



Building
Construction
Committee

Building Construction Committee

Design Concept Presentation



Purpose

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- Review the charter and activities of the Building Construction Committee (BCC)
- Present the two recommended design choices
 - Characteristics
 - Costs
 - Floor plan and elevation views
- Get resident feedback on:
 - Designs
 - Costs/tax impacts
 - Issues and concerns



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- Project is a result of action by Board of Selectmen following failure of \$5 million project at March 2019 Town Meeting. BCC formed October 2019, 30+ meetings to date.
- General sentiment was- recognize the need, but price tag too high. Maybe building more than we need.
- Committee tasked to work with Bonnette, Page & Stone (BPS) to re-evaluate options provided at 2019 Town Meeting. BPS support was provided at no cost to the Town
- Focus on safety and security needs of Police Department; secondary emphasis on addressing quality of life (QOL) and compliance issues at Town Office
- “All options on the table” – no preconceived outcome. 8 concepts evaluated.
- Full BCC report released in August 2020 – available on the Town website



Safety/Security Issues at PD

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- Lack of any exterior or interior ballistic protection
- Lack of proper holding facilities for detainee and public safety
- Lack of a secure lobby area
- Lack of push button or badge access control within interior PD spaces
- Lack of proper secure storage for firearms, evidence, or records
- Lack of restroom facilities for detainees that does not bring them into contact with civilian employees or the general public
- Lack of a private witness interrogation space
- Lack of required facilities to separate juveniles from adults with proper audio and visual isolation
- Lack of a sally port to facilitate secure detainee transfer to/from vehicles



Quality of Life/Compliance Issues at Town Office

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- Lack of ADA compliance
- Lack of proper work space for the Welfare Officer (currently working out of the kitchen area) with the appropriate privacy to conduct business as required under RSA 165.
- Lack of potable water
- Lack of proper work space for the Recreation Department Director. That work is currently being done out of the Highway Department garage.
- Lack of adequate restrooms to accommodate routine usage by Town Office employees and the public (currently only 1 toilet)
- Improper storage for vital records inside the vault (water lines pass through the vault, putting documents at risk)
- Inadequate electrical service to support the required equipment



Key Factors in BCC Recommendations

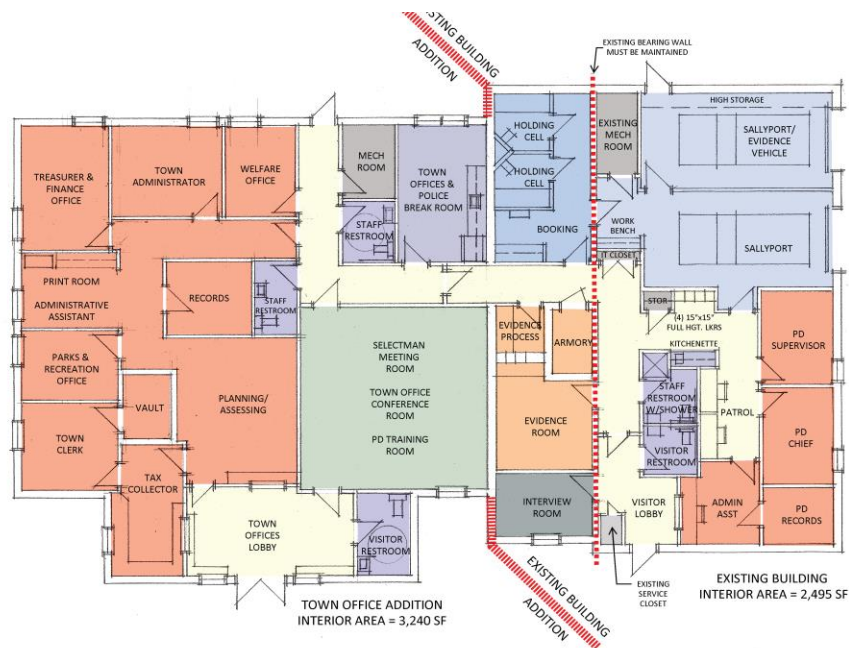
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- Meet safety and security concerns with PD; address compliance/QOL issues at Town Office
- Meet but does not exceed the Town's needs – minimum solutions with capacity to meet demands for 20+ years
- Provide best value – delivers biggest impact for the best price
- Options create minimum disruption – allow for continuation of required Town services without creating need for temporary office space.
- Give residents options for minimal tax rate impact or opportunity to prioritize total cost over tax rate



Option 1: Renovate/Expand Town Office

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- Adds approximately 500 sq. ft. to Town Office space
 - Address proper work space for Welfare Administrator and Recreation Department Coordinator
 - Fixes compliance issues (handicapped access) and addresses quality of life issues
- Create 2,660 sq. ft. of space for PD
 - Corrects all of the safety and security issues with the PD and complies with standard best practices for PD design
 - Co-location allows Town Office Conference Room to double as a training room when required
- Adds a fire suppression system to protect the building and occupants (required for any facility with detention)
- Does not create another new facility for the Town to maintain

Addition Floor Plan-Option 1
Town Offices & Police Department
Sanbornton, New Hampshire

TTG 5085
DP 10/08/2020

Floor Plan



October 2020

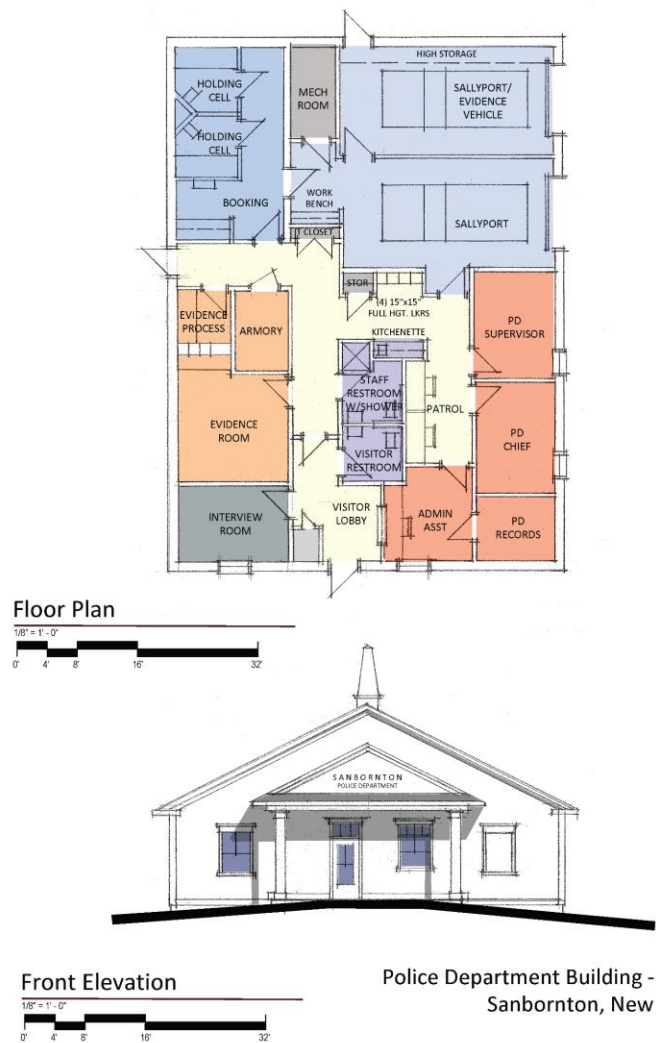


TURNER GROUP



Option 3b: Standalone PD Building

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- Creates same/similar PD footprint of 2,660 sq ft
 - Addresses all the same issues and problems for PD
 - Placement in the Town-owned field behind Old Town Hall
 - Does not provide access to Town Office conference room as a shared training room like Option 1
- Renovation at current Town Office only addresses compliance and safety issues
 - No additional work space – does not solve issues for Welfare Administrator and Rec Coordinator
 - Could include some minor reconfiguration to improve space utilization
 - Includes addition of a fire suppression system to protect the building and employees

Police Department Building - Option 3-b
Sanbornton, New Hampshire

TTG 5085
DP 10/09/2020



Option Pricing/Tax Impact

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- Pricing based on ROM pricing from BPS – will be updated during concept refinement
- Tax impact shows second year tax impact
 - Assumes full principal and interest payment
 - Assumes current bond payment for highway garage (expires in FY21) is rolled into the project payment
- Option 1 (Single-story TO addition/renovation; co-locate PD)
 - Base Cost: \$2,172,764
 - 10-yr Bond Cost (2.25%): \$2,469,889 Tax Impact: \$0.17 per \$1,000 assessed value
 - 20-yr Bond Cost (3%): \$2,871,824 Tax Impact: \$0.09 per \$1,000 assessed value
 - \$51/yr (10-yr) or \$27/yr (20-yr) tax increase for a property worth \$300,000
- Option 3b: (Standalone PD, renovate Town Office w/fire suppression)
 - Base Cost: \$2,600,032
 - 10-yr Bond Cost: \$2,957,813 Tax Impact: \$0.36 per \$1,000 assessed value
 - 20-yr Bond Cost: \$3,445,314 Tax Impact: \$0.15 per \$1,000 assessed value
 - \$108/yr (10-yr) or \$45/yr (20-yr) tax increase for a property worth \$300,000



Next Steps

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- Receive resident feedback on the design options being considered
- Adjudicate feedback and make any design changes required
- Gauge resident preference for financing approach: shorter term/lower cost/higher tax impact (10-yr) or longer term/higher cost/lower tax impact (20-yr)
- Present results of citizen engagement to the Board of Selectmen for their decision on whether to present a bond article on the 2021 Town Meeting warrant and which design to propose

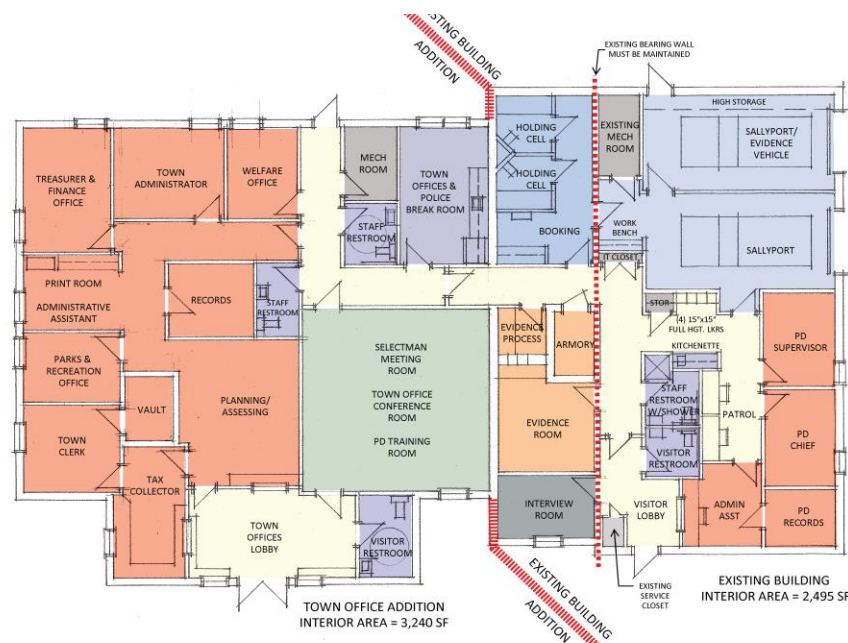


Handouts



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Floor Plan



October 2020

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Town Offices & Police Department
Sanbornton, New Hampshire

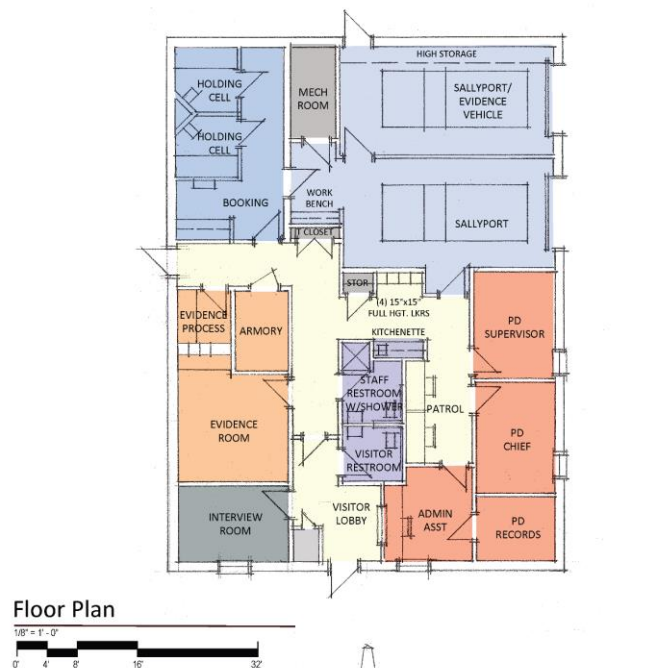
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Option 3b: Standalone PD Building

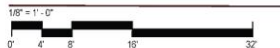
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Floor Plan



Front Elevation



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