



Proposed Town Office Building

(DRAFT Conceptual Design and Site Plan)

Lee, New Hampshire

Careno Construction, Portsmouth, NH

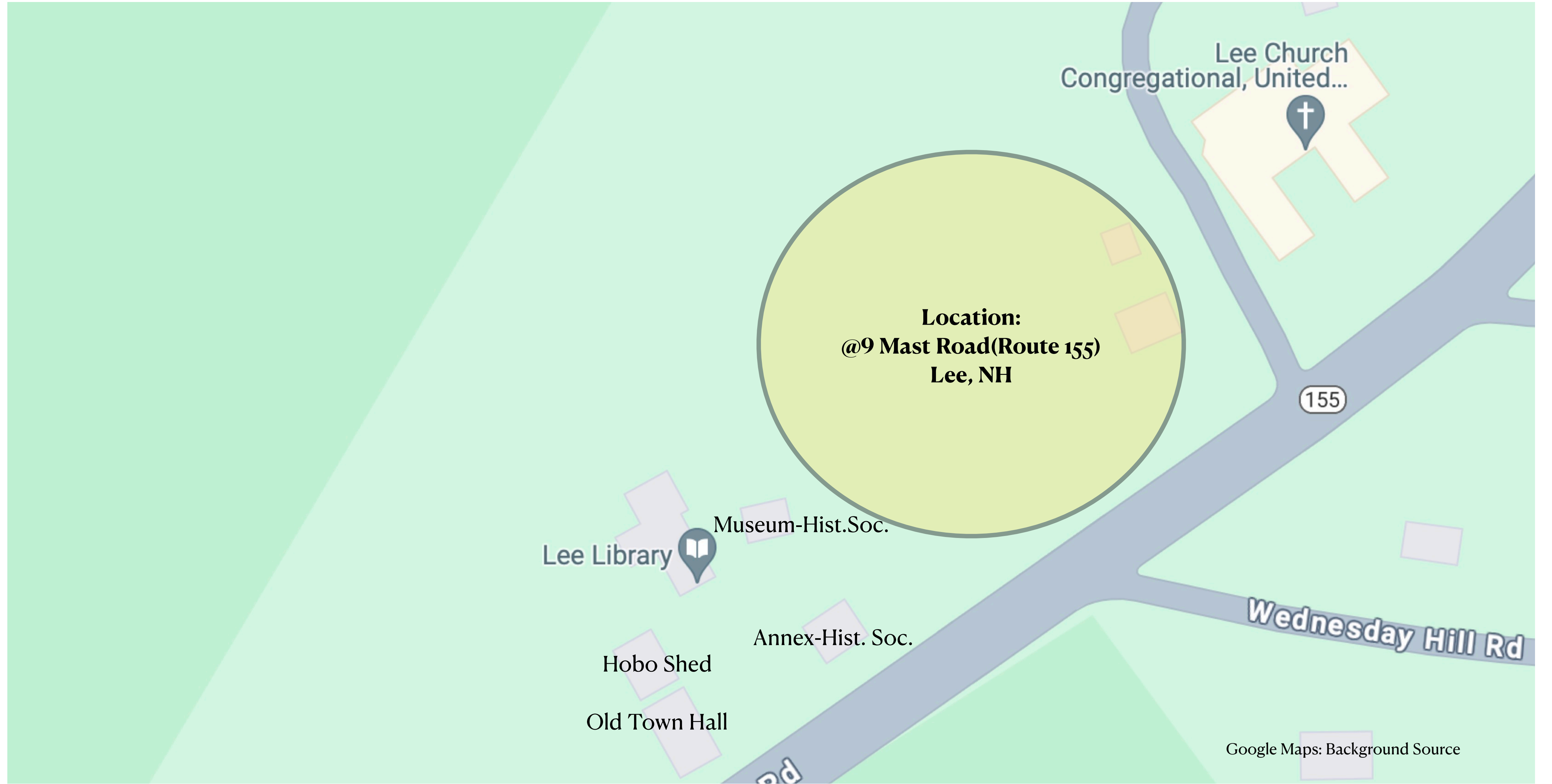
Town of Lee
23 February 2024

Warrant Article#2

ARTICLE 2

To see if the Town will vote to raise and appropriate the sum of up to One Million Eight Hundred Thousand Dollars (\$1,800,000) for the purpose of designing, engineering, building and equipping a new Municipal Office Building, which includes site work; and to authorize the issuance of not more than One Million Four Hundred Thousand Dollars (\$1,400,000) of bonds or notes for this project in accordance with the provisions of the Municipal Finance Act RSA 33:1 et seq., as amended; and to authorize the Select Board to apply for, obtain and accept federal, state or other aid, if any, which may be available for said project and to comply with all laws applicable to said project; to authorize the Select Board to issue, negotiate, sell and deliver said bonds and notes and to determine the rate of interest thereon and the maturity and other terms thereof; and to authorize the Select Board to take any other actions or to pass any other vote relative thereto; including but not limited to, withdrawing \$400,000 from the Town Buildings Capital Reserve Fund and to further raise and appropriate an additional sum of Thirty-Five Thousand Dollars (\$35,000) for the first year's interest payment on the bond. The Select Board recommends this article. Requires a 3/5ths ballot vote majority to pass. *(Estimated tax impact of \$0.03) Fiscal Impact Note: If the bond is issued in 2025 the estimated 2025 tax rate impact is \$0.03 per \$1,000 valuation (three cents per thousand dollars of valuation). The total of the bond's principal and interest payments over a 20-year period at an interest rate of 3.44% are estimated to be \$1,916,600. The estimated bond schedule shows a 2026 payment of \$116,956 which decreases annually to a payment of \$71,204 in 2044.*

Revised tax impact for Voters Guide: \$.05 per \$1,000 valuation in year 1, \$.16 per \$1000 valuation in year 2. See explanation at end of the Voter's Guide.



**Location:
@9 Mast Road (Route 155)
Lee, NH**

Lee Church
Congregational, United...



Lee Library



Museum-Hist.Soc.

Annex-Hist. Soc.


Hobo Shed

Old Town Hall

155

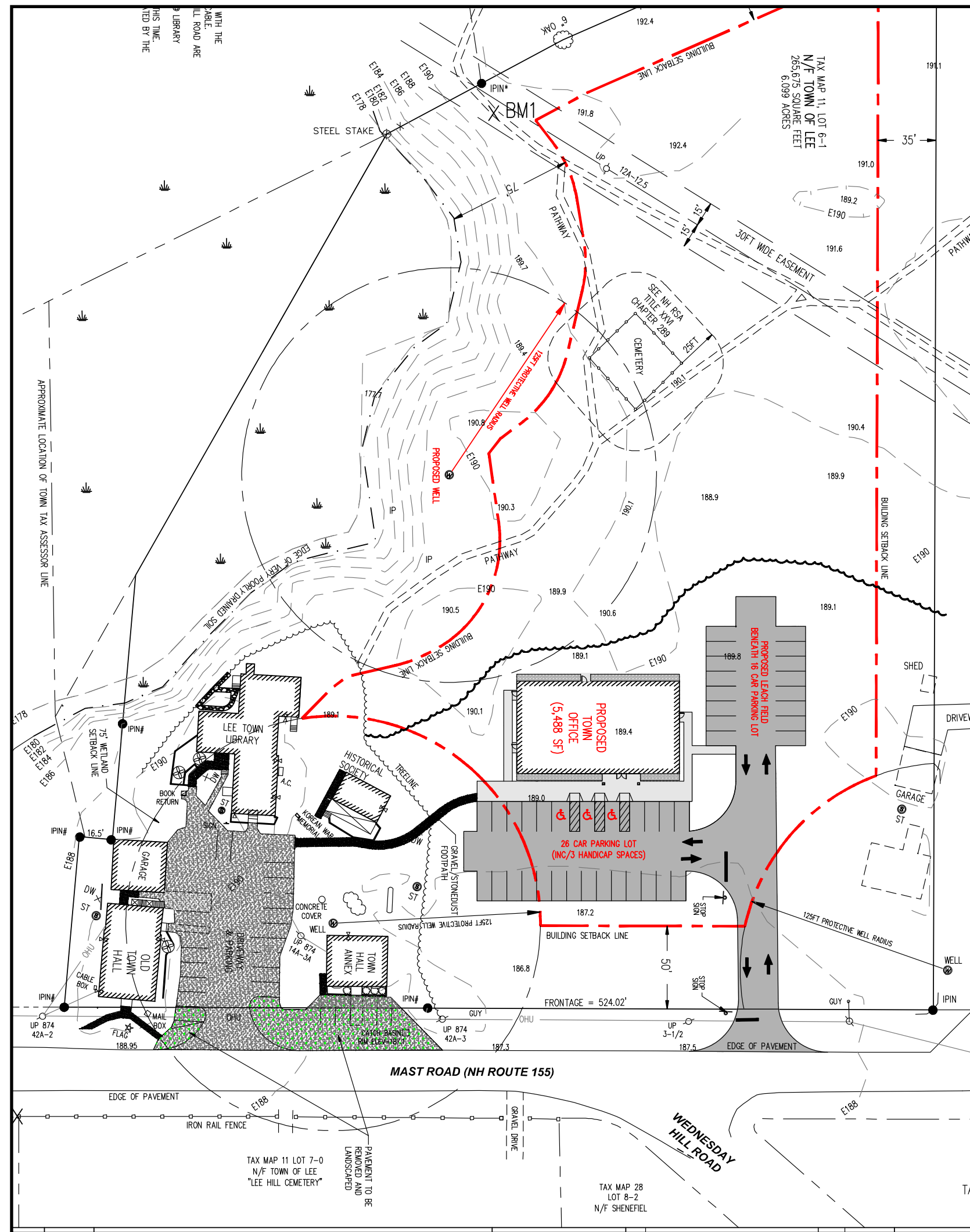
Wednesday Hill Rd

Google Maps: Background Source

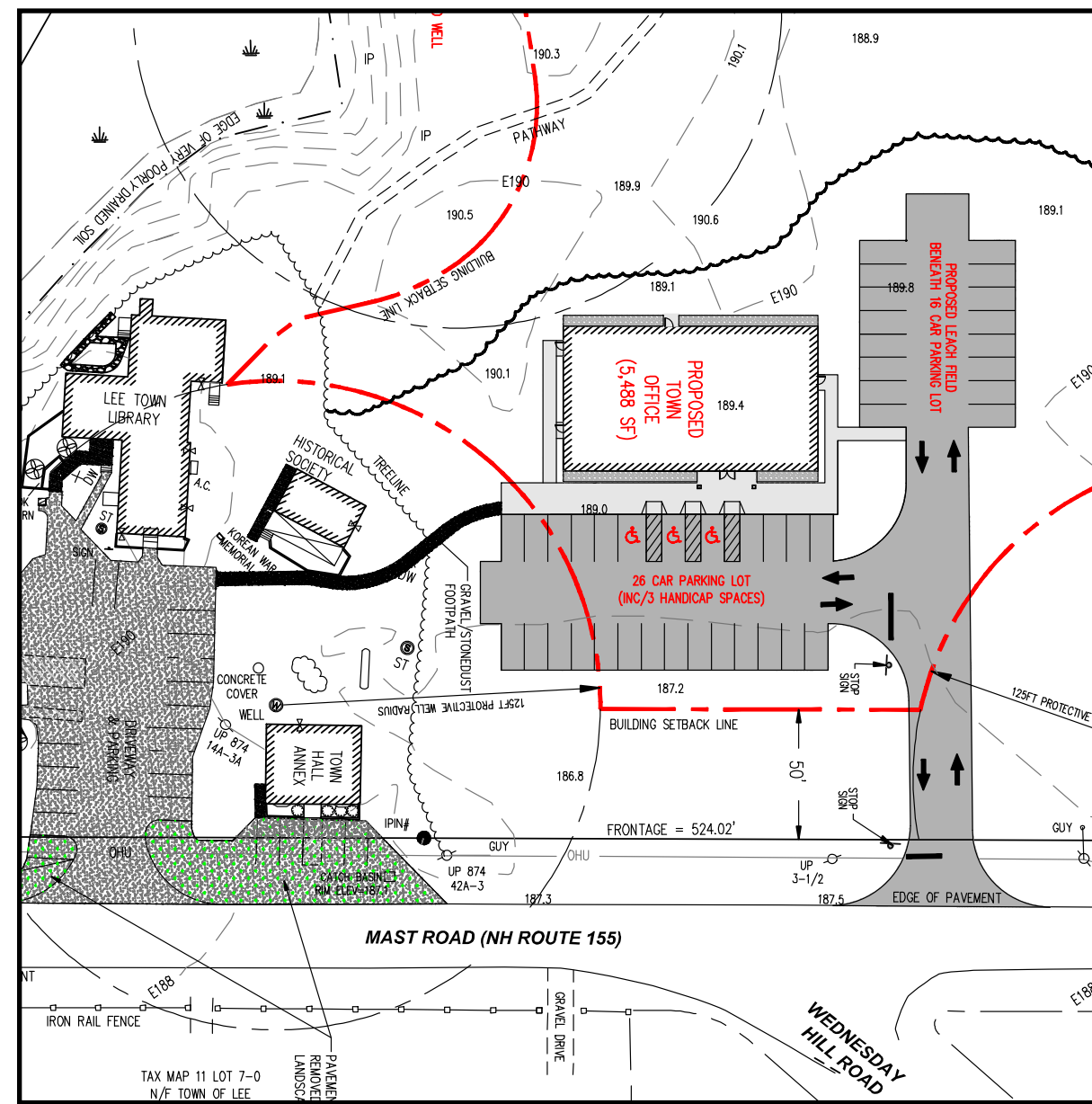
An aerial photograph showing a rural landscape. A paved road with a yellow center line runs horizontally across the middle. To the left of the road, there are several white buildings, including a two-story house and a smaller structure, with a parking lot. To the right, there are more white buildings, some with dark roofs. In the foreground, a cemetery with several white headstones is visible, enclosed by a wooden fence. The background is dominated by a dense forest of tall, thin trees. The sky is clear and blue. A large, semi-transparent green circle is overlaid on the right side of the image, containing text.

Location:
@9 Mast Road(Route 155)
Lee, NH



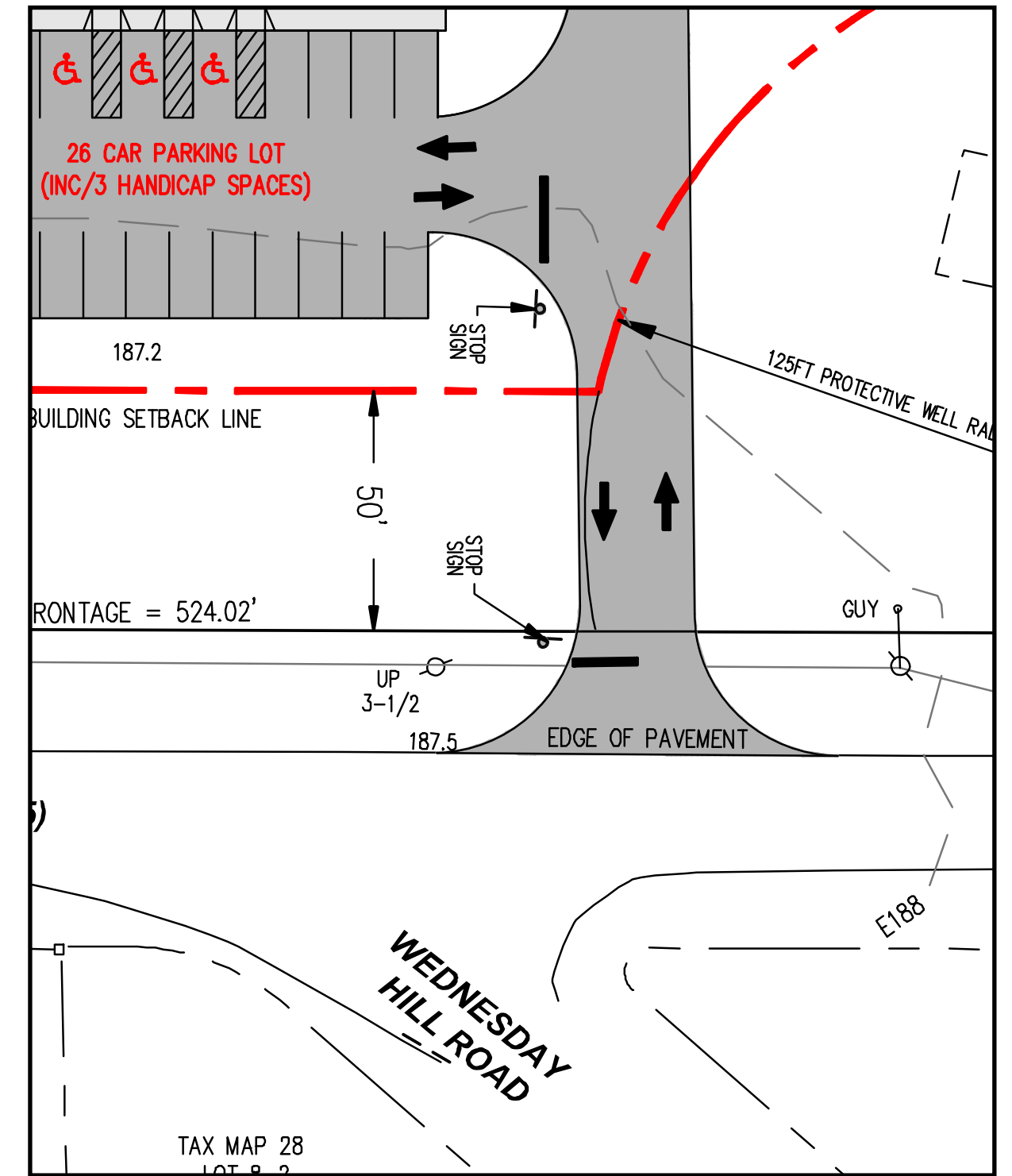


Town Center Property Boundaries
 Grey Solid Line
 6.099 Acres



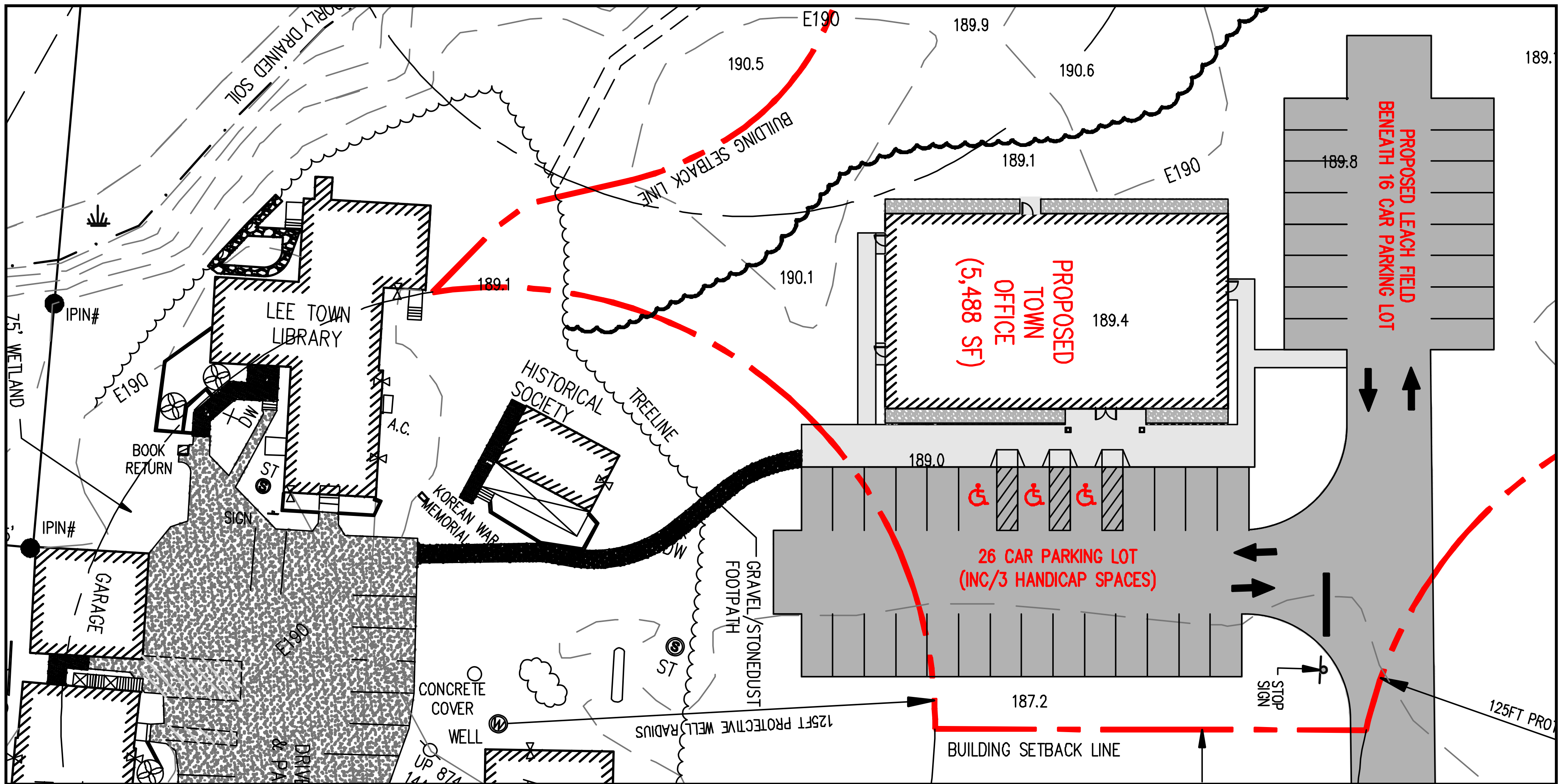
Entrance, Parking and Traffic Flow

Legend and Notes:
 Solid Grey (property line)
 Dashed Red (building setback)



Intersection Weds.Hill Rd./Rte.155
Under Study NHDOT





Town Office Site: Select Details

- New Construction, One Story
- Slab on Grade
- Building: 5,488 Sq. Ft.
- Gravel/Stone Dust Path to Library
- Public Access Meeting Space
- Full ADA Accessibility
- New Well for Town Office
- New Septic for Town Office
- Space for Future Addition

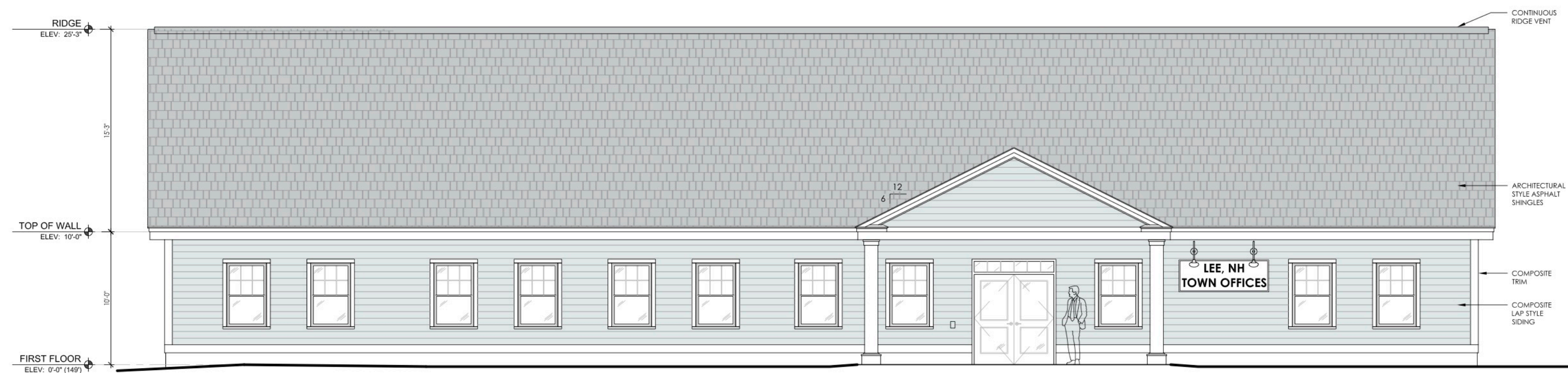


Select Details

- 98'L x 56'W
- Ridge 25'3"
- 6/12 Roof Pitch
- Architectural Style Asphalt Shingles
- Continuous Ridge Vent
- Ceiling Height 10'0"
- Solar Orientation 30° East of South
- Secure Entrances
- Secure After Hours Meeting Room Entrance
- Composite Lap Style Siding
- Composite Trim



2 SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



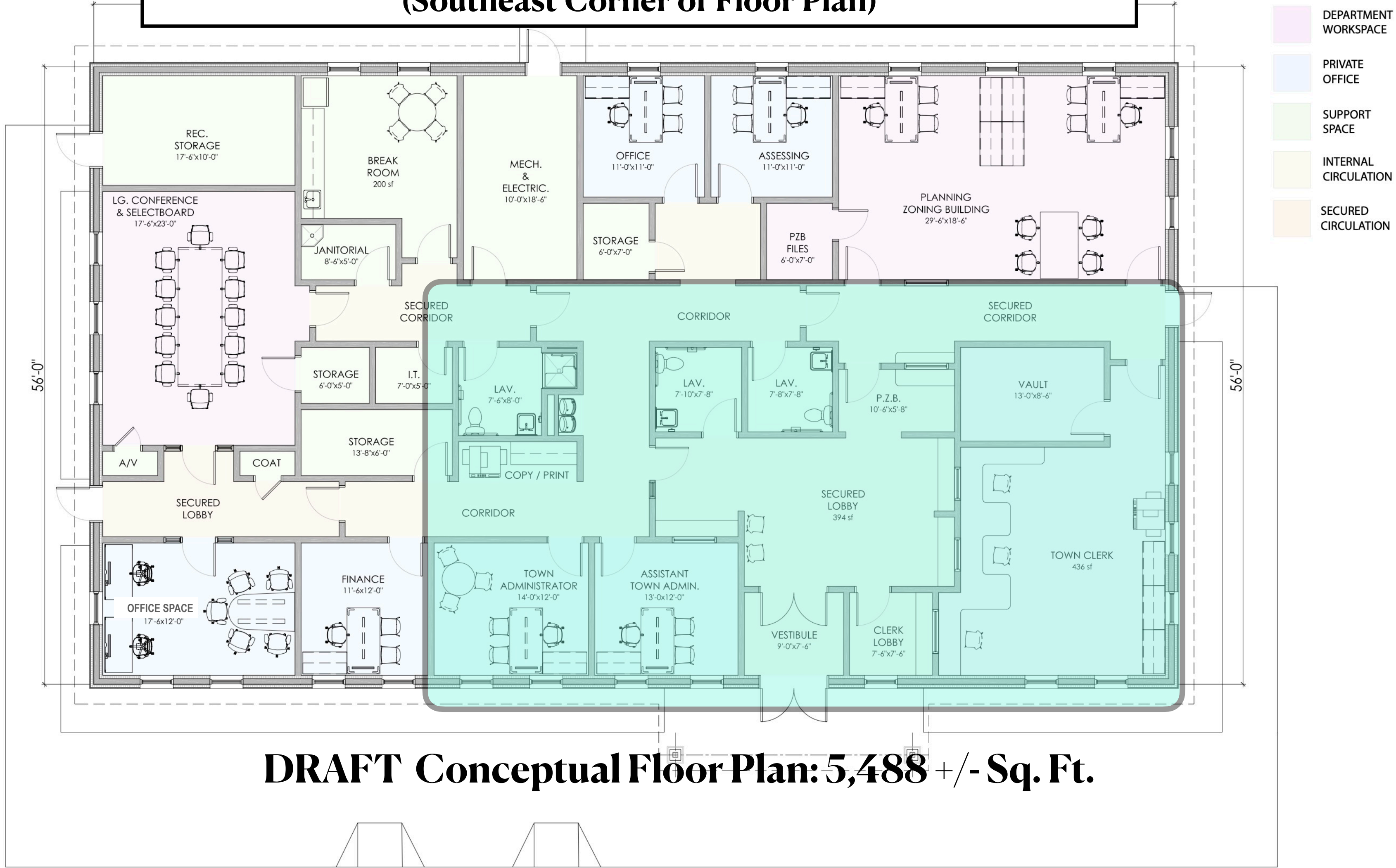
1 FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



DRAFT Front of Building and East Side Elevations



Inset of Town Administration and Town Clerk Offices (Southeast Corner of Floor Plan)



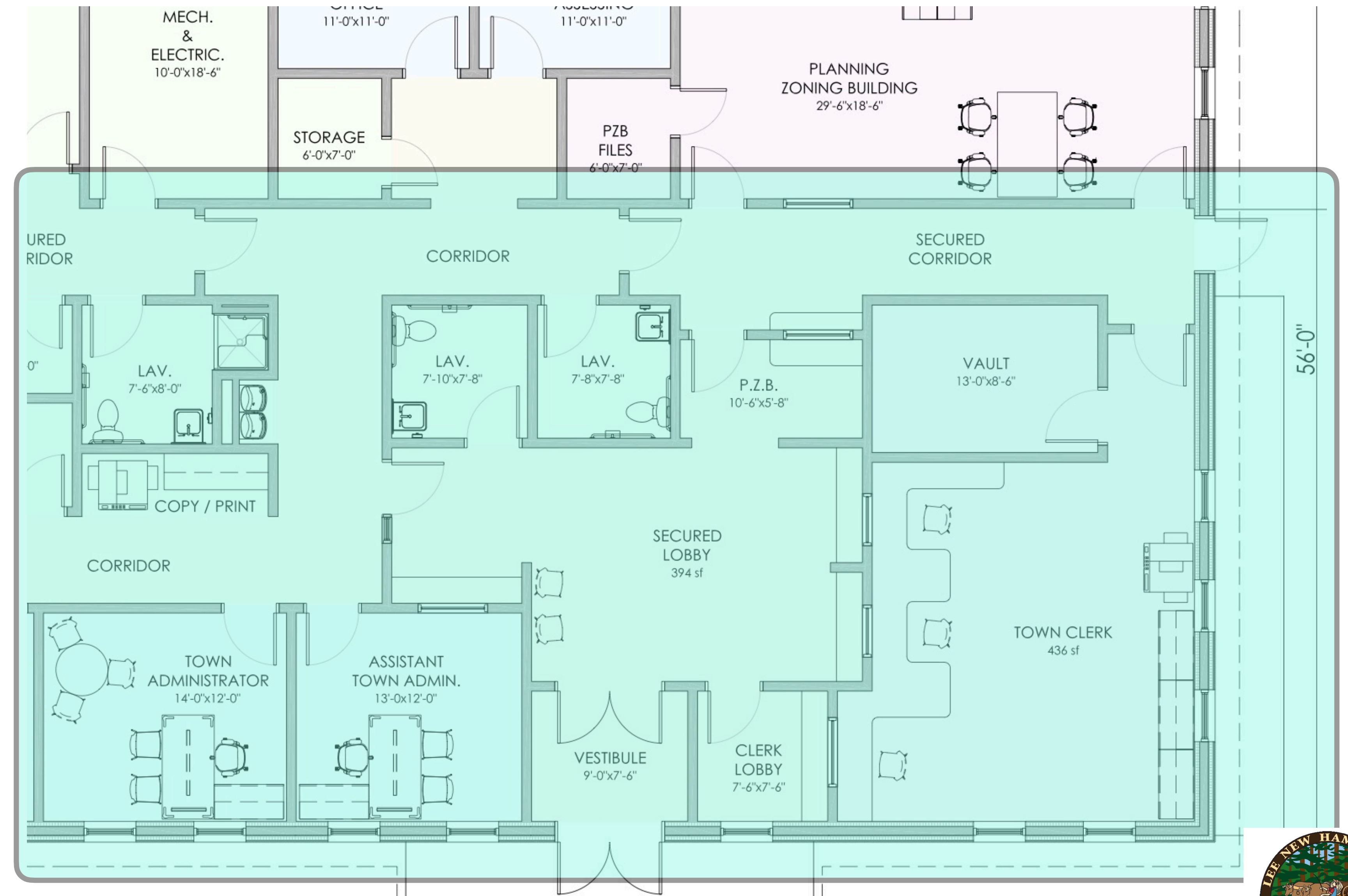
DRAFT Conceptual Floor Plan: 5,488 +/- Sq. Ft.



Enlarged Inset of Town Administration and Town Clerk Offices

Select Details

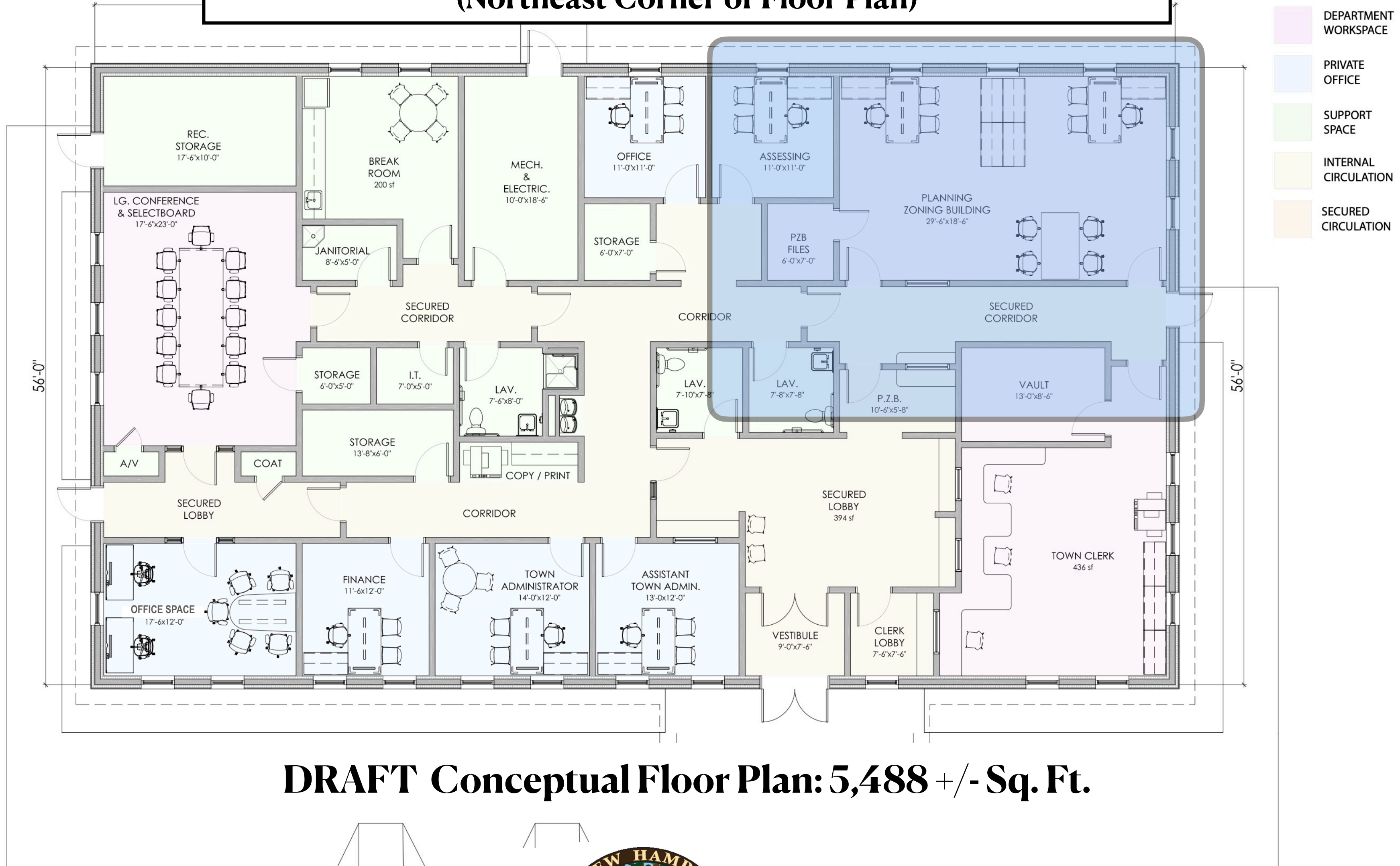
- Town Clerk 436 Sq.Ft.
- Clerk Lobby 56 Sq.Ft.
- Vault 110.5 Sq. Ft.
- Planning/Zoning Work Area 59 +/- Sq. Ft.
- Secured Lobby 394 Sq. Ft.
- Vestibule 67.5 Sq.Ft.
- Assistant Town Administrator 156 Sq.Ft.
- Town Administrator 168 Sq.Ft.
- Lavatory 59.8 +/- Sq.Ft.



Southeast Corner of Floor Plan (1,507 +/- Sq.Ft.)



Inset of Town Planning/Zoning and Assessing Offices (Northeast Corner of Floor Plan)



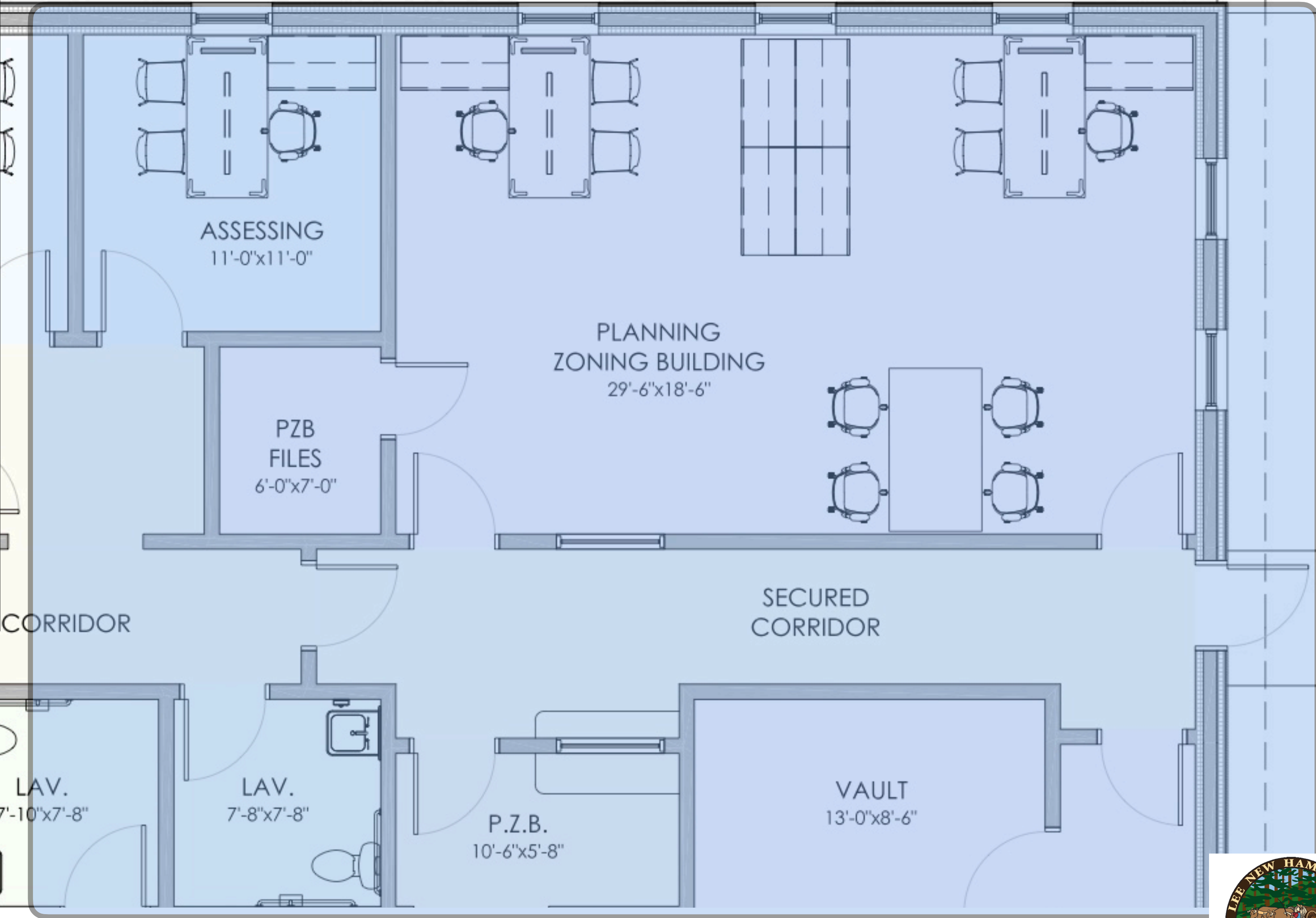
DRAFT Conceptual Floor Plan: 5,488 +/- Sq. Ft.



Enlarged Inset of Planning/Zoning and Assessing Offices

Select Details

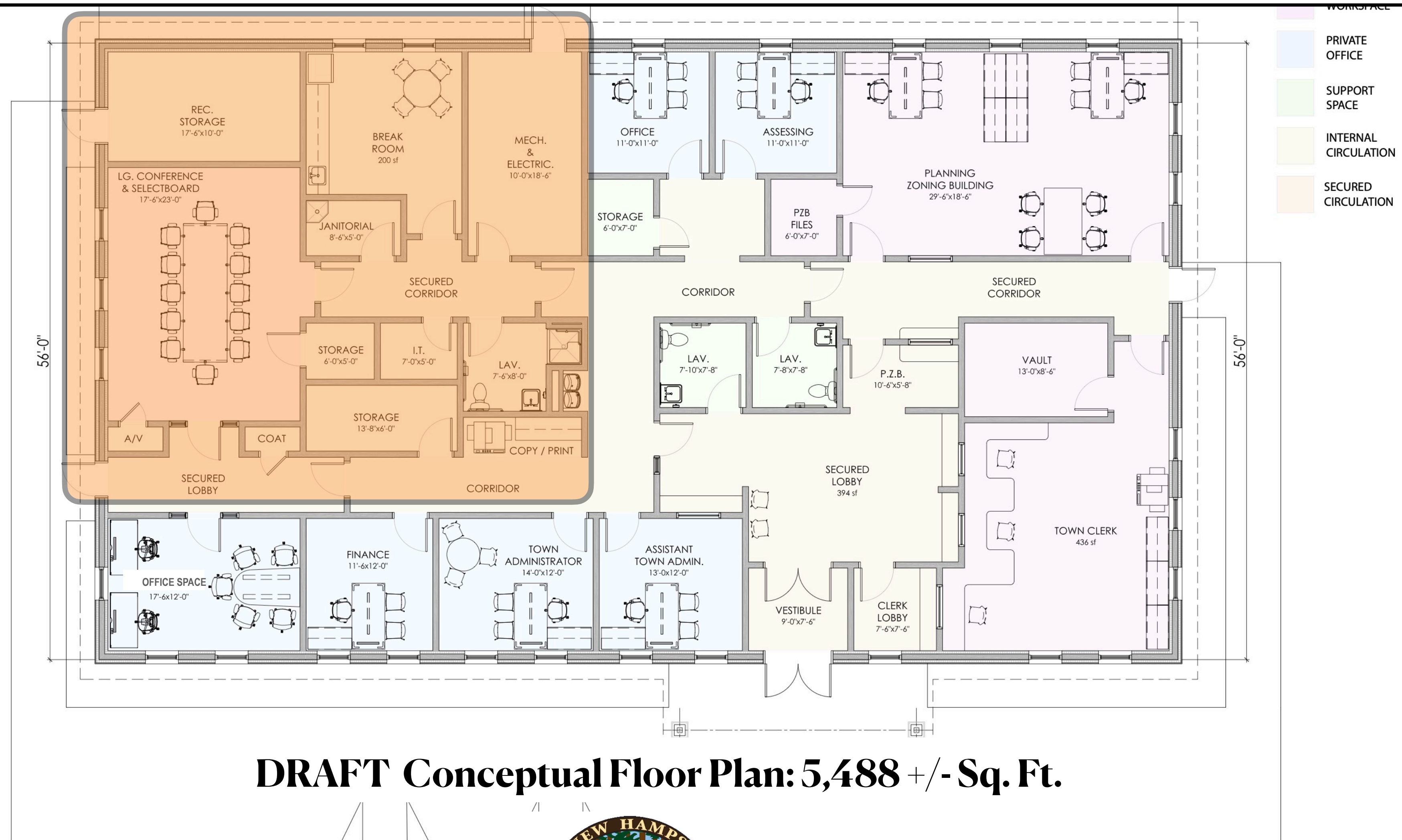
- **Planning/Zoning 546+/-Sq.Ft.**
- **Planning/Zoning Storage 42 Sq.Ft.**
- **Assessing 121 Sq. Ft.**
- **Planning/Zoning (PZB) Work Area 59 +/- Sq. Ft.**
- **Secured Side Entrance**
- **Secured Corridor**
- **Lavatory 59.8+/- Sq.Ft.**



Northeast Corner of Floor Plan (828+/- Sq.Ft.)



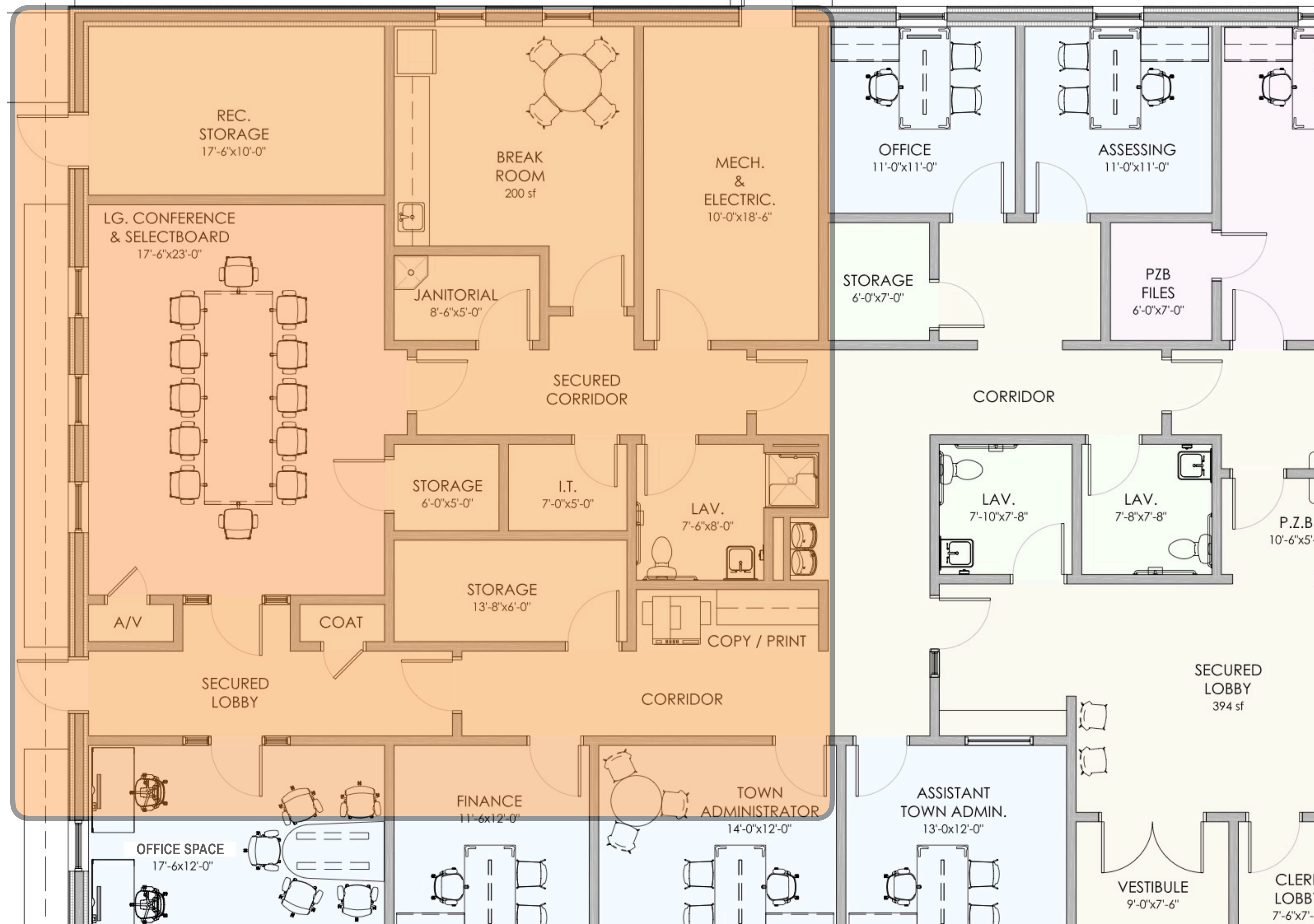
Inset of Large Meeting Room, Break Room, Mechanical/Electrical, Storage, IT, and Lavatory (Northwest Corner of Floor Plan)



DRAFT Conceptual Floor Plan: 5,488 +/- Sq. Ft.



Enlarged Inset of Large Meeting Room, Rec. Storage, Break Room, Mechanical/Electrical, Storage, IT, and Lavatory



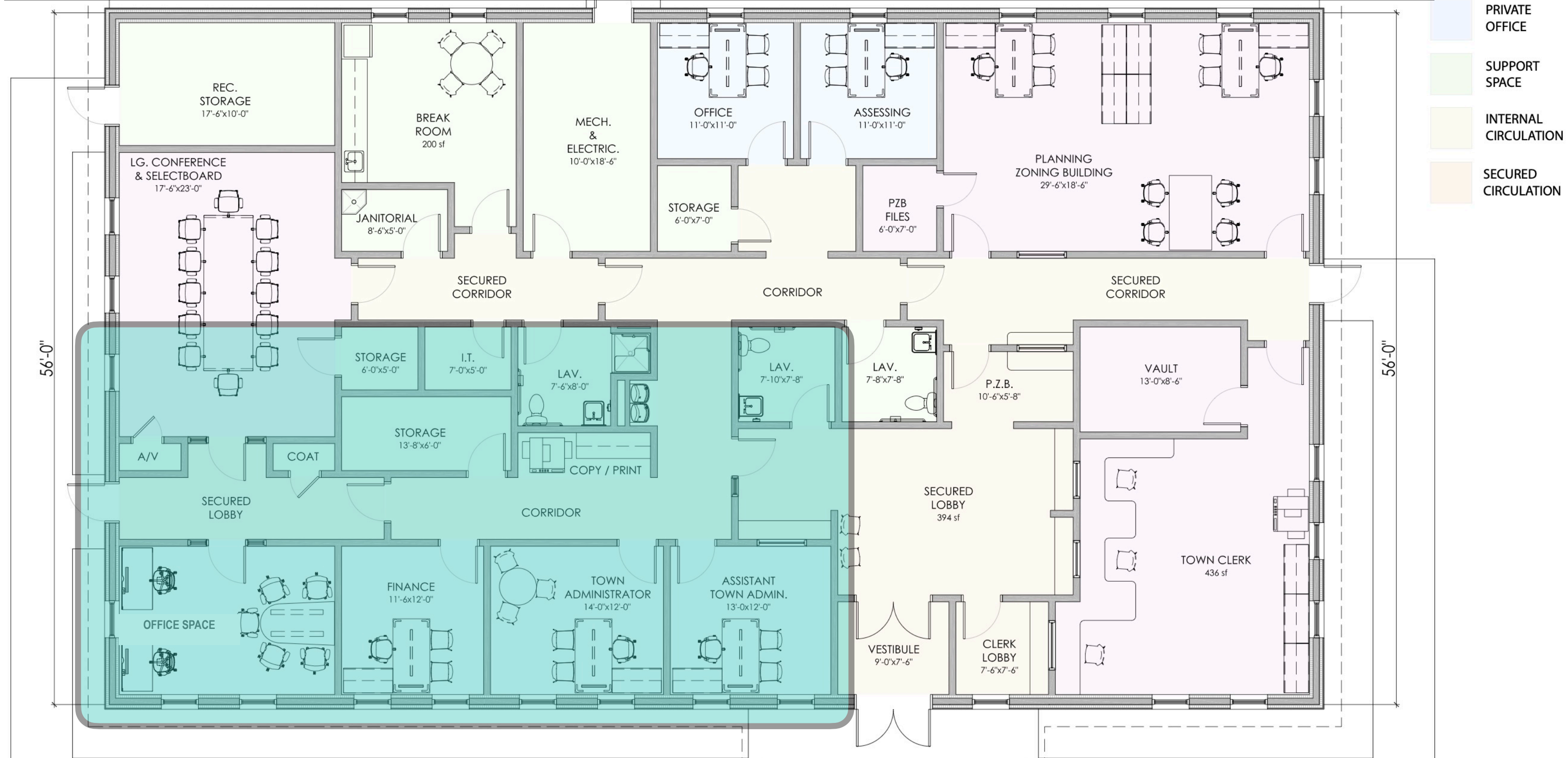
Select Details

- **Large Conference Room & Select Board Mtg. Room**
402+/- Sq.Ft.
- **Audio/Visual Storage**
- **General Storage**
30 Sq. Ft.
- **IT** 35 Sq. Ft.
- **Janitorial** 42+/- Sq.Ft.
- **Break Room**
200 Sq.Ft.
- **Mechanical/Electrical**
185 Sq.Ft.
- **Secured Side Entrance**
- **Secured Corridor**
- **Lavatory with Sink and Shower** 60 Sq.Ft.
- **Recreation Storage**
175 Sq.Ft.
(Outside Entrance Only)

Northwest Corner of Floor Plan(1,129+/- Sq.Ft.)

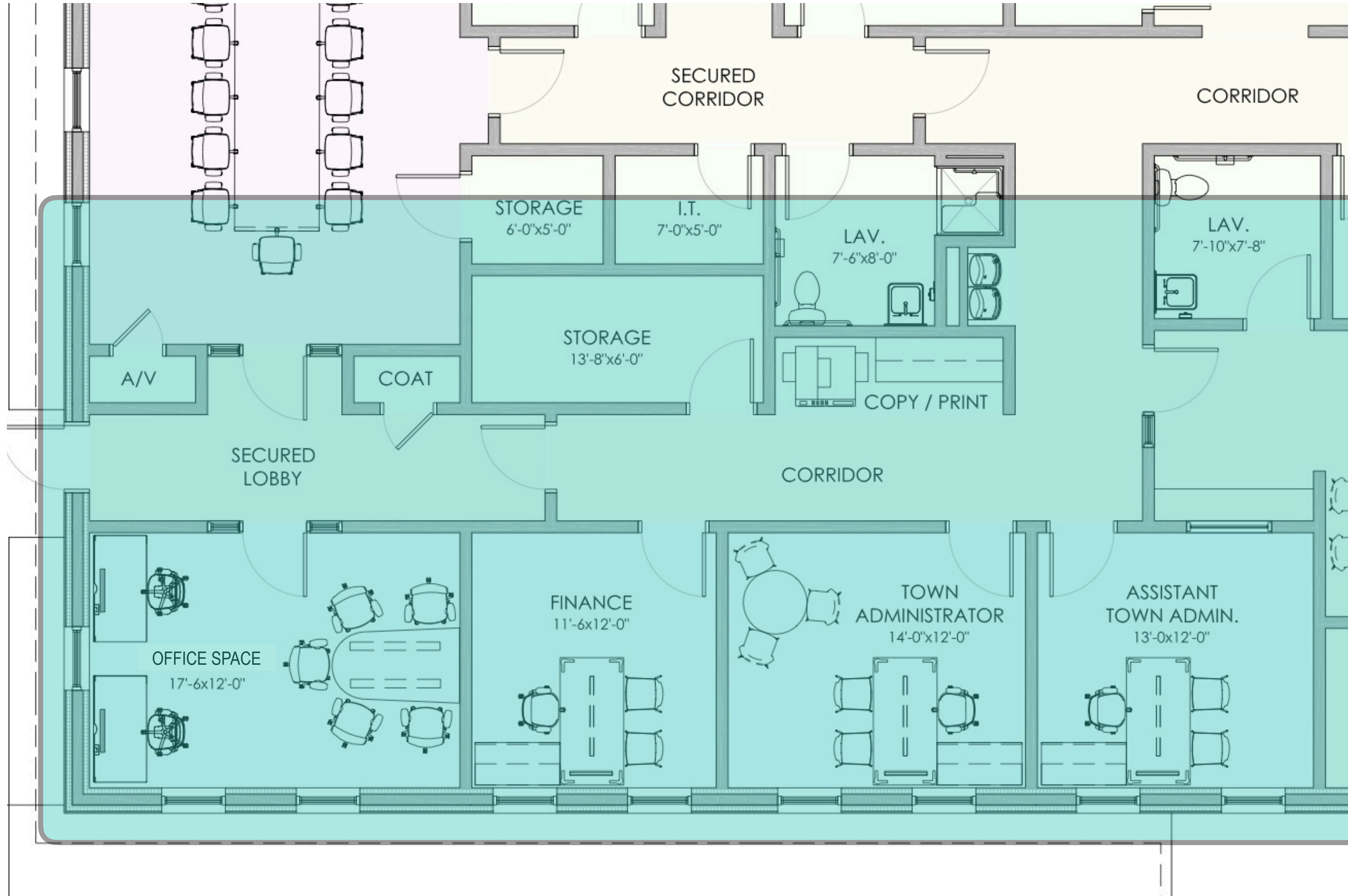


Inset Office Space, Town Administrator, Assistant Town Administrator, and Finance Manager Offices (Southeast Corner of Floor Plan)



DRAFT Conceptual Floor Plan: 5,488 +/- Sq. Ft.

**Enlarged Inset Office Space, Town Administrator,
Asst. Town Administrator, and Finance Manager Offices , Storage and Copy/Print**



Select Details

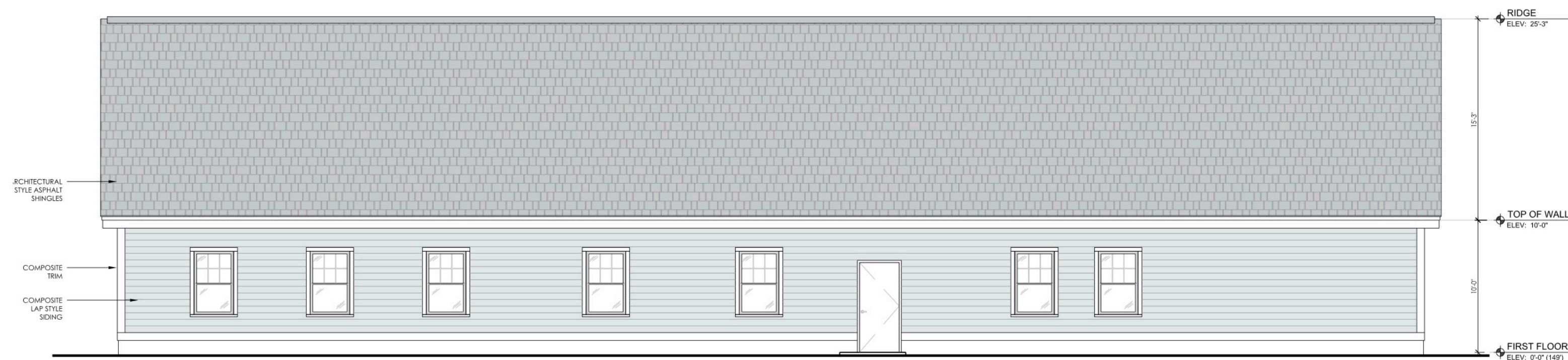
- **Office Space 210 Sq.Ft.**
- **Finance Office 138 Sq.Ft.**
- **Town Administrator 168 Sq. Ft.**
- **Assistant Town Administrator 156Sq. Ft.**
- **Storage 82 +/- Sq.Ft.**
- **Coat Closet**
- **Copy/Print Area**
- **Secured Side Entrance**
- **Secured Lobby**
- **Secured Corridor**
- **Lavatory 59.8+/- Sq.Ft.**

Southwest Corner of Floor Plan (814 +/-Sq.Ft.)





4 SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

Select Details

- **98' L x 56' W**
- **Ridge 25'3"**
- **6/12 Roof Pitch**
- **Architectural Style Asphalt Shingles**
- **Solar Orientation 30° East of South**
- **Continuous Ridge Vent**
- **Ceiling Height 10'0"**
- **Entrance Mechanical/Electrical**
- **Composite Lap Style Siding**
- **Composite Trim**





Voting Day

Tuesday, March 12, 2024

7AM-7PM Lee Public Safety Complex

