

TOWN HALL PROPOSAL FOR TOWN MEETING 2022

The Bradford Board of Selectmen, with the support of the Budget Committee, asks the Town of Bradford to support a \$2,600,000 warrant article to complete the renovation of our historic Town Hall at Town Meeting this year.

What analysis/maintenance has been done to the building since Town Hall was closed in 2011?

- An addition (Town Clerk/Tax Collector, later Police Department) was removed from the building returning Town Hall to its original footprint.
- The building has had significant asbestos remediation.
- The building was jacked up and all new poured concrete foundations were installed resulting in additional square footage under the stage left wing overhang that created a new back corner.
- A thorough structural evaluation was done which led to extensive structural reinforcement that has made the building fully compliant with New Hampshire State Building Code.
- A basic heating system was installed in the basement to protect the new foundation.
- Part of the roof has been re-shingled.
- The entire exterior was painted.
- Smoke and heat detectors were installed.
- Finally, the building was buttoned-up to protect the facility while it awaits further restoration efforts.

How does this proposal differ from previous plans?

- Cost.
- A financing proposal that includes the use of Capital Reserve funds saved for this project.
- A commitment to funding the project fully to ensure that the entire facility would be completely functional enabling occupancy throughout.

What are the details of this proposal?

- The completed set of stamped architectural and engineering drawings, delivered in January 2018, will dictate the final construction. Only the septic design, previously approved, will require review and resubmission.
- The professional team of Jay Barrett, architect, and Trumbull-Nelson Construction Company (who most recently worked on the facility in 2017 & 2018) have expressed a firm commitment to completing this project.
- Trumbull-Nelson has provided a solid estimate of \$2,522,000 to renovate the **entire building making it fully functional**. Approaching the entire restoration as one project benefits from economy of scale while avoiding additional setup costs and loss of opportunity.
- Above the construction costs, \$78,000 will cover architect oversight, a Clerk of the Works (to ensure the Town's interests are protected) and contingency expenses.

- Work could begin as early as late fall 2022.

What will it cost to renovate the Town Hall if approved in 2022?

The \$2,600,000 proposed in Article 3 breaks down as follows:

- \$2,200,000 from Bond or Notes
- \$ 250,000 from the Town Hall Expendable Trust
- \$ 150,000 from taxation (CIP recommended amount for 2022)
- \$2,600,000 total project cost

The current Capital Improvement Plan recommends saving \$150,000 per year for the next ten years. Financing the project now will dedicate that same level of funding \$150,000 toward bond/note payments on a completed building.

When complete, what can the public expect?

- A fully ADA-compliant, accessible building.
- Multiple spaces for meetings (including possibly Town Meeting).
- Ample space for elections.
- Secure workspaces for: Town Clerk/Tax Collector, Select Board/Assessors, Code Enforcement, Welfare, and future needs.
- Dedicated workspace for Planning, Zoning, Conservation, Election staff and Board members to work and securely store their records.
- Climate-controlled, secure records storage.
- A completed second floor, ready for use by community members and organizations (with the exception of specialized equipment for theatrical performances).

Can this proposal wait?

Certainly, but it will have a significant impact on the viability of the project and the financial impact on taxpayers. Each year the project is delayed, the cost of construction increases by a minimum of 4%. The Town has repeatedly demonstrated its commitment to the Town Hall by approving funds to preserve and protect it. In the past three years, a total of \$260,000 has been raised and saved in the Town Hall Trust Fund. However, during those same three years, the cost of doing the project has increased by an estimated \$344,000. At this rate, forecasts show that there is no way for savings to keep up with the cost of inflation. Even if the Town saves \$300,000 per year, there will not be enough funds accrued to begin the project until 2035, when the cost of renovation is projected to be \$4,329,191.

Realizing the project now will have additional impact:

- Resumed use of the facility will encourage further investment and revitalization along both ends of Main Street.
- A positive outcome will further inspire additional projects for collaboration on behalf of the needs of the residents.

- The Community Center will have space freed up to support programming that has relocated or has not occurred due to lack of space.
- Additional space will provide more opportunity for community gatherings across multiple facilities.

This is a significant investment in the future of our community. The plan is in place. The interest rates are favorable. The time is now.

The Select Board invites you to an Open House at the Town Hall on Saturday, March 5, and Sunday, March 6, 2022 from Noon to 2 pm.

Come tour the Town Hall, view first-hand the extensive work that has already been achieved, and familiarize yourself with what is left to be completed. Architectural plans, financial models and more analysis may be viewed at www.bradfordnh.org.