

Town of Belmont New Hampshire

Town Hall Proposal 2003

Public Hearing – January 22, 2003
Town Meeting – March 15, 2003

“A Progressive Rural Community”

January 22, 2003

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Why A New Town Hall?

- ❖ The present building is over 100 years old.
- ❖ As the community grows, the Town Hall does not.
- ❖ Employee working conditions and efficient workflow are inadequate and affects service to the residents.
- ❖ The existing building has serious code violations:
 - 1) Oil burner area not properly fire rated.
 - 2) Oil tank installation not in compliance.
 - 3) Basement offices lack proper heating.
 - 4) Floor joist supports must be minimum 8"X8" wooden or concrete columns.
 - 5) Main floor does not have proper security measures for employees.
 - 6) Bathrooms are not fully handicap accessible.
 - 7) No air exchange system to ensure proper breathing for employees in compliance with EPA standards.
 - 8) Offices do not have properly sized, operable windows for escape in case of fire.
 - 9) Building is not fully handicap accessible as required by regulation.
 - 10) Roof supports have moved causing unsafe condition for "snow load" and pooled water.
- ❖ Town Clerk vaults cannot accommodate more files and records.
- ❖ Land Use and Assessing offices cannot add files, fireproof files or any equipment due to floor loading limitation (which is already over extended).

History

- A. According to Planning Board minutes dated **January 9, 1973** (page 3), it was recognized that the present Town Hall was inadequate and would be in future years. A committee was formed to recommend a new building but never received approval. During the 1990's when "Silver City Saloon" was in default of taxes, forward thinking citizens proposed acquiring the property for use as a Town Hall. The idea was rejected because "the location was not in the village".
- B. Since 1998 in excess of \$100,000.00 has been spent on the existing building to renovate and repair structural defects allowing the building to be operational.
- C. During 2002, the Master Plan Facilities sub-committee determined the building to be unsafe, inefficient and in need of replacement. In addition, local building contractors have assessed the building and determined it was not wise to expand to the second floor or to put any more significant money into renovations.
- D. The fact has been firmly established that the immediate need for a New Town Hall exists without question.
- E. As a result of A, B, C, and D, the Town Hall staff at the May 2002 Staff meeting formed an Ad Hoc committee to evaluate the need for a proposal to build a new Town Hall. The committee (C. Daigle, R. Ball, D. McLelland, Sr. and R. Mitchell) interviewed four (4) architectural firms and recommended Sherman Grenier Halle Ltd to prepare a proposal for a fixed cost of \$7,500.00. July 16, 2002, The Board of Selectmen unanimously voted to hire the firm for Phase I of the project.
- F. The committee worked with the Town Hall staff and the architect through the summer and the Board of Selectmen at their December 18, 2002 meeting unanimously voted to place this proposal on the warrant for the March 15, 2003 Town Meeting.
- G. The Budget Committee at their January 14, 2003 meeting did not support the Selectman's recommendation by a vote of 5-3. A budget committee member the next day reconsidered his vote and indicated he would vote in favor of the project. Budget Committee members who voted no **vocally spoke to the absolute need for a New Town Hall**, however, they based their no vote on "not this year, maybe next year" and "the school budget is going to have a serious impact on the budget"! This appears to be some of the same reasoning that has defeated a New Town Hall since **1973**.

Planning Board Meeting -- January 9, 1973

At 7:30 P.M., the Planning Board had a meeting with members of the Building Committee to discuss site and location for a new town office building. Members of the Planning Board present were: Alfred Sawicki, acting chairman, Royal W. Smith, Jr., Leslie Roberts, Mark A. Mooney, and Stanley Nawoj. Members from the Building Committee present were Arthur Hill, Leon Whitten and Lincoln Noel.

There was much discussion of various sites which have been brought up as possibilities:

A motion by Royal W. Smith, Jr.:

Motion: The Building Committee recommends that the town build a new town hall and the sum of \$2,500.00 be appropriated for the purpose of taking an option on a site and establish preliminary plans of the facility; and that the moderator appoint a special building committee for that purpose.

Seconded by Arthur Hill.

Further discussion of sites considered, etc.

Meeting adjourned 9:30 P.M.

Respectfully submitted,

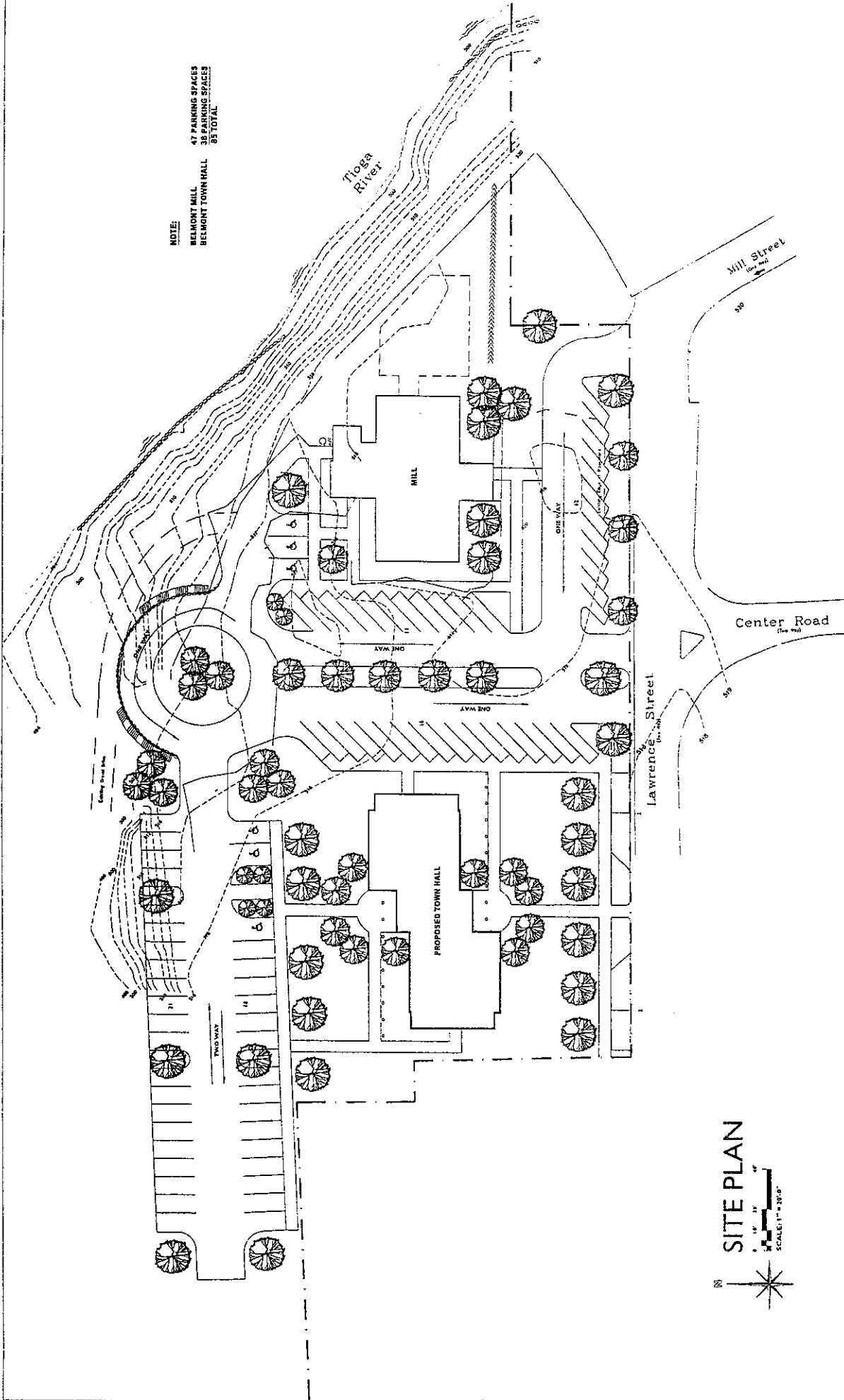
_____ Chrm.

_____ Sec.

Why Now?

- THE NEED HAS BEEN UNQUESTIONABLY ESTABLISHED.
- Building costs will only increase in the future, not decrease.
- Interest rates are the lowest in 30 years (4.5% for 10 years) and will soon be escalating.
- The present Town Hall staff and the “to be appointed” building committee will be committed to completing the project at the lowest, reasonable cost to taxpayers while providing a facility that will be designed to accommodate Town Hall operations for 30 to 50 years.

Why **Not** Now?



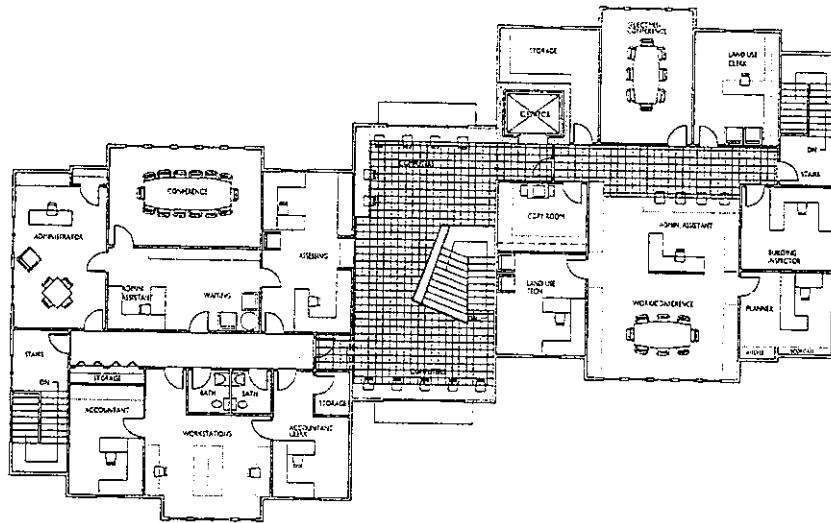
NOTE:
 BELMONT MILL
 BELMONT TOWN HALL

47 PARKING SPACES
 38 PARKING SPACES
 85 TOTAL

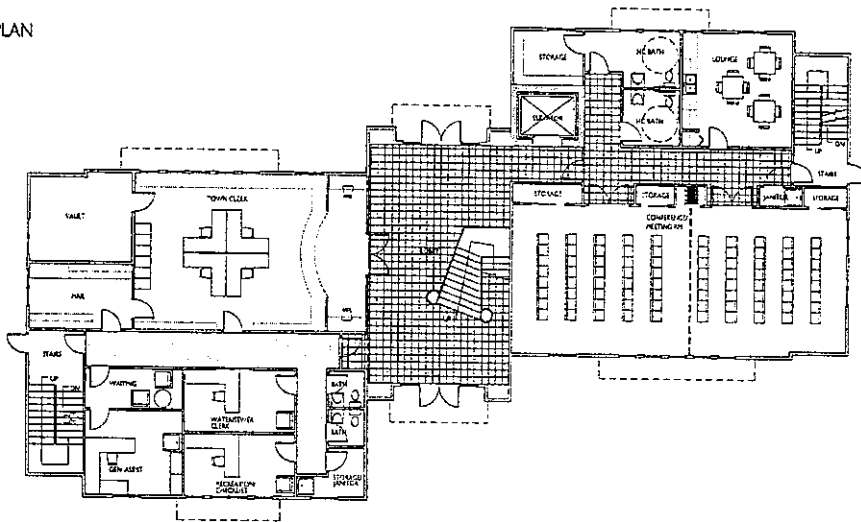
SITE PLAN
 SCALE: 1" = 200'

PROPOSED BELMONT TOWN HALL
 BELMONT, NEW HAMPSHIRE

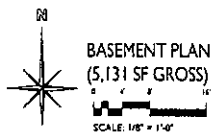
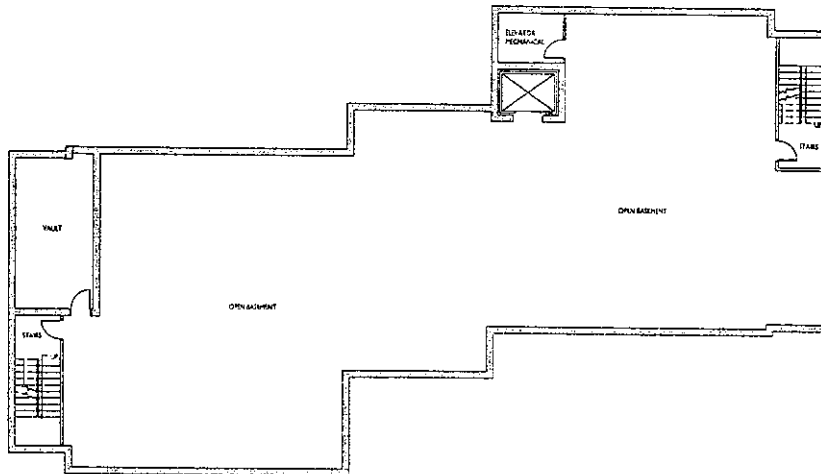
SHERMAN GREINER HALLE LTD
 ARCHITECTS LANDSCAPE ARCHITECTS PLANNER
 27 WARREN ST., CONCORD, NH 03301
 603-225-0640 (PH) 603-225-0621 (FAX)



SECOND FLOOR PLAN
(5,345 SF GROSS)



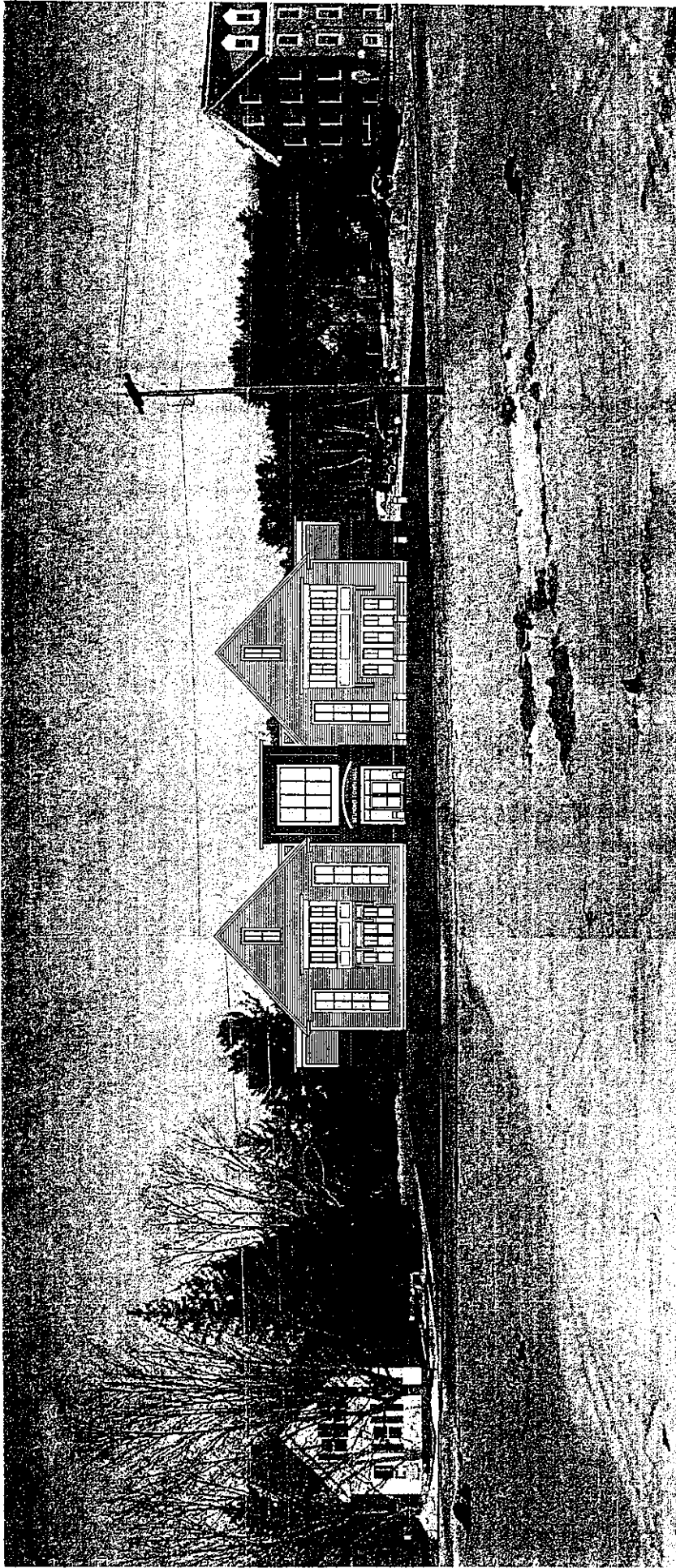
FIRST FLOOR PLAN
(5,080 SF GROSS)



PROPOSED BELMONT TOWN HALL

BELMONT, NEW HAMPSHIRE

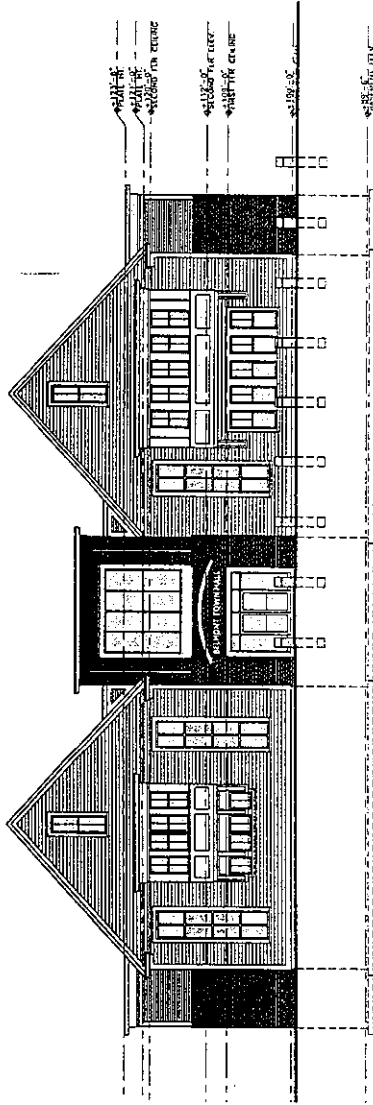
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SOUTH ELEVATION


PROPOSED BELMONT TOWN HALL
BELMONT, NEW HAMPSHIRE

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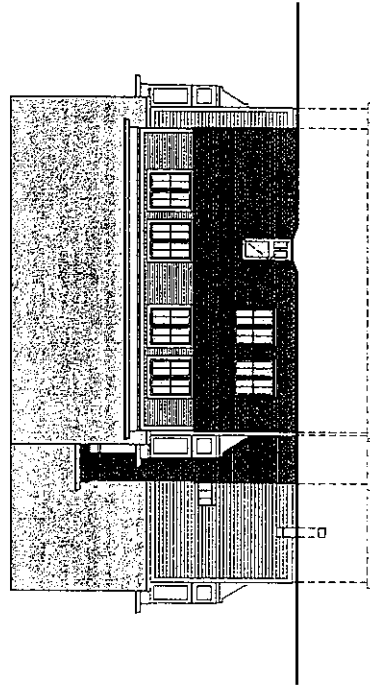




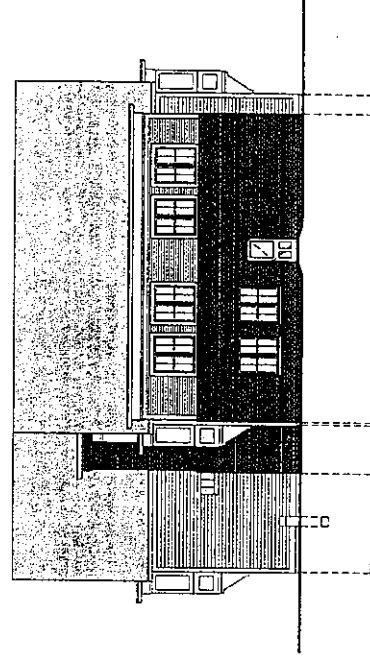
 NORTH ELEVATION



 SCALE: 1/8" = 1'-0"



EAST ELEVATION



WEST ELEVATION

PROPOSED BELMONT TOWN HALL
 BELMONT, NEW HAMPSHIRE

SHERMAN GREINER HALLE LTD
 ARCHITECTS LANDSCAPE ARCHITECTS PLANNER
 27 WARREN ST. CONCORD, NH 03301
 603-225-0640 (PH) 603-225-0621 (FAX)

BELMONT TOWN HALL

Belmont New Hampshire

Sherman Greiner Halle Ltd

DRAFT 10/31/02

Revision 12/12/02

Square Foot Cost Analysis

PROGRAM SPACE	Square feet	\$/SF	TOTAL
Basement	5,024	\$50	\$251,200
First floor	5,024	\$120	\$602,880
Second Floor	5,182	\$120	\$621,840
TOTALS	15,230		\$1,475,920

DEVELOPMENT COSTS	NOTES	
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HARD COSTS		
SITE DEVELOPMENT COSTS		\$300,000
LANDSCAPE ALLOWANCE	allowance	\$35,000
DEMOLITION	NA	\$0
BUILDING COSTS/ SF	from above	\$1,475,920
LAND PURCHASE	na	\$0
APPLIANCES	allowance	\$2,000
FIXTURES/ FURNITURE	allowance	\$30,000
SUB-TOTAL		\$1,842,920

ESCALATION TO BID DATE	6 months	3%	\$27,644
CONTINGENCY		10%	\$187,056
SUB-TOTAL BUILDING, SITE, AND FIXTURES			\$2,057,620

SOFT COSTS (ALLOWANCES)		
BOND FEES		\$20,000
ARCHITECT & ENGINEERING FEES	10%	\$181,092
COST ESTIMATING (at CD PHASE)		\$2,000
CONSTRUCTION INDEPENDENT TESTING	allowance	\$7,500
CLERK OF THE WORKS ALLOWANCE		\$15,000
INTEREST DURING CONSTRUCTION		NA
HAZARDOUS WASTE MEDIATION		\$0
TAXES DURING CONSTRUCTION		\$0
UTILITY RESERVE	allowance	\$5,000
BUILDERS RISK INSURANCE ALLOWANCE	allowance	\$7,500
PERMITTING ALLOWANCE	allowance	NA
ADMINISTRATIVE EXPENSES		\$0
OFF-SITE IMPROVEMENTS ALLOWANCE		\$0
TRAFFIC STUDIES		\$0
OTHER IMPACT STUDIES		\$0
SUB-TOTAL ADDITIONAL PROJECT COSTS		\$238,092

TOTAL DEVELOPMENT OPINION OF COST	\$2,295,712
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project cost per sf \$151 W basement
\$225 W/O basement

BELMONT (W HALL
Debt Service Schedule
\$2,300,000 @4.5% for 10 Years

Proposed Project 2003

Fiscal Year	Date	Principal Payment	Rate	Interest Payment	Periodic Debt Service	Fiscal Debt Service	Rate Impact @ current Assessment Level per \$1,000 of valuation	Annual Tax
2003	10/01/2003			51,750.00	51,750.00	51,750.00	\$	0.14
2004	04/01/2004	230,000.00	4.50%	51,750.00	281,750.00		\$	
	10/01/2004			46,575.00	46,575.00	328,325.00	\$	0.87
2005	04/01/2005	230,000.00	4.50%	46,575.00	276,575.00		\$	
	10/01/2005			41,400.00	41,400.00	317,975.00	\$	0.84
2006	04/01/2006	230,000.00	4.50%	41,400.00	271,400.00		\$	
	10/01/2006			36,225.00	36,225.00	307,626.00	\$	0.81
2007	04/01/2007	230,000.00	4.50%	36,225.00	266,225.00		\$	
	10/01/2007			31,050.00	31,050.00	297,275.00	\$	0.79
2008	04/01/2008	230,000.00	4.50%	31,050.00	261,050.00		\$	
	10/01/2008			25,875.00	25,875.00	286,925.00	\$	0.76
2009	04/01/2009	230,000.00	4.50%	25,875.00	255,875.00		\$	
	10/01/2009			20,700.00	20,700.00	276,575.00	\$	0.73
2010	04/01/2010	230,000.00	4.50%	20,700.00	250,700.00		\$	
	10/01/2010			15,525.00	15,525.00	266,225.00	\$	0.70
2011	04/01/2011	230,000.00	4.50%	15,525.00	245,525.00		\$	
	10/01/2011			10,350.00	10,350.00	255,875.00	\$	0.68
2012	04/01/2012	230,000.00	4.50%	10,350.00	240,350.00		\$	
	10/01/2012			5,175.00	5,175.00	245,525.00	\$	0.65
2013	04/01/2013	230,000.00	4.50%	5,175.00	235,175.00		\$	0.62
		\$ 2,300,000.00		\$ 569,250.00	\$ 2,869,250.00			