

Town Facilities Public Hearing

April 4, 2022

History

- Many years of discussions of facility needs with votes in 2007 (Town Offices and Library) and 2016 (Stand alone Library).
- Most recent discussions leading to these two warrant articles.
 - 2018 Town hired Jay Barrett of Barrett Architecture, to complete a Municipal Facility Optimization Study (MFOS). The final report was delivered in April 2019.
 - Municipal Facilities Advisory Committee (MFAC), created in April of 2019 following MFOS report.
 - BreadLoaf hired in September 2019 for conceptual design of Whitney Hall expansion and Public Safety Building.
 - BreadLoaf conceptual designs delivered in 2020.
 - Town manager transition delayed action until now.

MFAC

- Municipal Facilities Advisory Committee (MFAC), in April of 2019,
- Analyzing the 12 Town Facilities
- Held multiple public meetings to receive public comment
- Presented recommendations in September of 2020
 - **Unsatisfactory Facilities**
 - **Whitney Hall** – Building in poor condition and supplying inadequate space for both town offices and library.
 - **Police Station** – Inadequate square footage for police station, heating/cooling system does not work properly despite many attempts to repair. Roof is not properly designed for snow load.
 - **Union Street Fire Station** – Old building not designed to be a fire station, needs much repair, inadequate size, unsafe for firefighters.
 - **Depot Street Ambulance Building** – Small and inadequate building that poses health concerns for responders because of inadequate area for post call decontamination.

Article 7:

To see if the Town will vote to raise and appropriate the sum of \$5,802,150 for the expansion and renovation of Whitney Hall, Town Offices and Library, to authorize the issuance of not more than \$5,558,086 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the municipal officials to issue and negotiate such bonds or notes and to determine the rate of interest thereon, and to authorize the withdrawal of \$244,064 from the Library Building Capital Reserve Fund to be used to reduce the amount of borrowing.

Whitney Hall

- Queen Anne/Shingle Style building built in 1900-1901
- In 1976 the building underwent major renovation and now also contains the Enfield Town Offices.
- In 1993 the building underwent another major renovation that included the installation of the elevator and renovations to the library and town offices.



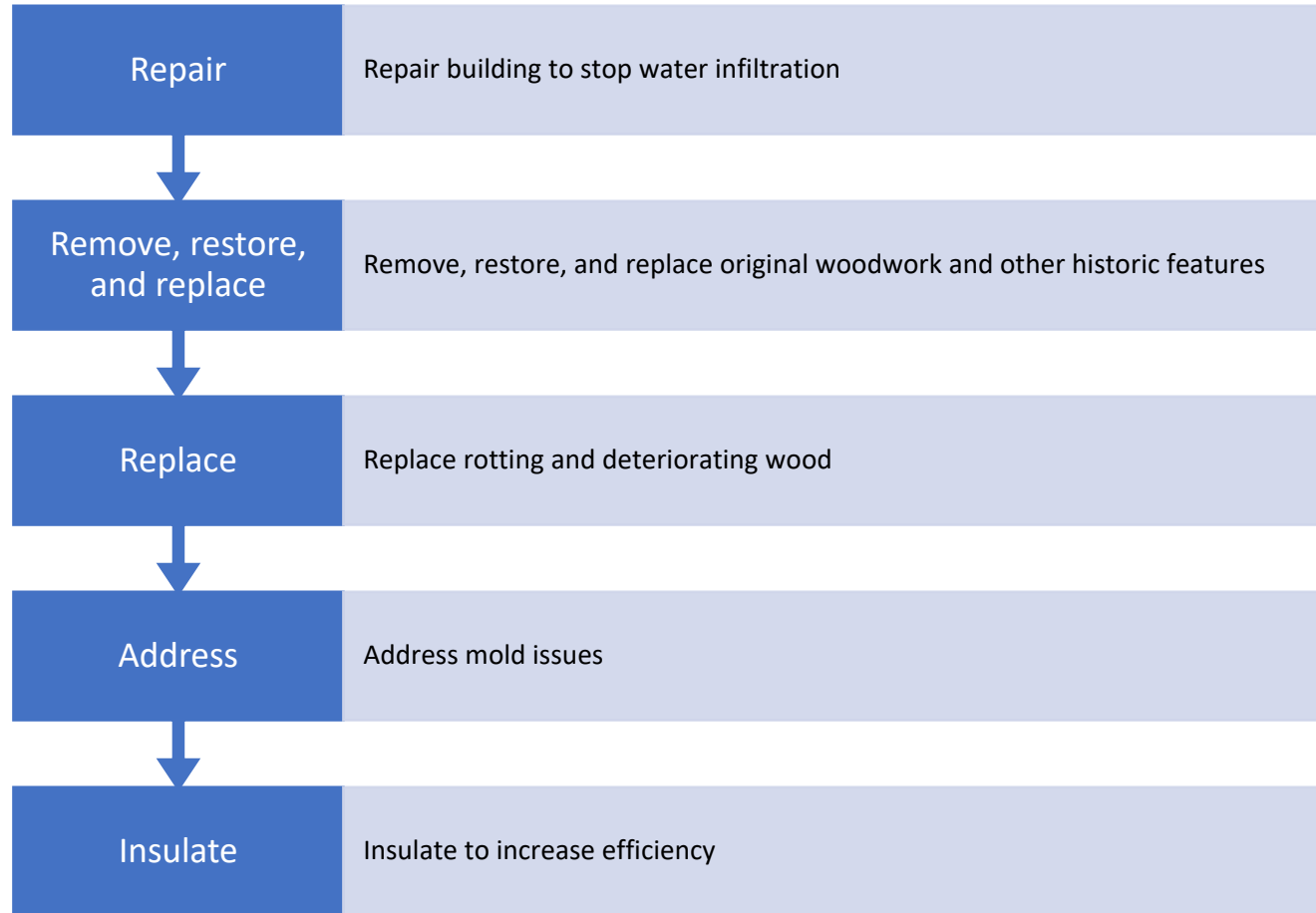
Exterior View 2
Enfield Municipal Buildings Concept Design

Whitney Hall Addition
© 2018, Bread Loaf Corporation

04/30/20

BreadLoaf
Corporation
Planning
Division

Renovation



Expansion

- Provide Adequate Space for Library
 - Allow for better ADA accessibility
 - Increase safety and browsability of collection
 - Increase program availability
 - Create adequate meeting space
- Town Offices
 - Reduce overcrowding
 - Increase needed storage capacity
 - Increased productivity
 - Increased employee health and safety
- Restore the hall to a meeting space



Article 7 Costs

- Estimated Cost in 2023 dollars is \$5,802,150
- Article 7 asks for authorization to borrow up to \$5,558,086 because of already raised funds of \$244,064.
- Current bond amount would cost:
 - Terms - 30 years at 3% interest (last bond sale was 2.36%)
 - Using the current Town valuation
 - \$48 annually per \$100,000 of value (\$4 a month)
 - \$144 annually for a \$300,000 value

Article 8:

To see if the Town will vote to raise and appropriate the sum of \$7,259,066 (gross budget) for the construction of a public safety facility, and to authorize the issuance of not more than \$7,259,066 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33) and to authorize the municipal officials to issue and negotiate such bonds or notes and to determine the rate of interest thereon.

Why a Public Safety Facility



- Eliminate hazards for Town volunteers/employees
 - Cancer Risk from diesel exhaust (Ambulance Building and Fire Station)
 - No decontamination areas (Ambulance Building and Fire Station)
 - Mold remediation/water infiltration (Ambulance Building and Police Station)
- Meet current compliance standards (Ambulance, Fire, and Police)

Why a Public Safety Facility

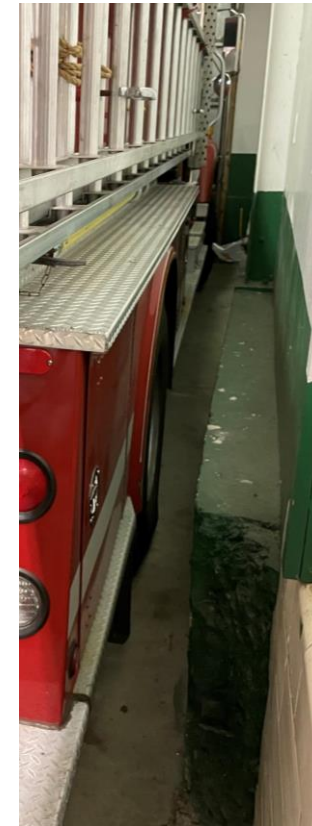
Meet current
compliance standards
(Ambulance, Fire, and Police)

Create adequate
space for
operations

Better suited for
use of current
technology

Create proper
training facilities

Increase efficiency
(Utility Costs, Time, Service)



Possible Locations

- SAU Property
 - Land costs \$90,000 - \$120,000
 - Site development costs approximately \$1.7 Million
- Shaker Hill Granite Property
 - Land costs \$500,000
 - Site development costs will be dramatically less
 - Land is clear and level
 - Water, sewer and power are at the site
 - Soils are easy to work with



Article 8 Costs

- Estimated Cost in 2023 dollars is \$7,259,066
- Current bond amount would cost:
 - Terms - 30 years at 3% interest (last bond sale was 2.36%)
 - Using the current Town valuation
 - \$62 annually per \$100,000 of value (\$5.17 a month)
 - \$186 annually for a \$300,000 value

Costs and Additional Funding Opportunities

Private Donations

- Library Continues to Solicit Private Donations
- Some donors waiting until Library project moves forward

Grants

- There are many grant possibilities available
- Need taxpayer approval prior to application

Costs

- The New Hampshire Bond Bank offers bond sales twice a year
 - January and July
 - January 2022 bond sale - 30-year bond = interest rate of 2.36%.

- Estimating a 30-year bond at 3% and according to our current town valuation, the two bond articles will have an estimated tax impact of:

	Annual cost per \$100,000 of value	Annual cost for a \$300,000 home
Whitney Hall	\$48	\$144
Public Safety Building	\$62	\$186
Both Projects	\$110	\$330