



Campton Building Committee Final Presentation



November 27, 2006
Historical Society



Acknowledgements

- Board of Selectmen
- Ann Marie Foote and staff
- Hannah Joyce and staff
- Chief Warn and staff
- Chief Tobine and staff
- Building Committee Members



Our Process

- Site visits of three buildings
- External inspection firms reviewed Town Offices and Fire Station
- Questionnaire and interviews of key staff
- Land and building inventory conducted
- Interim building report delivered to Selectmen
- “Check point” with citizenry (Sep.)
- Final report and presentation (Nov. and Jan.)
- Serve as information for Capital Improvement Plan (currently)



Previously Released Findings

September 2006



General Findings

- Lack of space (storage, meetings, break time, privacy, projects)
- Safety and health issues
- Regulatory compliance
- Postponement of regular maintenance
- Aging heating systems
- Energy costs (electricity and oil)
- Locations of buildings are good
- Parking issues



Town Offices Findings and Recommendations (09/2006)

- Security issues; fire proof storage needs
- Lack of privacy; poor acoustics; harsh lighting
- Food pantry
- Limited meeting space for staff, community & town boards
- Structure: basement water; electrical service; heating system; joist load; septic adequacy
- 3 Options: renovate, **build new**, or purchase and renovate another building



Police Station Findings and Recommendations (09/2006)

- Lack of holding and interrogation areas
- Inability to separate minors
- No private rooms for citizen meetings; safety
- Lack of covered garage entrance
- Security issues of holding bench
- Storage space for evidence; files
- Option: replace building; more efficient use of lot and building footprint; consider merging police/fire buildings (reception, utilities, town and staff meeting space)



Fire Station Findings and Recommendations (09/2006)

- Lack of meeting space; office space; citizen meeting space
- Storage space
- Safety of personnel in truck bays; visitor safety
- Structure: aging heating system; lack of pipe insulation; lack of air exchange; lack of sprinkler and fire alarm systems; well head height; septic
- Option: no renovations until sub-station completed and needs re-assessed; consider merging police/fire buildings (reception, utilities, town and staff meeting space)



Construction Goals Developed

1. Take a Long Term View
2. Energy Efficiency
3. Water Efficiency
4. Safe Work Environment
5. Healthy Work Environment
6. Meeting Space for Town Committees
7. Keep Tax Impact Low
8. Buildings Clustered If Possible
9. Building Aesthetics in Keeping with Local Architecture



Survey Results



Order of Building Priority

Fire Station

1 = 6 15%

2 = 14 34%

3 = 21 51%

n=41

Police Station

1 = 8 31%

2 = 16 62%

3 = 2 8%

5 = 1 outlier

n=26

Town Office

1 = 26 70%

2 = 4 11%

3 = 7 19%

n=37



n=39

Proximity for Town Offices

<1 mile = 23%

1-2 miles = 46%

3-5 miles = 28%

>5 miles = 3%



Recommendations

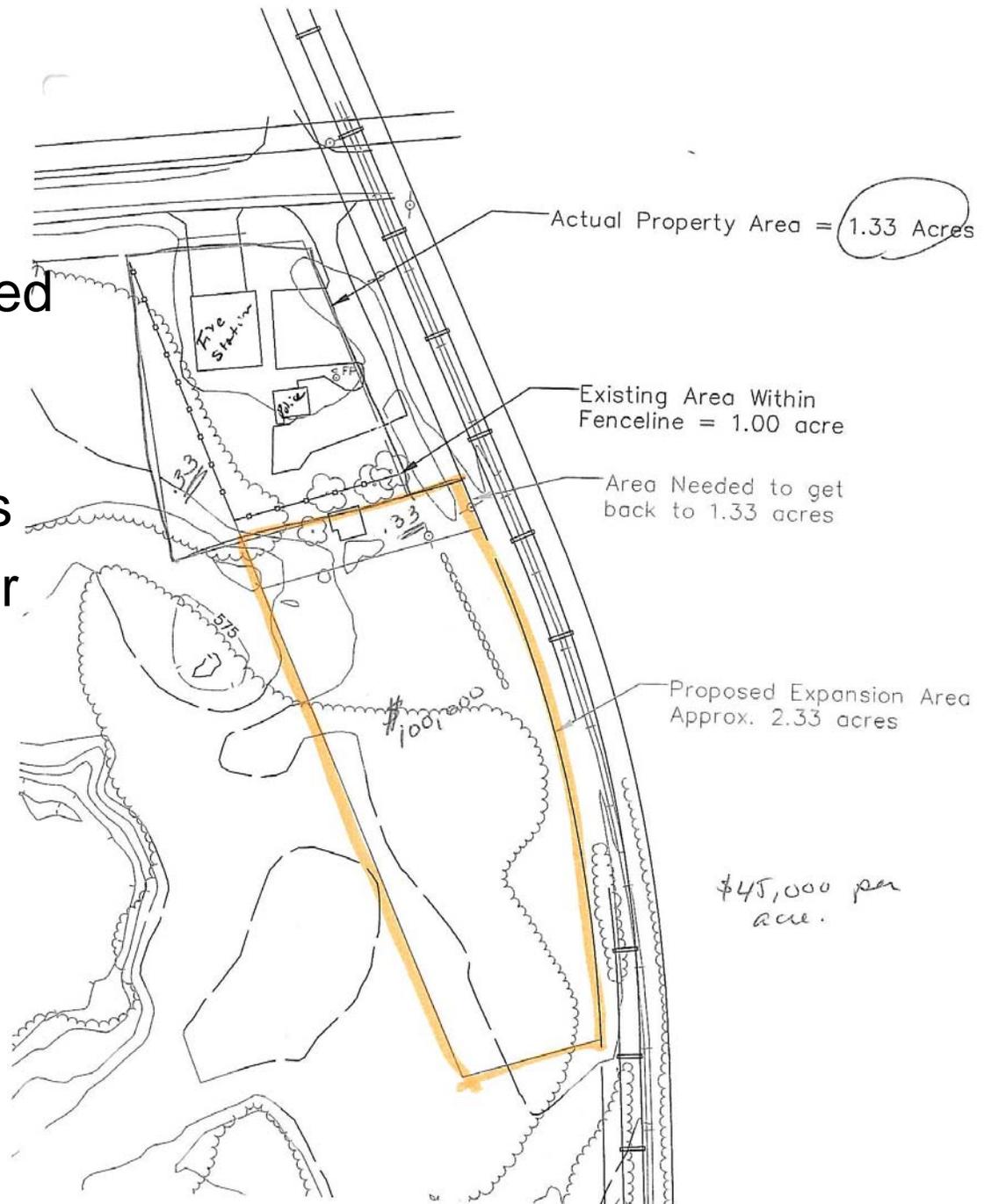


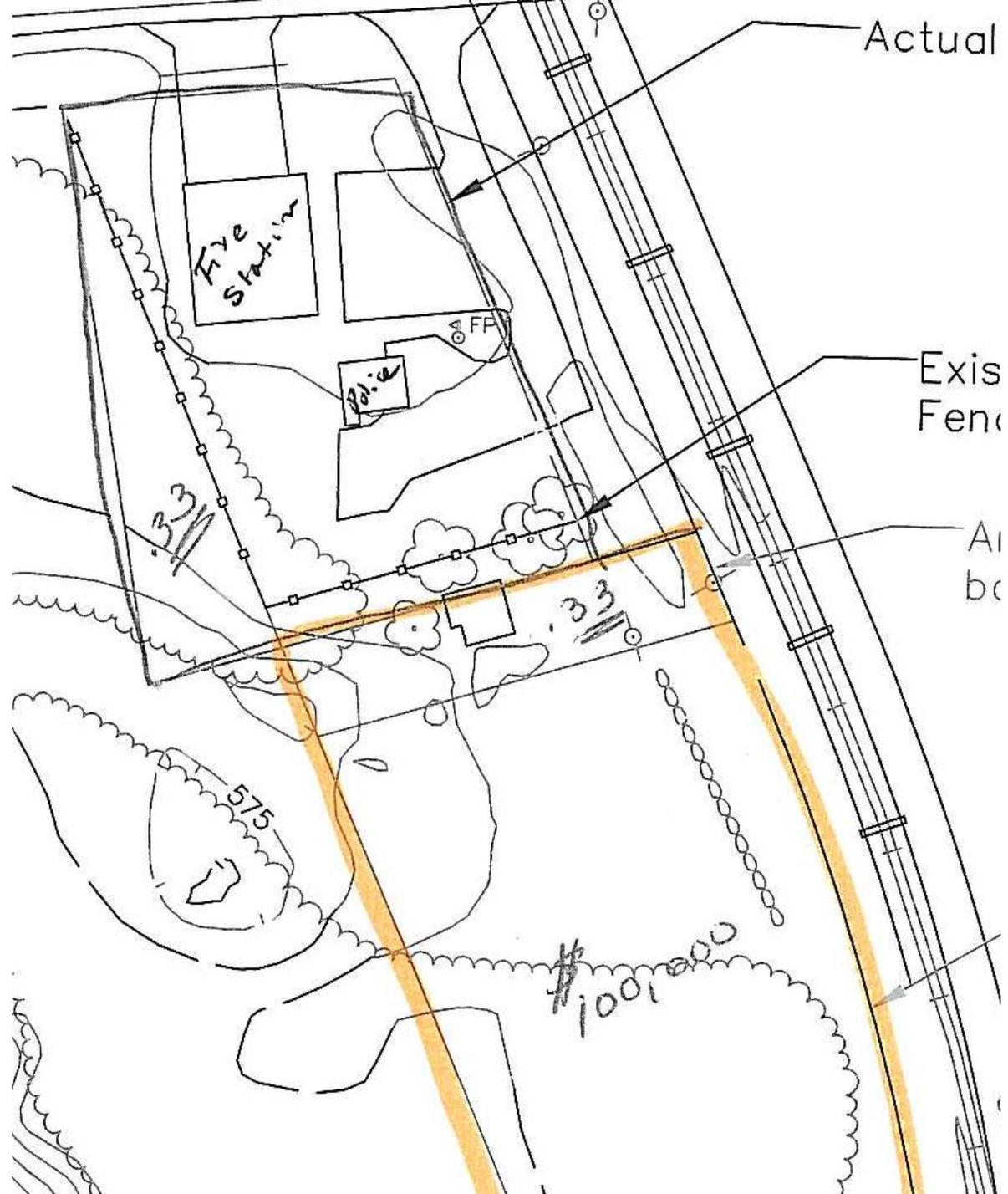
Core Recommendations

- The town should take an incremental approach rather than a “big bang” approach so that buildings may be prioritized in following order:
 1. Town Offices
 2. Police Station
 3. Fire Station
- We should take advantage of the Pike property and use it to create a complex for the 3 functions & the town garage



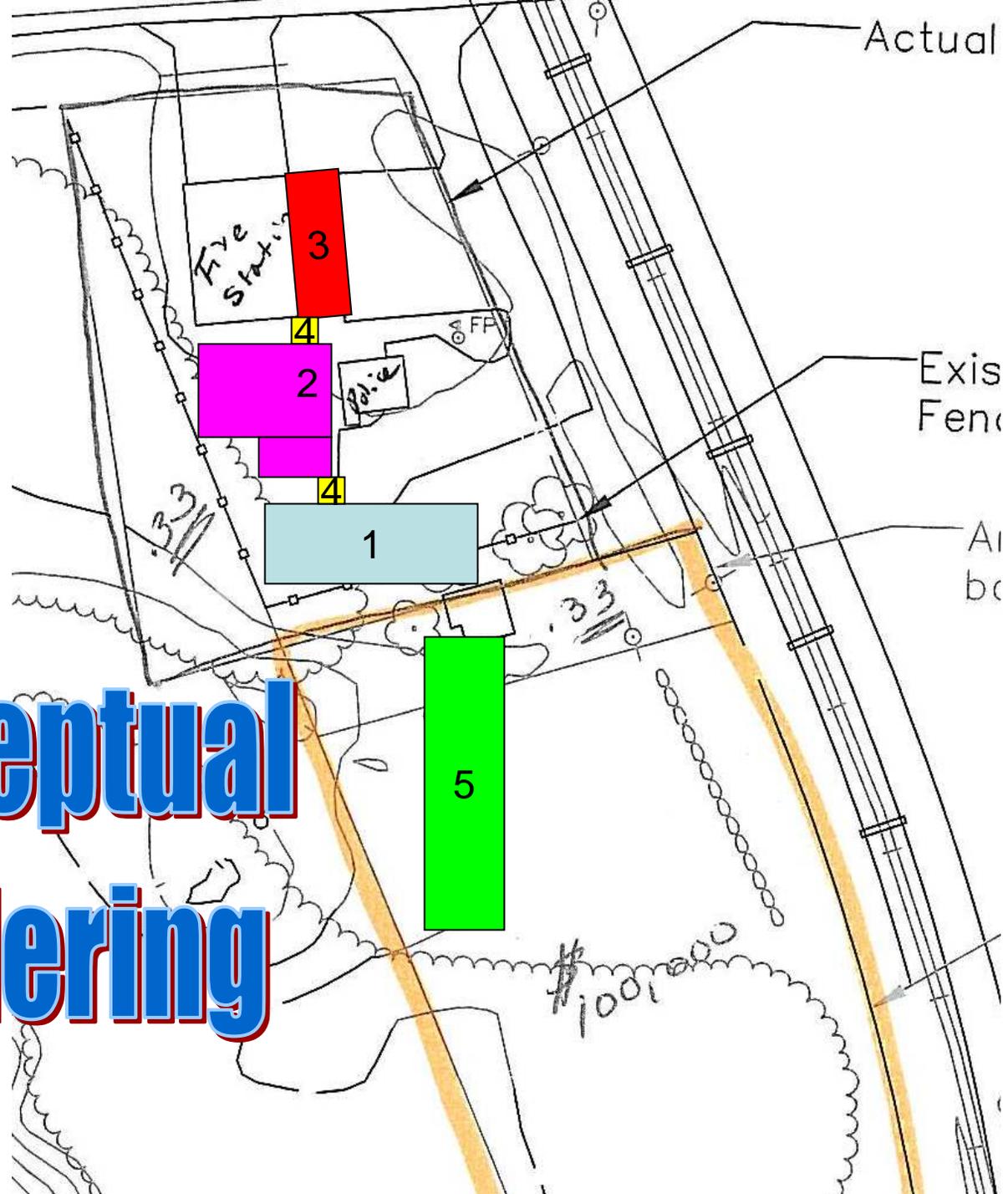
- Pike has relaxed previous restrictions
- It is contiguous
- Expenditure for property has already been approved
- Transaction completed in next 90 days
- Survey will be available







1. Town Offices
2. Police Station
3. Fire Station
4. Connectors
5. Town Garage



Conceptual Rendering



Core Recommendations (cont).

- \$13K approved November 20th by Selectmen to hire a design firm (majority of funds taken from Capital Reserve Fund for Building Needs and the General Buildings account)
 - RFP for services to be issued by December 15th
 - Development of master plan for the two sites
 - Phased development plan approach
 - Shared services (water, parking, boiler, septic)
 - Intent of holding a design charrette prior to 2007 Town Meeting
- Proposed warrant article for March 2007
 - \$250,000
 - Begin to set aside the money now
 - Funding for architecture & engineering detailed design plan development
 - Funding for cost estimation



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