



Belmont Mill Renovation Project

January 20, 2015, 7:00 P.M. Bond Hearing

Belmont Mill Renovation Project

- ▶ In December 2012, the Board of Selectmen were asked to consider replacement of the carpet in the 4th floor of the Belmont Mill by then tenant, Lakes Region Community College. It was also noted a sag in the floor would need investigation before laying the new carpet. So began the long process of investigation, discovery, and dismay over the level of shortcuts that were taken when the Belmont Mill was last renovated in 1997. The renovations in 1997 were the result of a strong community effort to "Save the Mill" after a devastating fire. As the project progressed, problems were identified by many of the sub-contractors working on the project but ultimately the Contractor, Roads Construction, and the Town moved the project forward without correcting many of those concerns. To sum up what happened, 20 years ago there was a lack of oversight by the Town, the architect and the contractor, and insufficient funds for such a large project. Additionally, the conditions linked to the Community Development Block Grant tied the hands of the Town for 20 years with restrictions on who could occupy the building and the maximum rents that could be charged. Since the Mill was renovated in 1997, the community has been faced with continual building faults spending \$407,000 on additional repairs including a new roof, lead paint abatement, environmental testing for mold in the first floor level, a new front door and structural support, partial floor replacements on the 4th floor (kitchen and bathroom), drainage around the exterior of the building; and the list goes on. So when in 2013 the Board of Selectmen faced the newest challenge being the structural repairs to the 4th floor which would have necessitated relocating the Belknap Family Health Care Center during the repairs for safety reasons resulting in numerous logistical concerns. Additionally, the Lakes Region Community College had terminated their lease with the Town vacating the building and Lakes Region Childcare had given notice of their intent to move to larger quarters elsewhere.

Belmont Mill Renovation (cont.)

- ▶ At this point the Selectmen chose to not move forward with another difficult, costly, partial repair for the 4th floor and instead entered into an investigation of the long-term future of this iconic community building.* Certainly over the years attempts have been made to address the space and quality needs for new Town Offices and these attempts have resulted in strong community interest in moving the Town Offices into the Mill. The Selectmen ultimately prepared a Request for Qualifications* seeking architectural and construction management expertise for a potential renovation of the Belmont Mill for Town Offices. Bonnette Page & Stone (BPS)*, a well-known Lakes Region firm teamed with PortOne Architects of Portsmouth and were chosen to work with the Town on the project. The project began initially with a needs assessment including an an inventory of space needs. The building was evaluated on numerous occasions by the team, which included a structural engineer, mechanical engineer, and a building envelope specialist.* It was determined that the Town Offices would fit well in the space, providing much needed storage, some room for expansion in the future while continuing to also accommodate the Belmont Senior Center. Schematic floor plans were developed and presented to the Board of Selectmen at numerous public “team” meetings to insure that the needs of the community would be addressed well into the future. BPS, following several meetings with the Board presented the Town with a Guaranteed Not-to-Exceed cost to renovate the building. The Budget Committee was brought up to date on the proposed project and voted to unanimously support bringing the project and bond forward to the Belmont voters. Tonight’s Bond Hearing is part of the process and we hope will answer many of the questions that have been raised in the past few weeks.

Belmont Mill 1997 Summary of Facts

- ▶ The project was advertised for bid in May 1997. The project included a daycare center, health clinic, Community Action Program office and undeveloped office space on the 4th floor which eventually was leased to the Lakes Region Community College for its Culinary program.
- ▶ Bids were received and the contract was awarded to Roads Corporation (the Contractor) and the architect on the project was Christopher P. Williams Architects. The contract award amount was \$1,320,050; during construction changes orders were issued totaling \$47,062.10, total cost of the project \$1,367,112.10. Grant funding in the amount of \$1,000,000 was received from the CDBG program, the remaining project was funded through taxpayer dollars (\$215,000 General Obligation Note) and donations. Construction oversight on the project was provided by then Town Administrator Matt Upton. Meeting Report Summaries are available on the Town's Website at <http://www.belmontnh.org/projectsbelmontmill.asp>
- ▶ The grant required that the building be leased to service agencies who served a minimum of 61% of clients who were low to moderate income. The terms of the grant expire January 1, 2019. Existing rents are as follows:

<input type="checkbox"/> Belknap Family Health Care Center (3 rd)	\$750.00 per month / 3,000 Square Feet
<input type="checkbox"/> Community Action Center (Senior Center) (2 nd)	\$166.58 per month / 1,920 Square Feet
<input type="checkbox"/> Lakes Region Child Care Center (Basement)	\$600.00 per month / 3,000 Square Feet
<input type="checkbox"/> 4 th Floor Vacant	3,840 Square Feet




Bond Amount Proposed: \$2,957,250

20 Year Repayment Estimate as prepared by the NH Municipal Bond Bank

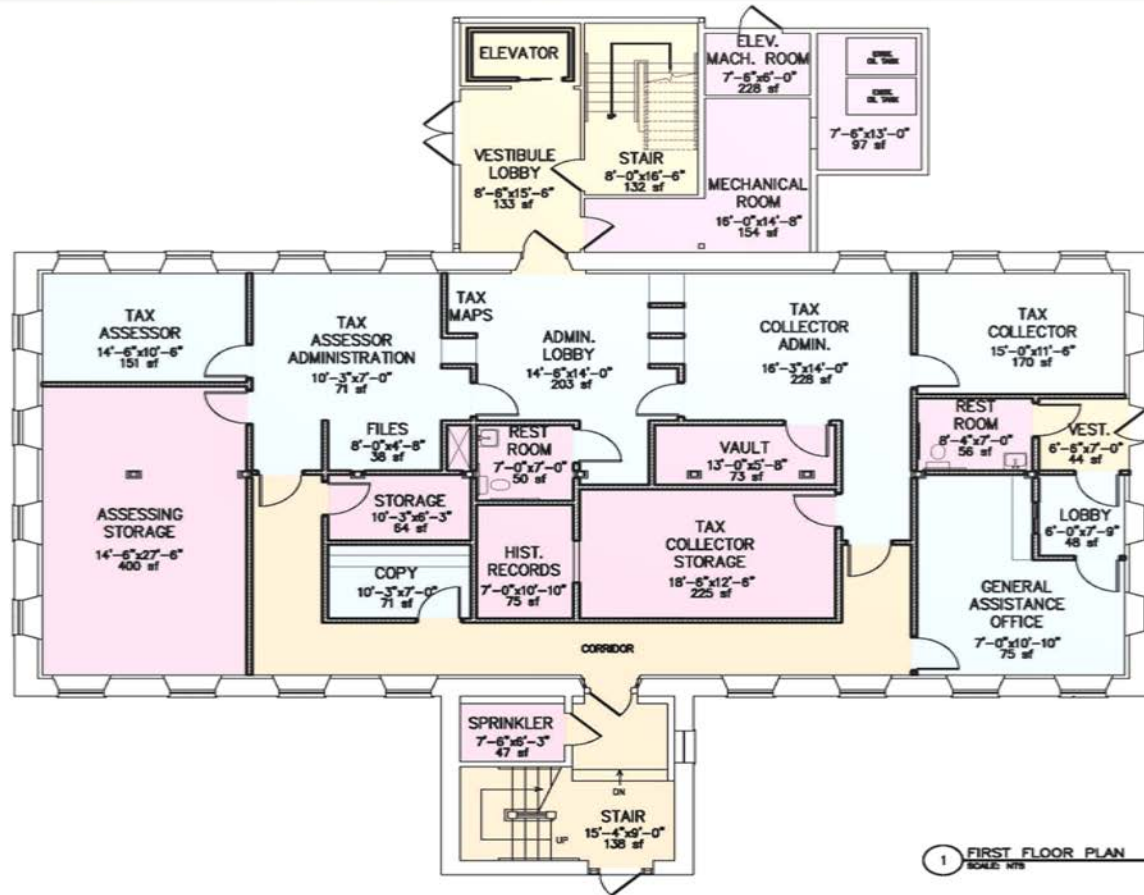
- ▶ Estimated Interest Rate: 4%
- ▶ Total Interest over the term of the note \$1,240,490
- ▶ Repayment begins 2/2016
- ▶ Annual Payment in two installments; total in year one \$279,740
- ▶ Year 2035 final payment \$150,800
- ▶ Annual Tax impact on a \$200,000 home .48/cents per \$1,000 \$96.00/year

25 Year Repayment Estimate as prepared by the NH Municipal Bond Bank

- ▶ Estimated Interest Rate: 4.5%
 - ▶ Total Interest over the term of the note \$1,722,926.63
 - ▶ Repayment begins 2/2016
 - ▶ Annual Payment in two installments; total in year one \$265,676
 - ▶ Year 2040 final payment \$120,175
 - ▶ Annual Tax impact on a \$200,000 home .45/cents per \$1,000 \$90.00/year
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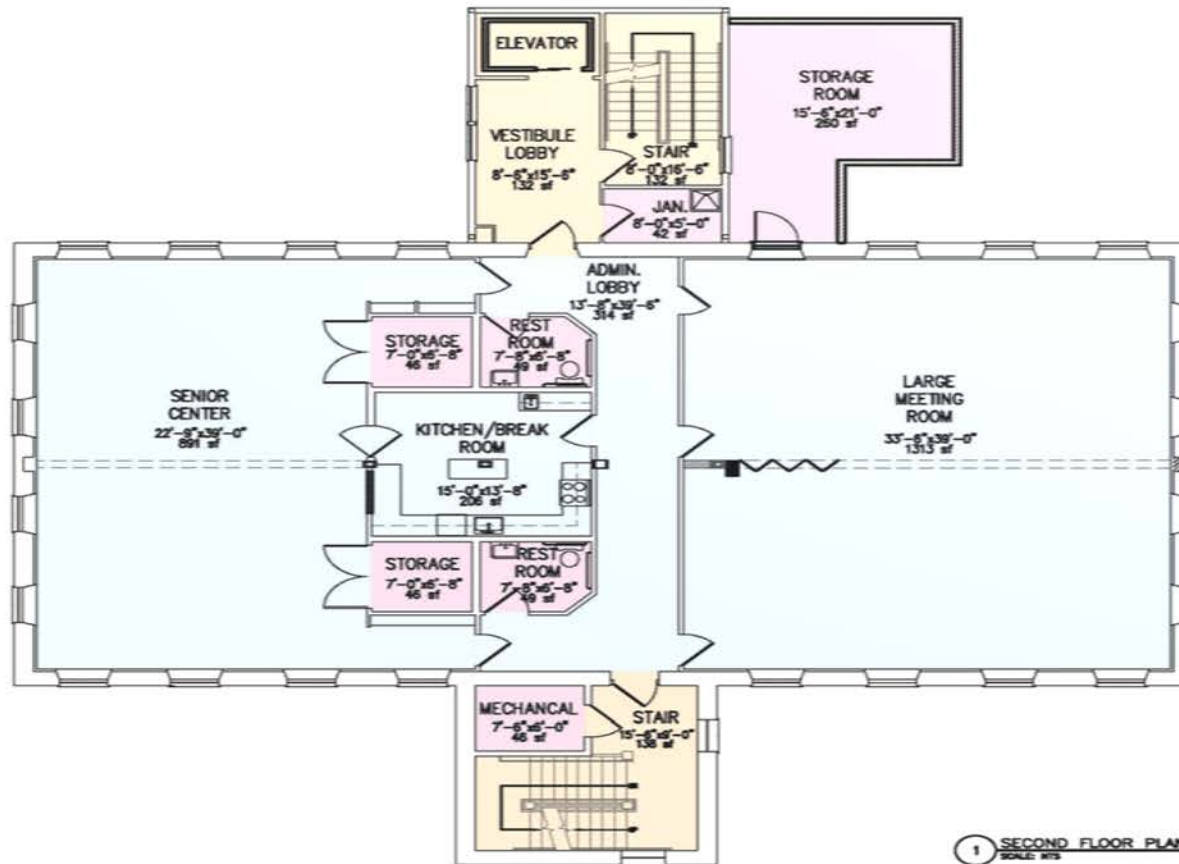
Belmont Mill Gross Sq. Footage 4,420/Effective 2,333

First Floor Schematic – Tax Assessing, Tax Collection and General Assistance



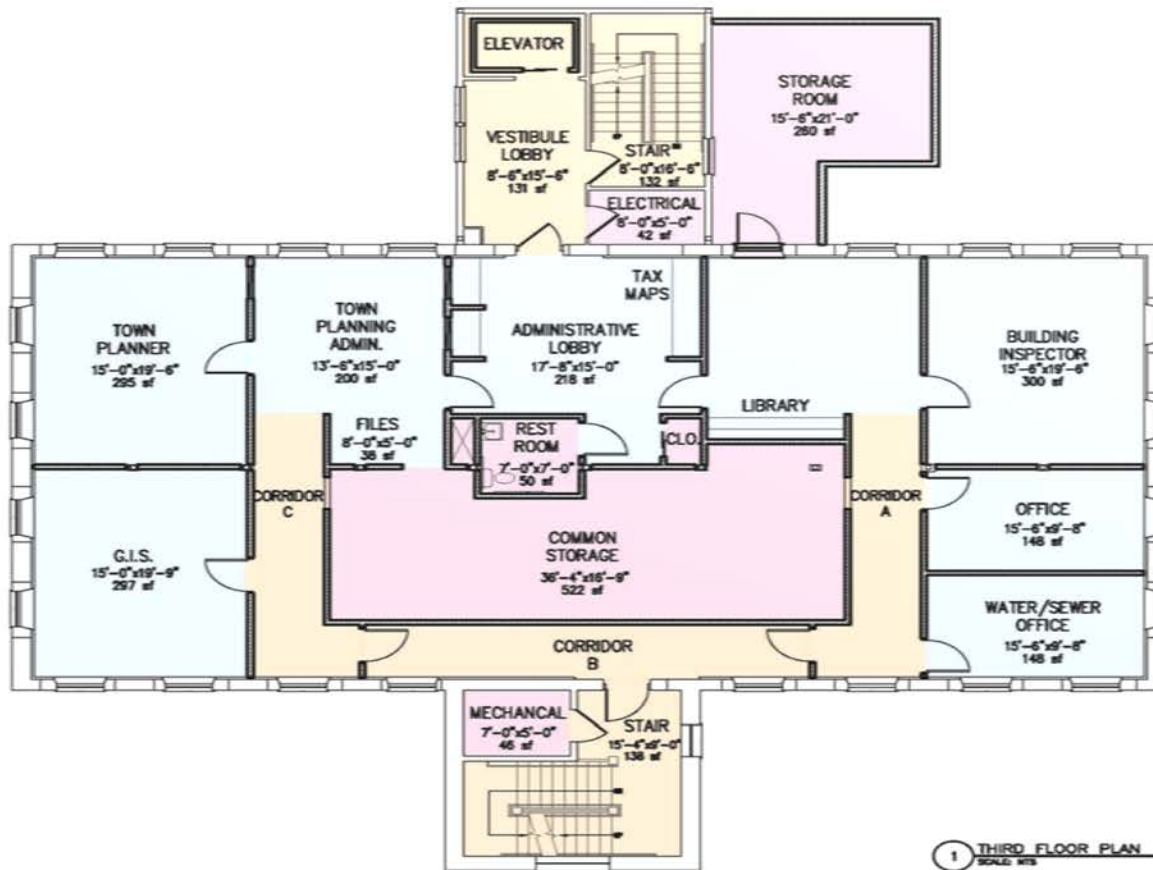
Belmont Mill Gross Square Footage 4,420/Effective 2,915

Second Floor Schematic – Senior Center , Kitchen and Meeting Rooms



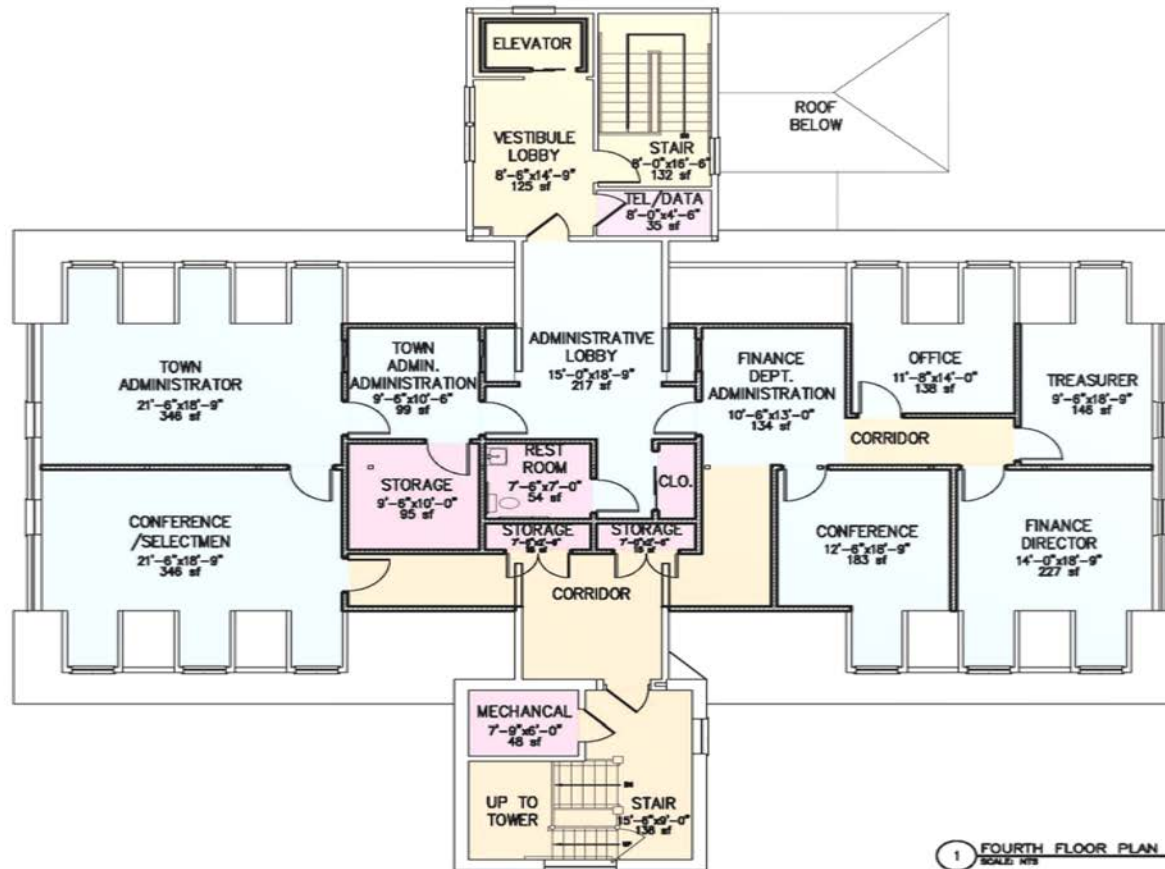
Belmont Mill Gross Sq. Footage 4,420/Effective 2,471

Third Floor Schematic - Town Planner, Land Use Technician, Building Inspection and Water/Sewer Office



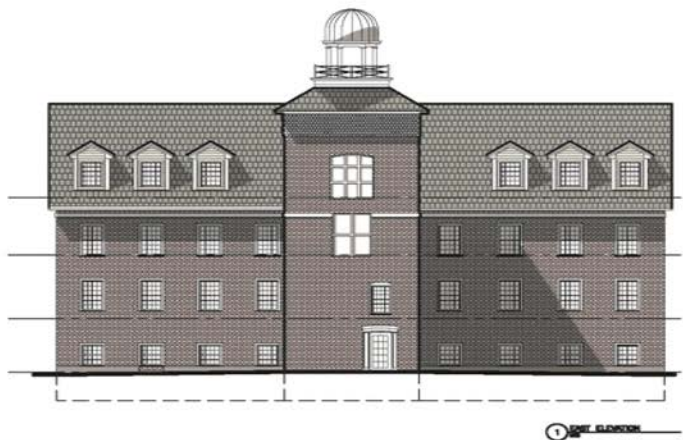
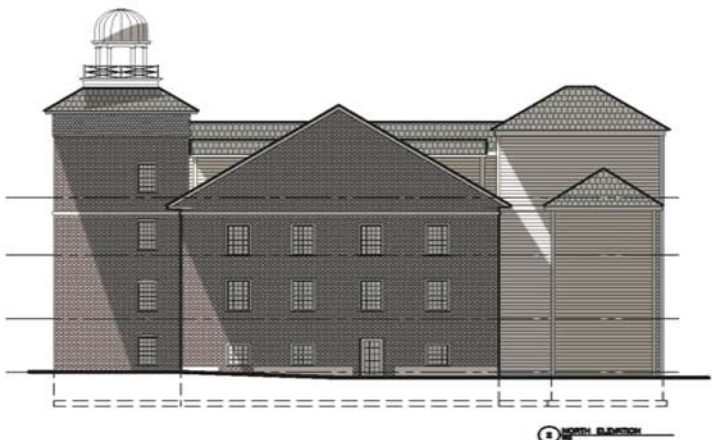
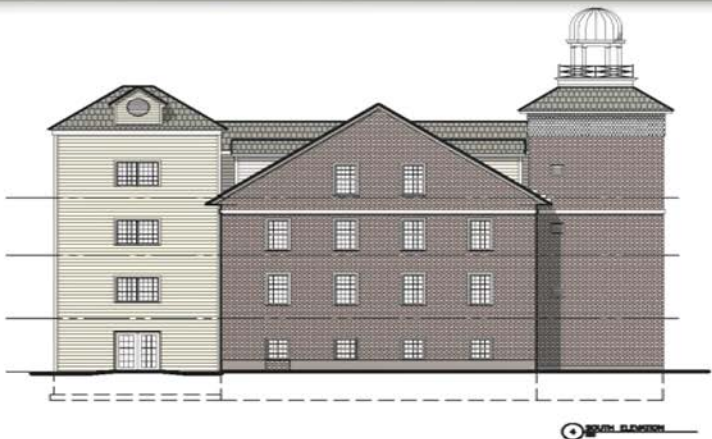
Belmont Mill Gross Sq. Footage 3,705/Effective 2,021

Fourth Floor Schematic - Town Administrator, Selectmen, and Finance



Belmont Mill

Elevations



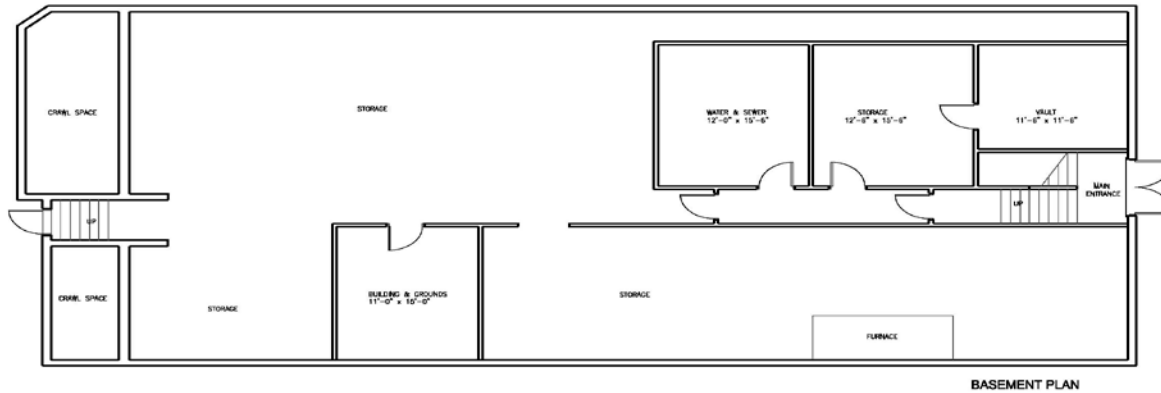
Belmont Corner Meeting House Total Square Footage 2,672

Existing Floor Plans – The General Assistance Office will be relocated to the First Floor of the Mill in the proposed renovation plan. The Corner Meeting House will be used by the Parks & Recreation Program.



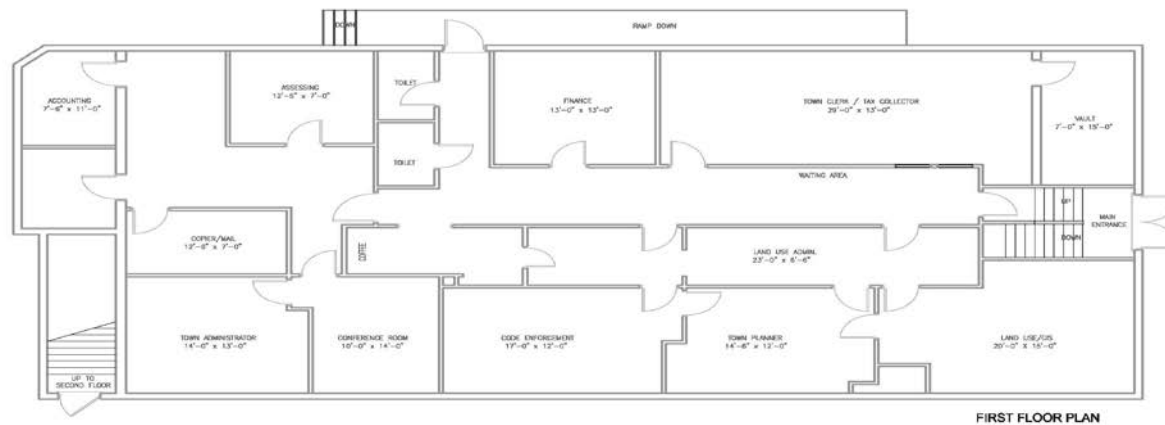
Belmont Town Hall Gross Sq. Footage 10,500/Effective 6,984

Existing Basement



Belmont Town Hall

Existing Main Floor



Income & Expense Analysis

- ▶ Belmont Mill
- ▶ Rental Income 2014 - \$18,199.92
- ▶ Utility Income 2014 - \$28,530.51
reimbursed based on actual square
footage of usable space per tenant
- ▶ Actual Expenditures 2014 -
\$62,750.66
- ▶ Net Loss **\$16,020.23**
- ▶ Town Hall
- ▶ Electric Expense \$5,973.84
- ▶ Heat Expense \$4,050.16
- ▶ Water & Sewer \$515.88
- ▶ Building Maintenance including alarm
monitoring \$1,450.52
- ▶ Total Utility and Maintenance Expense
\$11,990.40



Belmont Mill Renovation Project

Complete Renovation for use as Town Hall

- ▶ Construction Budget: \$2,677,080
- ▶ Soft Costs including contingency: \$680,170
- ▶ The break out cost for the additional storage at the rear of the building is \$95,000, approximately 520 sq. ft.



Repair Existing Space

- ▶ General Conditions Allowance \$92,665
- ▶ Masonry Restoration \$495,572
- ▶ Structural Improvements \$80,000
- ▶ Rough Hardware \$5,500
- ▶ Rough Carpentry \$27,954
- ▶ Resilient Flooring Fourth Floor \$30,000
- ▶ Ceilings Third Floor \$15,000
- ▶ Mechanical Systems Allowance \$446,509
- ▶ Sprinkler Systems Allowance \$36,940
- ▶ Electrical Allowance \$361,950
- ▶ Accommodation Allowance Demolition \$45,000
- ▶ Design Bid Allowance \$49,050
- ▶ CM Fee \$50,523
- ▶ Soft Cost Allowance \$173,666
- ▶ Budget Allowance Total \$1,910,329

Construction Management Overview

Pre-Construction Duties

- ▶ investigate existing building conditions
- ▶ seek target bids from subcontractors for use in accurate budget estimates, put together cost studies for use by Town Officials in decision making process, analyze various building systems for mechanical, electrical, etc.
- ▶ provide project detail for use in keeping taxpayers well informed

Design Process

- ▶ run design development budgets assuring that the design is on pace with budget, assist in refinement of design selected systems

Bidding

- ▶ advertise and bid specific divisions of work publically
- ▶ assure that all bidders have the most current bid documents, analyze subcontractor scopes to assure they are complete
- ▶ review bidders with Owner and optimize the use of local contractors and suppliers

Construction

- ▶ provide full time supervision for duration of the project, maintain project schedules and deadlines
- ▶ manage quality control and testing
- ▶ manage special inspections for code required items, manage safety program
- ▶ manage financial health of the project

Closeout

- ▶ provide training on all systems
- ▶ provide systems commissioning to assure proper operations of mechanical and electrical systems, provide a one year warranty
- ▶ provide maintenance and operations manuals



Town Meeting Schedule

- ▶ Deliberative Session, Saturday, January 31, 2015, 10:00 a.m.
Belmont High School
- ▶ Public Informational Meeting, Monday, February 23, 2015,
5:30 p.m.
- ▶ Town Meeting, Ballot Voting, Tuesday, March 10, 2015 7:00
a.m. to 7:00 p.m.

