



MBAC

MUNICIPAL BUILDINGS ADVISORY COMMITTEE
DECEMBER 16, 2021

BUILDINGS

- Town Hall
- District Court
- Ingram Senior Center
- DPW (All Buildings)
- Transfer Station
- Pine Grove Cemetery Garage
- Parks Building (Old Rockingham Road)
- Palmer School

- Millville Circle Recreation Building
- Hedgehog Park Recreation Building
- Old Town Hall
- Old Library
- Old School House
- Old Hose House
- Depot Train Station

COMMUNITY SERVICES



TOWN HALL - CIP

2022 – 2027 CIP

TOWN HALL

Town Hall	Municipal Services	Public Works	Buildings/Facilities	Normal	04/01/2024	10/01/2025	Building Renovation/Construction	Replace or repair existing facilities or equipment		\$7,000,000
Town Hall	Municipal Services		Buildings/Facilities	Normal	04/01/2022	10/01/2023	Design Engineering	Replace or repair existing facilities or equipment		\$400,000

Town Hall

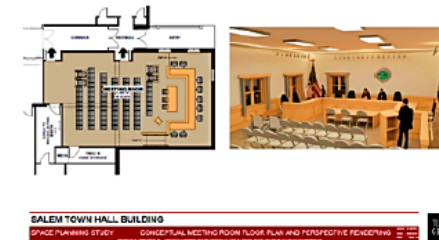
Department	Municipal Services
Project Category	Buildings/Facilities
Department Priority	Normal
Anticipated Start Date	04/01/2022
Anticipated Completion Date	10/01/2023

Project Description	Design Engineering
Primary Effect of Project	Replace or repair existing facilities or equipment

Rationale for Project	Alleviates substandard conditions or deficiencies, Responds to federal or state requirement to implement, Improves the quality of existing services, Provides added capacity to serve growth, Reduces long term operating costs
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Narrative Justification	This project will provide funding for all relative services for the design and construction of renovations and reconstruction of the Salem Town Hall which was built in 1967. Town Hall had a facility assessment done in 2017 that outlined numerous deficiencies in the building. The total area of the building is 19,100 square feet with 12,200 square feet on the lower level and 6,900 square feet on the upper level. The two-story building is constructed of a concrete masonry foundation with wood framed walls, wood truss roof framing, and a brick facade. Several additions were added over the years, one in the late 1970's/early 1980's on the east side of the building, and a second addition was constructed in the early 1990's on the south side of the building to accommodate the NH Department of Motor Vehicles (DMV). The DMV vacated the building several years ago and the area is now used by the TOWN for multiple departments. Design Architect would set out phased construction with OPM/MBAC and BOS approval. Phase 1 of this project would be let first as reconstruction of a Knightly meeting.
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6-Year Funding Total	\$400,000
6-Year Estimate Total	\$0
Service Location of Project	33 Geremonty Drive
Service Area of Project	Town Hall



OLD TOWN HALL - CIP

Old Town Hall

Department	Municipal Services
Division	Public Works
Project Category	Buildings/Facilities
Department Priority	High
Anticipated Start Date	04/01/2022
Anticipated Completion Date	12/01/2022
Project Description	Building Restoration
Primary Effect of Project	Improve quality of existing facilities, infrastructure, or equipment
Rationale for Project	Alleviates substandard conditions or deficiencies, Improves the quality of existing services, Reduces long term operating costs, Eligible for matching funds available for a limited time
Narrative Justification	<p>The Salem Old Town Hall was constructed in 1738, serving originally as the Salem Meeting House. It was a traditional meeting house with a large single meeting space with galleries above the main level. It served both religious and civic functions as the meetinghouse for the early inhabitants of Salem until 1838, when it was moved to its present location and used as their Town Hall. The single space was divided into two stories. Since then, it has undergone several other changes, most notably in 1900 when a renovation was sponsored by Edward Searles and designed by architect Henry Vaughn giving it Tudor Revival elements. It was listed on the New Hampshire State Register of Historic Places in 2009 and at the same time was determined individually eligible for listing in the National Register of Historic Places. Several areas on the south and east elevations show cracked or warped clapboards. Some shift in the structure is apparent above the 1937-1939 vault addition, which removed some of the structural wall support during its construction (see Structures North report). North of the vault, in approximately the area of the original northeast corner post, clapboards are visibly bulging from the sheathing. The clapboards in this area should be removed and salvaged or replaced, and a sensitive investigation of the structure behind the sheathing can be made to assess the condition of the posts. Any necessary repairs to the structure should be made with traditional joinery methods, and the existing clapboards and sheathing reused as much as possible. The Town will be submitting for an LCHIP 50% matching grant for all the problems identified in the Building Assessment.</p>

6-Year Funding Total	\$232,411
6-Year Estimate Total	\$232,411
Service Location of Project	310 Main Street
Service Area of Project	Old Town Hall



CAPITAL RESERVE FUND

ESTABLISHED IN 2021

Article 19: Establishment of a Capital Reserve Fund for Town Facility Maintenance and Improvement \$100,000

Shall the Town vote to authorize the establishment of a Capital Reserve Fund (pursuant to RSA Chapter 35) for future repairs, improvements, and/or replacement for all municipal facilities and to raise and appropriate the sum of One Hundred Thousand Dollars (\$100,000) towards this purpose, and to designate the Board of Selectmen as agents to expend?

Recommendations: Board of Selectmen: With Budget Committee: Without

Background: This article creates and provides funding for a capital reserve fund for unanticipated building repairs that occur during a year. Examples include HVAC failure and replacement, roof repairs, etc. This fund may also be used for capital improvements to town buildings as well as a funding source to build new municipal facilities. The purpose of this fund is not to be used for land acquisition. With aging municipal facilities it is prudent to have a funding source to pay for unexpected repairs and plan for upgrades that will occur in future years.

Originator: Board of Selectmen

Funding Source: Property Tax

Rate Impacts: \$0.02



DISCUSSION