,851K-\$2,313K
Phase 4	\$1,064K-\$1,244K	\$498K-\$500K
Phase 5	\$0	\$348K-\$450K
Total Cost	<b>\$5,077K-\$6,290K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

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RECOMMENDATION

## Alternate Options

### Option 2



### Option 1



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RECOMMENDATIONS



**PUBLIC INPUT**

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We Welcome Your Questions, Comments and Ideas

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Documents are Available on Town Website:  
[http://leenh.org/Pages/LeeNH\\_BComm/Facilities/index](http://leenh.org/Pages/LeeNH_BComm/Facilities/index)  
Comments can be Emailed to [facilitiescommittee@leenh.org](mailto:facilitiescommittee@leenh.org)

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