

Our committee has three goals for today's presentation:

1. To show how we've re-examined our previous recommendation for how to solve the problems with Town Hall, namely the the one-story municipal office building plan presented in the 2019 warrant.
2. To share how we thought through alternative to this plan, including some options considered by the facilities committee and other committees.
3. Recommend a path forward for the Select Board.



Without changing the broad parameters of this approach—a one-story, freestanding, office building—what can be improved?



The one-story office building solution presented to voters in 2019 had one obvious problem, it shrunk the programmatic space—the space actually used by employees.



LBA called for 4840GSF at \$1.715 million

This didn't account for all the programmatic needs as surveyed. Our figure adds in a proper grossing factor and arrives at 5300GSF at \$1.866 million.

## FIRST TWO OPTIONS

	PZB Moves to new Building	PZB Remains in Annex	Difference
One-Story Office Building	\$1,866,000	\$1,727,000	\$139,000

That gives us the first two options we considered.

If PZB stays in the Annex, a building that accommodates most of its space needs, but needs renovation, it would save 7.6% on the cost of a one-story building.

We have not determined a cost for renovating the annex, nor does this include site costs, costs to renovate existing structures, or ANYTHING else. We're only evaluating the office building options.

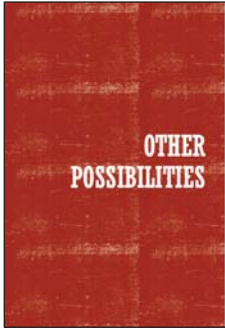
What are the pros and cons of moving PZB out of the annex?

To narrow these down, let's examine the PZB and Annex issue in greater detail.

### MOVING PZB INTO NEW BUILDING

<p><b>PRO</b></p> <ul style="list-style-type: none"> <li>• Keeps town staff together</li> <li>• One security system</li> <li>• Would make the annex available for commission and committee work</li> </ul>	<p><b>CON</b></p> <ul style="list-style-type: none"> <li>• Larger building footprint</li> <li>• Increased cost</li> </ul>
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But how much does it increase the cost of any of these viable options?



- Town Hall Addition
- Building on Stevens Field
- Two-Story Municipal Office Building
- Using the Parish House

Other possibilities include:

[read list]

	PZB Moves to new Building	PZB Remains in Annex	Difference
One-Story Office Building	\$1,866,000	\$1,727,000	\$139,000

But this difference is less than 8%

All Staff	
One-Story Office Building	\$1,866,000

But this difference is less than 8%



What are the pros and cons of using the current town hall as part of the design?

Let's explore the first of those possibilities

## TOWN HALL ADDITION

### PRO

- Grant Funding for the renovation of the Town Hall could go toward this project

### CON

- Toolshed w/Tramp Room would need to be moved
- Wetland & side setback variance
- Limited room for expansion
- Temporary office space needed
- Further crowding of town center



Here are some possible layouts for Town Hall additions. The wetland setback is shown in green, the side setback is shown in red.

You can see that an office building of sufficient space would require either building into the wetlands or building in front of the library, both of which seem like unacceptable options.

Previous plans for additions called for 2000SF. Addressing our needs as we understand them now, makes that sort of modest addition insufficient.

## OTHER POSSIBILITIES

- Town Hall Addition
- Building on Stevens Field
- Two-Story Municipal Office Building
- Using the Parish House

Other possibilities include:

[read list]

## SHOULD WE RECONSIDER STEVENS FIELD?

Does this represent another equally appealing option?

We had many people ask us about the Stevens Field option, so we want to quickly revisit that option.

## STEVENS FIELD

<p><b>PRO</b></p> <ul style="list-style-type: none"> <li>• Property is Available</li> <li>• This point was rendered moot by the purchase of the church property in 2018</li> </ul>	<p><b>CON</b></p> <ul style="list-style-type: none"> <li>• Not part of existing town center</li> <li>• Divides town functions</li> <li>• Fewer economies of scale</li> <li>• Shared parking would interfere with public safety</li> <li>• Eliminates a sports field</li> </ul>
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[Review List]

**OTHER  
POSSIBILITIES**

- Town Hall Addition
- Building on Stevens Field
- Two-Story Municipal Office Building
- Using the Parish House

Other possibilities include:

[read list]

**TWO-STORY  
OFFICE BUILDING**

What are the pros and cons of changing the Municipal Office Building design to two stories?

## TWO-STORY OFFICE BUILDING

<p><b>PRO</b></p> <ul style="list-style-type: none"> <li>• Smaller footprint</li> <li>• Less unused basement</li> <li>• Fully accessible basement, first floor, second floor</li> <li>• Additional 448 SF on second floor</li> </ul>	<p><b>CON</b></p> <ul style="list-style-type: none"> <li>• Added cost of elevator</li> </ul>
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A smaller footprint uses the land more efficiently and results in less impervious surface.

Less unused basement space.

The entire building becomes ADA accessible and would therefore have fewer restrictions on use.

It creates an office with some room to grow because of the way function divide between floors--in our conception, the Town Clerk/Tax Collector resides on the first floor along with PZB. The Selectman's Office is located on the 2<sup>nd</sup> floor, but doesn't take up all the space available.

There is an added cost to an elevator.

Here's our best estimate of how these two buildings compare:

One-Story Office Building	\$1,866,000
Two-Story Office Building	\$1,950,000

## OTHER POSSIBILITIES

- Town Hall Addition
- Building on Stevens Field
- ✓ Two-Story Municipal Office Building
- Using the Parish House

Other possibilities include:

[read list]

## SHOULD WE MAKE USE OF THE PARISH HOUSE?

Can the Parish House be turned from a \$36,000 tear-down liability into an historically significant asset?

A 2019 warrant article shows there is significant interest in preserving the Parish House.

So can it be turned from liability into an asset?

The short answer is that we can't say for certain yet, but the Heritage Commission is actively pursuing both restoration advice and funding.

The commission will meet with Andrew Cushing from the NH Preservation Alliance on Monday, June 10 to discuss assessing restoration costs and explore grants and other funding options.

Depending on their findings, the Parish house becomes an interesting option. Here's why we think so:

### PARISH HOUSE ADDITION

**PRO**

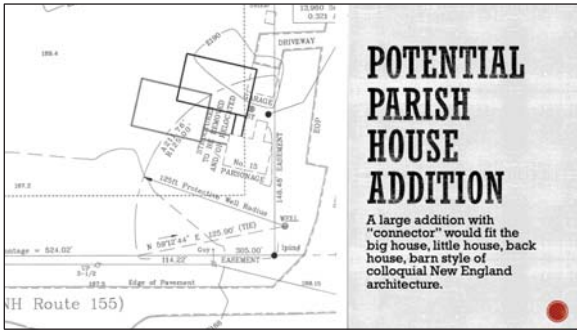
- Uses an existing town asset
- Possible grant funding
- Reduces size of new building
- Reduces cost of new building
- Curb appeal
- Fits colloquial architecture
- Maximizes remaining lot

**CON**

- Cost of renovation unknown at this time
- Side setback variance needed

[Review list]

What would a Parish House plan even look like?



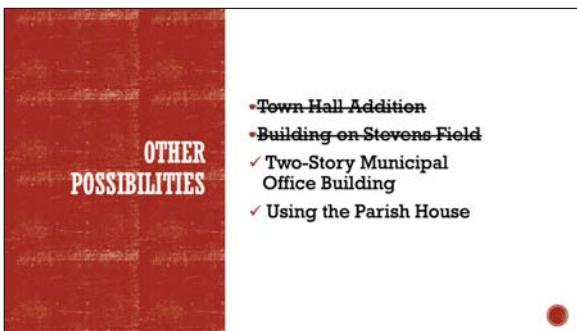
With a small connector running between a new office building and the existing Parish House, the square footage of the Parish House could be put to new use, shrinking the size of the new building.

A renovation of this building wouldn't need to include plumbing or an elevator, as they would be shared with the new building.

<b>One-Story Office Building</b>	<b>\$1,866,000</b>
<b>Two-Story Office Building</b>	<b>\$1,950,000</b>
<b>Parish House Two-Story Addition</b>	<b>\$1,887,000*</b>

\*connector included, renovation separate

The costs we've been able to calculate so far makes this comparable to the one-story and two-story options.



Other possibilities include:

[read list]

<b>One-Story Office Building</b>	<b>\$1,866,000</b>
<b>Two-Story Office Building</b>	<b>\$1,950,000</b>
<b>Parish House Two-Story Addition</b>	<b>\$1,887,000</b>

That leaves us with three options: A one-story office, two-story office, or a two-story office offset with space in the Parish House.

They are so close in cost that we recommend the Select Board allow us to investigate all three of these options further.



- Extend our charge to June 30, 2020
- Come back to the board with more precise numbers on these three options
- Operating costs and energy efficiency